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 23, 2025, at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

AGENDA

1. **Meeting Access**

   Topic: Planning / ARB
   Time: Jul 23, 2025 08:00 PM Eastern Time (US and Canada)

   Join Zoom Meeting
   https://us06web.zoom.us/j/81841382442?pwd=rF7sJxSQqaPhZvl0DWHL8nbGMDG9ar.1

   Meeting ID: 818 4138 2442
   Passcode: 480500
   One tap mobile
   +16465588656,,81841382442# US (New York)
   +16469313860,,81841382442# US

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

3. **68 Wheeler Avenue**

   68 Wheeler Avenue - Butter + Brie - Proposed new business signage for new restaurant tenant - ***New application***

4. **98 Washington Avenue**

   98 Washington Avenue - Lifting Up Westchester - Proposed exterior changes to previously approved 14 unit apartment structure - ***New application***

5. **APPLICATIONS INVOLVING PLANNING & ARB**

6. **199 Marble Avenue**

   199 Marble Avenue - Eric Rubinfeld d/b/a "Westchester Eyes" - Proposed change of use from an existing non-conforming veterinarian office / animal hospital to a permitted professional medical office use along with a rear one story addition to the structure - ***New***

application and referral to the ZBA

7. **444 Bedford Road**

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

8. **Minutes of Meeting**

   Meeting of July 9, 2025

Very truly yours

Robert Hughes
Building Inspector

Meeting Access

Topic: Planning / ARB
Time: Jul 23, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/81841382442?pwd=rF7sJxSQqaPhZvl0DWHL8nbGMDG9ar.1

Meeting ID: 818 4138 2442
Passcode: 480500
One tap mobile
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PLEASANTVILLE
WESTCHESTER COUNTY • NEW YORK

APPLICATIONS SPECIFIC TO THE BOARD OF ARCHITECTURAL REVIEW

68 Wheeler Avenue

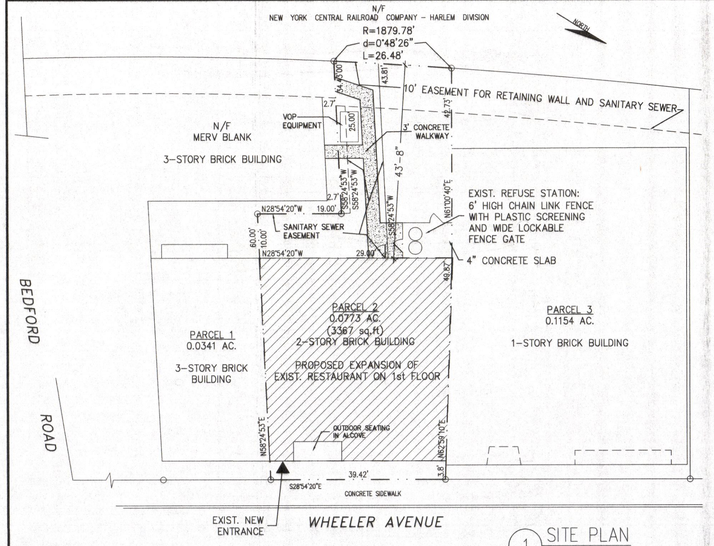
68 Wheeler Avenue - Butter + Brie - Proposed new business signage for new restaurant tenant - ***New application***

ATTACHMENTS:

Description	Type	Upload Date
Proposed sign rendering	Backup Material	7/21/2025
Existing street view	Backup Material	7/21/2025
Architectural plan	Backup Material	7/21/2025
Proposed new sign logo	Backup Material	7/21/2025
Proposed awning details	Backup Material	7/21/2025
Color swatches	Backup Material	7/21/2025
Petition to ARB	Backup Material	7/21/2025
Sign permit app	Backup Material	7/21/2025

BB
butter + brie

rank & Joe's
Hot & Cold Catering
76
CRAWDADDY'S
CREOLE KITCHEN
68 Wheeler Ave
NO PARKING
ONE HOUR PARKING
HOT & COLD CATERING
JPG-5568



1 SITE PLAN
1/16" = 1'-0"

1. Outdoor seating for 10 seats is authorized through the granting of a revocable license from the Village Administrator that follows the terms and conditions listed in § 155–28. Sidewalk cafes.

2. Garbage associated with the proposed use shall be picked up from the site no less frequently than three (3) times per week. One of the required weekly garbage pickup days shall be Monday.

3. The Village of Pleasantville Building Inspector shall be authorized to require additional garbage pickups from the subject site as needed if, in his judgment, it is determined that the frequency of pick–ups from the subject site is not sufficient to ensure attractive and healthful conditions.

4. Used garbage containers shall be regularly replaced with fully washed containers at least once a month. The Village of Pleasantville Building Inspector shall be authorized to determine if more frequent swapping of garbage containers is necessary based upon complaints received from the community.

5. Chemical deodorizers shall be applied as needed if more frequent garbage pick–ups and replacement of used containers do not adequately address potential odor problems in the judgment of the Village of Pleasantville Building Inspector.

6. Accumulated grease shall be properly stored in spill–proof containers while awaiting removal from the subject site. No more than 10 gallons of accumulated grease shall be permitted on the subject site at any one time. If any spillage of grease occurs, the area affected shall be immediately cleaned and sanitized.

7. No more than six (6) employees shall work on the subject premises at any one time.

ZONING CONFORMANCE TABLE
CITY OF PLEASANTVILLE

ZONING DISTRICT A1 CENTRAL BUSINESS

BULK REQUIREMENTS	REQUIRED	PROVIDED
MIN. LOT AREA (square feet)	2,500 sq.ft.	3,367 sq.ft.
MIN. LOT WIDTH (feet)	NONE	39.42'
MIN. LOT DEPTH (feet)	NONE	93.92'
MIN. FRONT YARD (feet)	NONE	3.8'
MIN. SIDE/REAR YARD (feet)	NONE OR 6' IF PROVIDED	43.67'
MIN. SIDE/REAR YARD ADJ. TO RESIDENCE DISTRICT (feet)	20	N/A
MAX. HEIGHT (STORIES/feet)	3 / 36" WHICHEVER IS MORE RESTRICTIVE	2 / 24'±
MAX. PERMITTED FLOOR AREA RATIO	2.0	1.25
MAX. BUILDING COVERAGE	80%	56.70%

F.A.R. CALCULATION

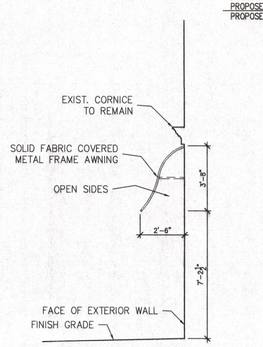
	AREA	PERCENT
LOT AREA	3,367 sq.ft.	100%
BASEMENT	395 sq.ft.	11.73%
FIRST FLOOR	1,909 sq.ft.	56.70%
SECOND FLOOR	1,909 sq.ft.	56.70%
TOTAL	4.213 sq.ft.	125.13%

OFF–STREET PARKING REQUIREMENTS
(AS PER SCHEDULE VII)

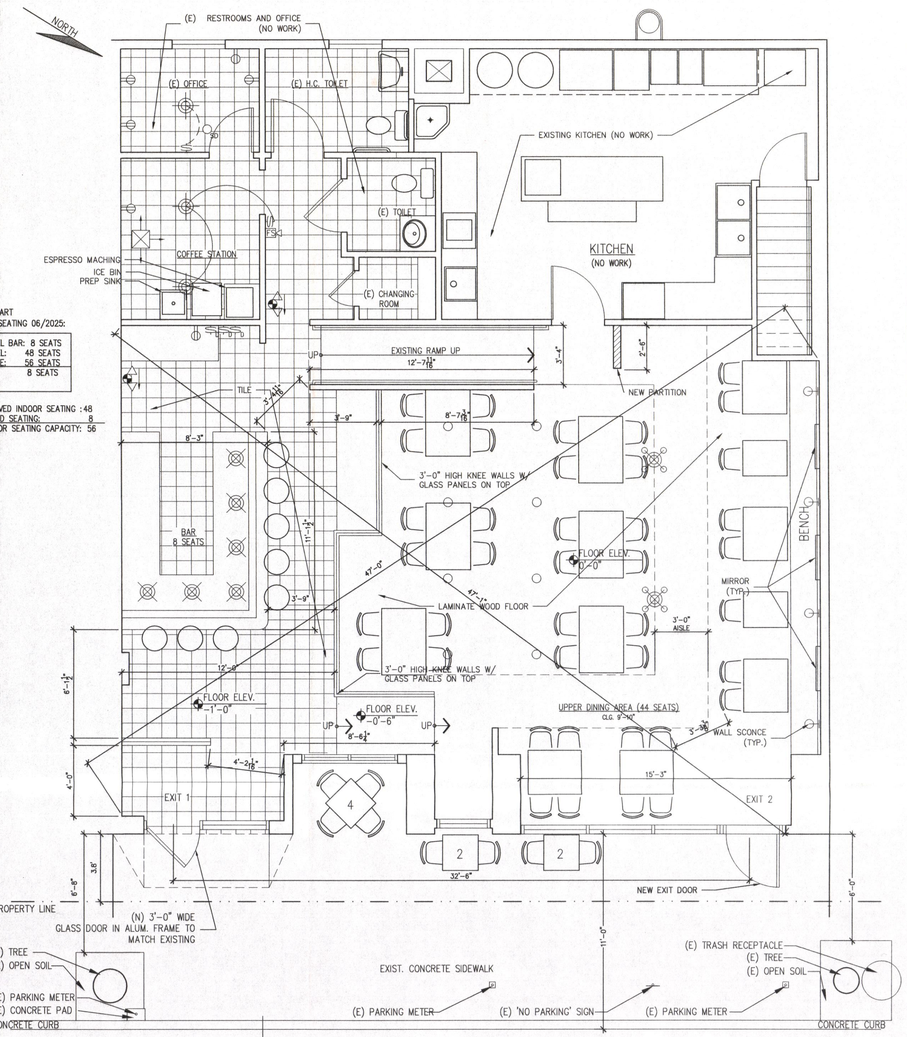
RESTAURANT

AREA		SPACES	
PATRON AREA 1097 sq.ft.		1 space per 100 sq.ft.	10.97
6 EMPLOYEES		1 space per 2 employees	3
FOOD PREP. AREA	395 sq.ft. IN BASEMENT	0	0
TOTAL PARKING REQUIRED			13.97 = 14 spaces
TOTAL PARKING PROPOSED			0 spaces

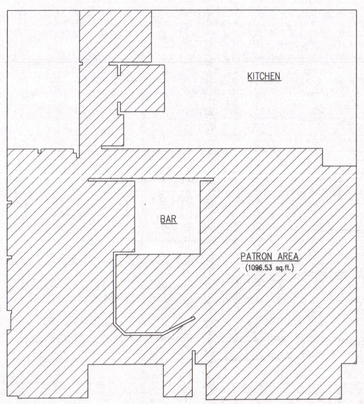
* 12 PARKING SPACES APPROVED BY ZBA ON MAY 25, 2009 – CASE #2006–12



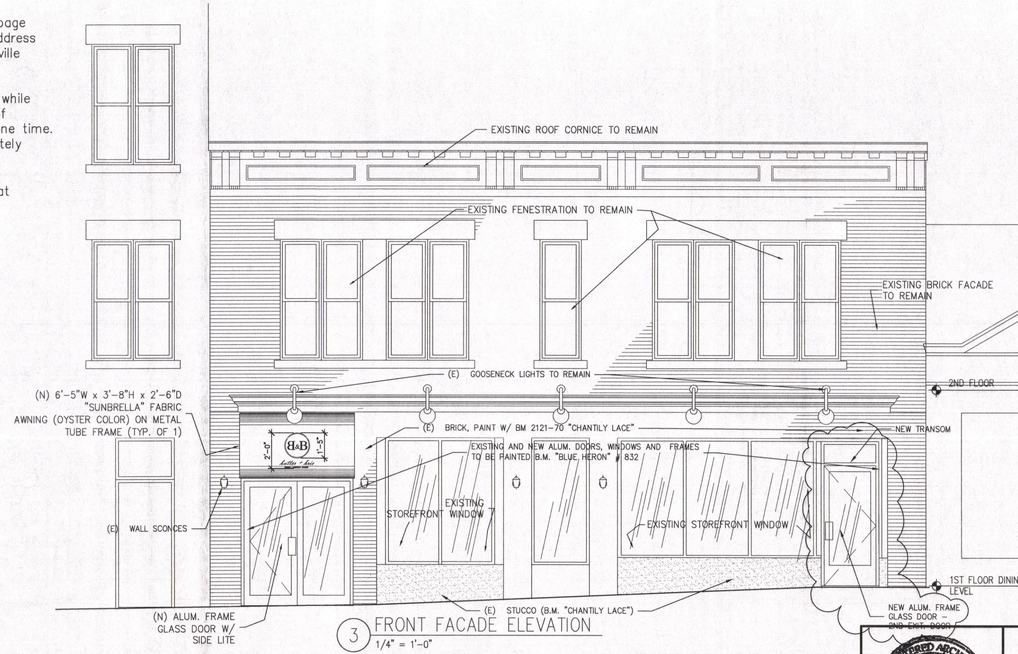
4 SECTION AT AWNING
1/4" = 1'-0"



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



4 1ST FLOOR AREAS
1/8" = 1'-0"



3 FRONT FACADE ELEVATION
1/4" = 1'-0"

NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF VKS ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VKS ARCHITECTS.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

LEGAL NOTICE:
ALTERATIONS BY ANY PERSON, IN ANY WAY, OF ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VII, SECT. 69.5 (b) OF NEW YORK STATE LAW.

REGISTERED ARCHITECT
PETER K. SALAMA
026126
STATE OF NEW YORK

vks Architects
Post Office BOX 696
Katonah, NY 10536
914-232-9828
Fax: 914-232-9839
vks@vksa.com

TITLE
ALTERATIONS TO EXIST. RESTAURANT
68 WHEELER AVENUE PLEASANTVILLE, NY 10570 Section 3, Block 18, lot 4.1

SITE PLAN, FIRST FLOOR PLAN, EXTERIOR ELEVATION,
ZONING TABLE, PARKING CALCULATIONS, FLOOR AREA DIAGRAM

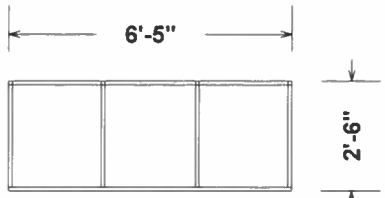
JOB NO.	2025–250
DATE	7/7/2025
SCALE	AS NOTED
DRAWN /CHECKED BY	VKSA
JOB NAME	68 WHEELER AVE.

DWG. NO. A1 OF

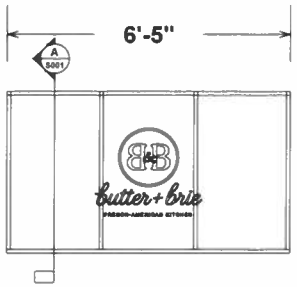
CELEBRATING 27 YEARS IN BUSINESS! © Copyright 1998 – 2025 VKS Architects. All rights reserved.

butter + brie

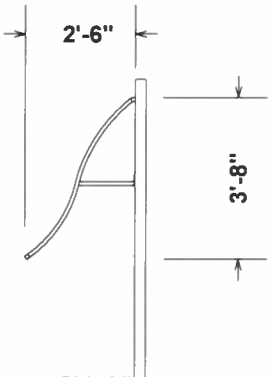
FRENCH-AMERICAN KITCHEN



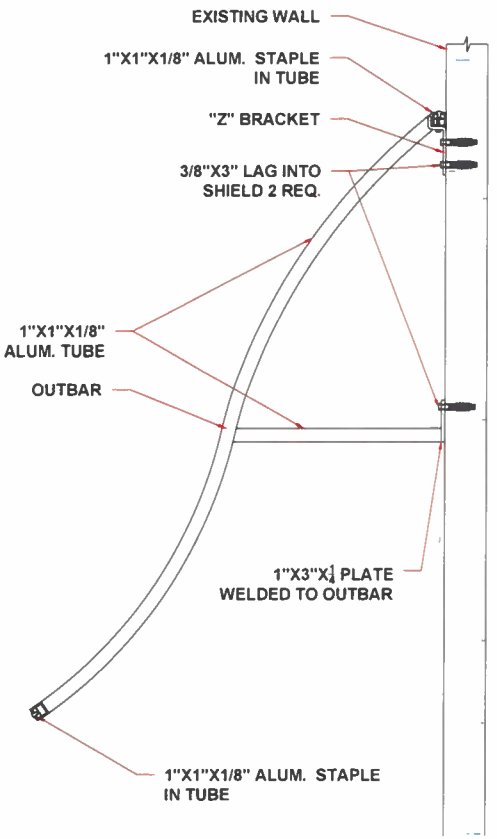
1 Plan View
Scale: 3/4"=1'-0"



2 Front View
Scale: 3/4"=1'-0"



3 Side View
Scale: 3/4"=1'-0"



A Frame attach to building details
Scale: none

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CONSULTANTS

OWNER

Approved

Description

BUTTER AND BRIE

Gregory Sabagian & Son, Inc.
A Full Service Awning Company
18 North Central Avenue • Hartsdale, New York 10530

GS&S

Date	DESCRIPTION
REVISIONS	07-01-2025

MARK	DATE	DESCRIPTION

PROJECT NO: 119106
CAD DWG FILE: BUTTER AND BRIE
DRAFTER: DAVID
CHK'D BY:
COPYRIGHT:

SHEET TITLE: VIEWS

Drawing No

S001

Sheet 1 of 1

Chantilly Lace 2121-70
Encaje de Chantilly
Dentelle Délicate

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

RECEIVED
JUL 08 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: 68 WHEELER AVENUE, PLEASANTVILLE, N.Y.

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

APPLICANT: 68 WHEELER AVE, LLC., HENRI NASTO

ADDRESS: 436 MAMARONECK AVE., MAMARONECK NY 10543

PHONE: _____ CELL: 917-208-7989 EMAIL: henrinastoc@gmail.com

TENANT: SAME

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

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

SUBMITTED INFORMATION (CHECK ALL THAT APPLY)

[X] FLOOR PLANS [ ] SITE PLAN [X] EXISTING RENDERING / PHOTOS [ ] SCALED DETAILED ELEVATIONS
[X] PROPOSED RENDERINGS / PHOTOS [ ] MATERIALS [ ] SAMPLES [X] 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: WHEELER AVENUE PROPERTIES, LLC

OWNER'S 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: VKS ARCHITECTS

ADDRESS: P.O. BOX 696, KATONAH NY 10536

PHONE: 914 232-9828 CELL: 914 522-8033 EMAIL: vks@vksa.com

DESIGNER: GS&S INC.

ADDRESS: 18 N. CENTRAL AVE., HARTSDALE NY 10530

PHONE: _____ CELL: _____ EMAIL: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: N/A

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: 07.08.25

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

ZONE: A-1 SECTION: 106.6 BLOCK: 2 LOT: 95

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

[ ] ZONING [ ] PLANNING [ ] DPW / ENGINEERING [ ] WCDOH [ ] WETLANDS [ ] FLOOD DEV

BUILDING DEPARTMENT CHECKLIST:

[✓] APP FEE 75.00 [ ] REQUIRED DOCUMENTS [ ] SIX (6) SETS OF DOCS & PERTINENT INFO

[✓] CHECK #: 5126 [ ] CASH

NAME ON CHECK: 68 Wheeler LLC

BLDG. INSPECTOR SIGN OFF: RA DATE: 7/8/2025

ARB MEETING RESULTS:

[ ] APPROVED AS SUBMITTED [ ] APPROVED AS NOTED [ ] DENIED

COMMENTS: _____

MEMBERS IN ATTENDENCE:: (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

SIGN PERMIT APPLICATION

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: 68 WHEELER AVENUE

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

APPLICANT: HENRI NASTO, 68 WHEELER LLC

ADDRESS: 436 MAMARONECK AVE, MAMARONECK, NY 10543

PHONE: _____ CELL: 917-208-7989 EMAIL: HENRINASTO@GMAIL.COM

OWNER: WHEELER AVENUE PROPERTIES, LLC

ADDRESS: P.O. BOX 231, BRIARCLIFF MANOR, NY. 10510

PHONE: 914-747-1284 CELL: _____ EMAIL: svescio@easternoaks.com

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

[ ] BANNER [ ] BARBER POLE [X] CANOPY SIGN [ ] 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: WHEELER AVENUE PROPERTIES, LLS

OWNER'S SIGNATURE: _____ MEMBER

SECTION V – PERMIT FEES:

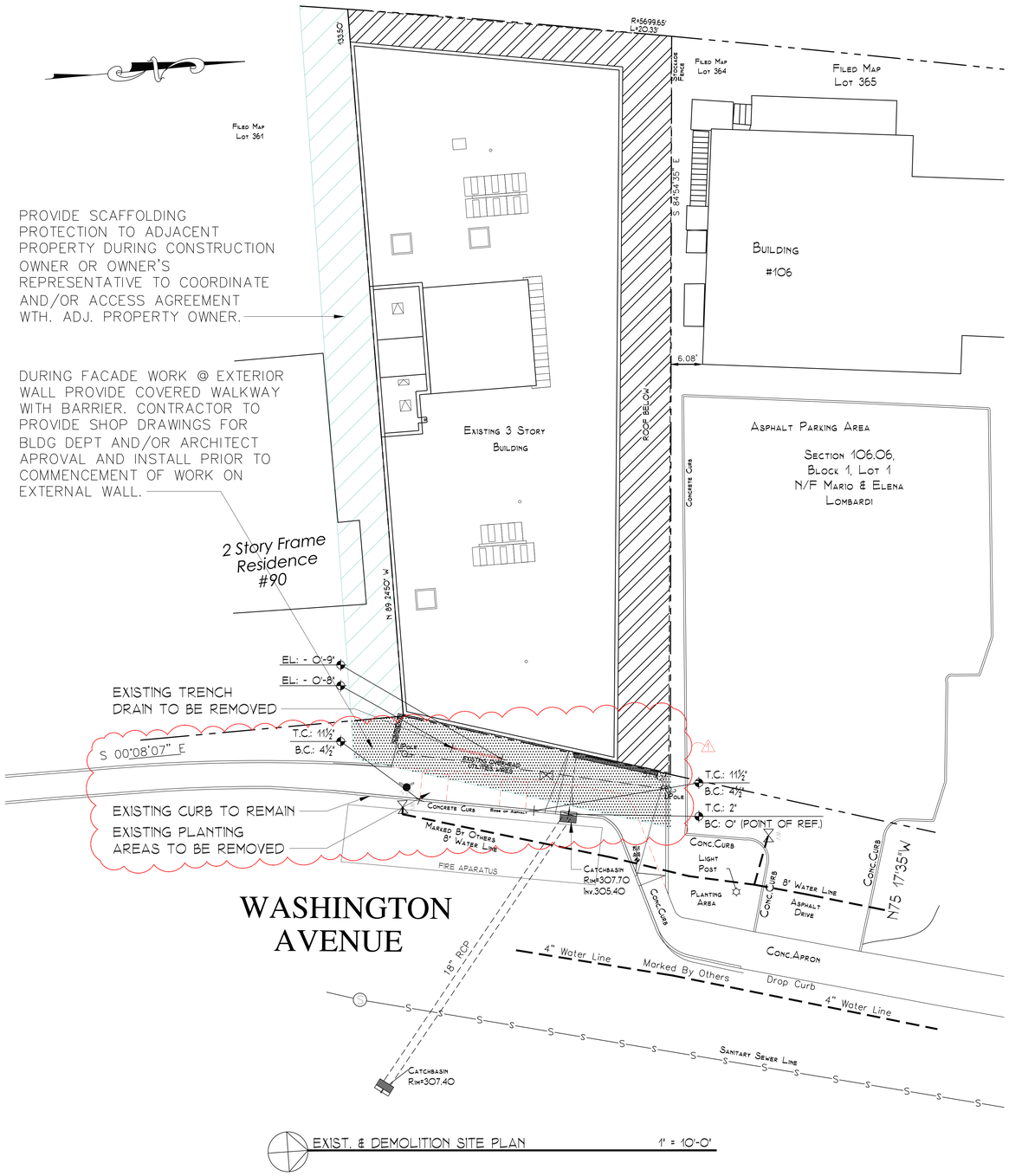
A. SIGN PERMIT FOR REAL ESTATE SIGNS NOT EXEMPTED AS PER VILLAGE CODE CHAPTER 148 : $15 FOR EACH
B. ALL OTHER SIGN PERMITS: $30 FOR EACH SIGN

98 Washington Avenue

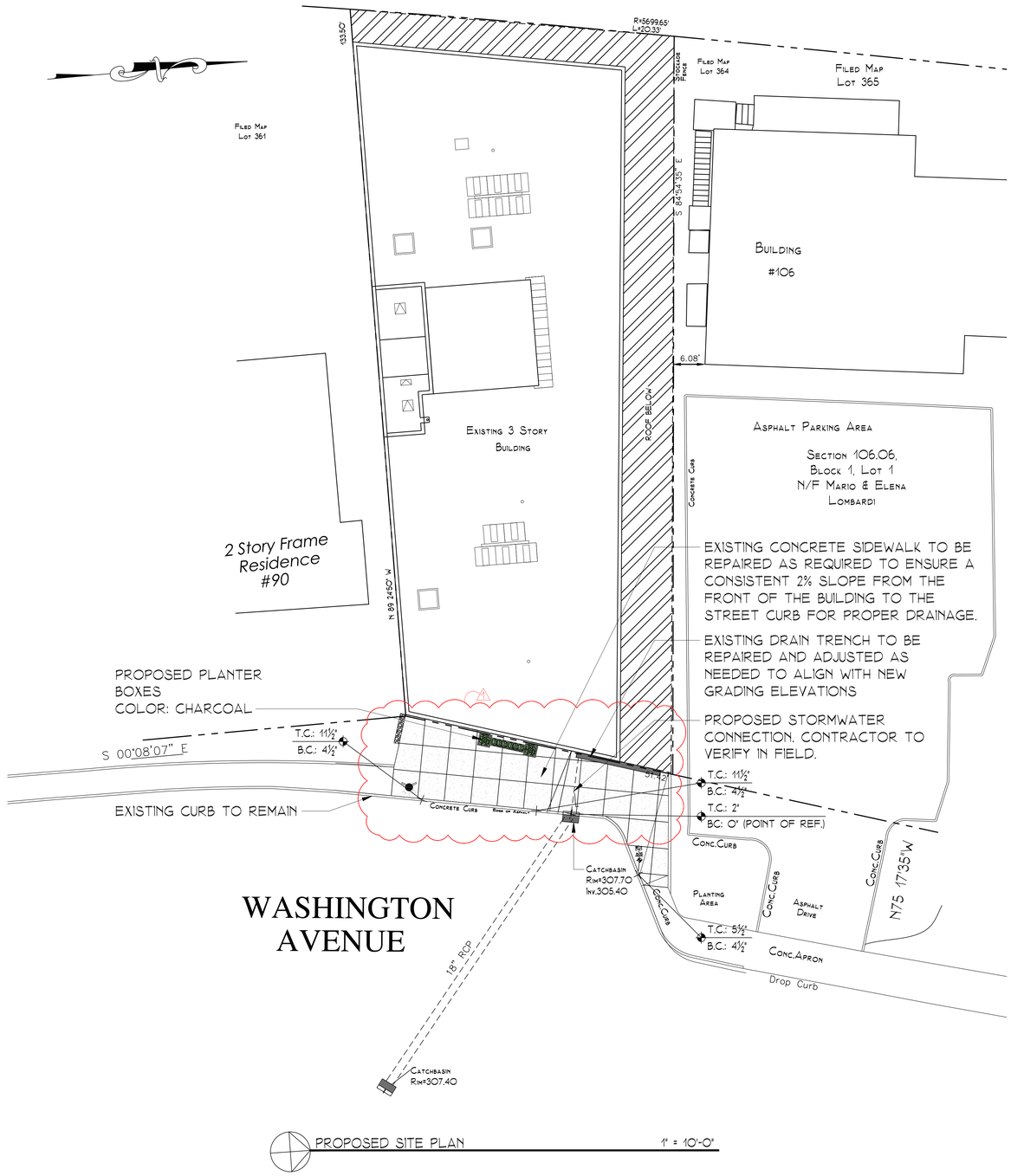
98 Washington Avenue - Lifting Up Westchester - Proposed exterior changes to previously approved 14 unit apartment structure - ***New application***

ATTACHMENTS:

Description	Type	Upload Date
Architectural plans	Backup Material	7/21/2025
Existing north side view	Backup Material	7/22/2025
Existing street view	Backup Material	7/22/2025



EXIST. & DEMOLITION SITE PLAN 1" = 10'-0"



PROPOSED SITE PLAN 1" = 10'-0"

ARQ ARCHITECTURE, P.C.
ARCHITECTURE - PLANNING & ENGINEERING
100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-9240
JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601
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REVISIONS	DATE	BY
COORDINATION ⚠	7.9.25	ARQ

DRAWING TITLE:
EXISTING, DEMOLITION & PROPOSED SITE PLAN

PROJECT:
AS BUILT

PROJECT ADDRESS:
98 WASHINGTON AVENUE
PLEASANTVILLE, N.Y. 10570

NYS EDUCATION LAW

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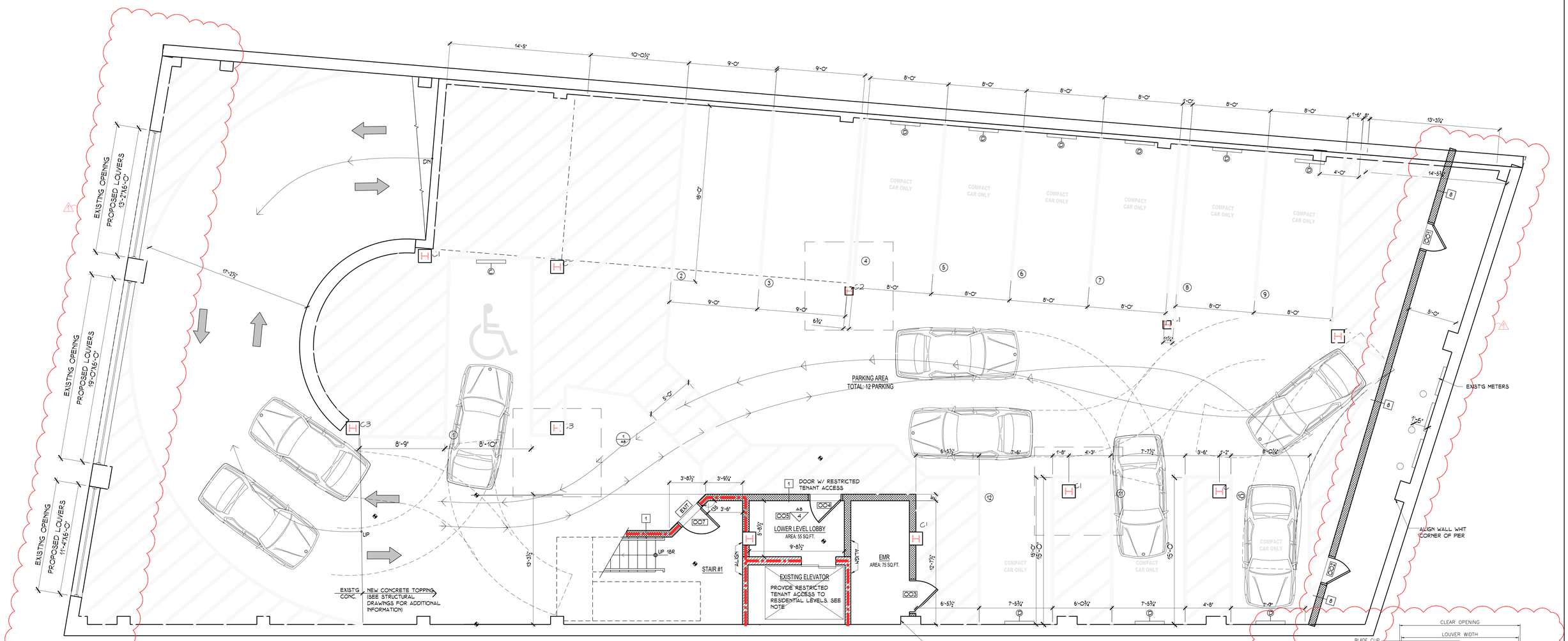
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

DATE: 5/7/2025
PROJECT NO: 25-029
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: S1



BASEMENT PLAN

1/4"=1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL, GYPSUM BOARD OR SHEATHING UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN DIMENSIONS
3. EXISTG ELEVATOR. CONTRACTOR SHALL INSPECT ELEVATOR, VERIFY ALL EQUIPMENT AND PROVIDE A COMPLETE INSTALLATION AS PER MANUFACTURERS REQUIREMENTS AND ALL APPLICABLE REGULATIONS.
4. ELEVATOR SHALL COMPLY WITH THE REQUIREMENTS OF ANSI 117.9 LATEST EDITION INCLUDING CALL BUTTONS AND SIGNAGE.
5. SPRAY ON FIRE PROTECTION SHALL BE APPLIED TO ALL STEEL BEAMS AND COLUMNS AND METAL JOISTS THIS LEVEL
6. ALL WALLS AND PARTITIONS SHALL BE FULL HEIGHT FROM FLOOR TO FLOOR

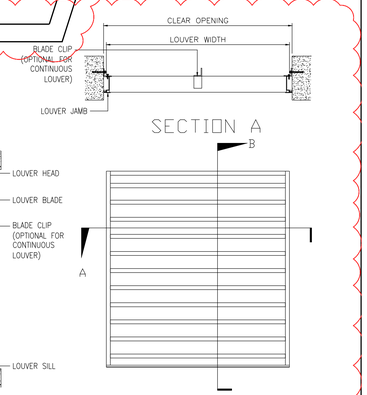
EXISTING 2HR. ELEVATOR SHAFT VERIFY
1 HR PARTITION TYPE [4]
2 HRS PARTITION TYPE [7]
1 HR EXTERNAL PARTITION TYPE
PARTITION TYPE [5]
PARTITION TYPE [5A]

(A) (B) (C) (D)

TRAFFIC SIGN SIZES SHALL BE AS PER NYDOT SPECIFICATIONS

TRAFFIC SIGNS

NTS



TYPICAL LOUVERS DETAIL

N.T.S.

ARQ ARCHITECTURE P.C.
ARCHITECTURE - PLANNING & ENGINEERING
100 EXECUTIVE BLVD. SUITE 204
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arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240
JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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REVISIONS	DATE	BY
COORDINATION 1	7.9.25	ARQ

DRAWING TITLE: BASEMENT PLAN

PROJECT: AS BUILT

PROJECT ADDRESS: 98 WASHINGTON AVENUE PLEASANTVILLE, N.Y. 10570

NYS EDUCATION LAW

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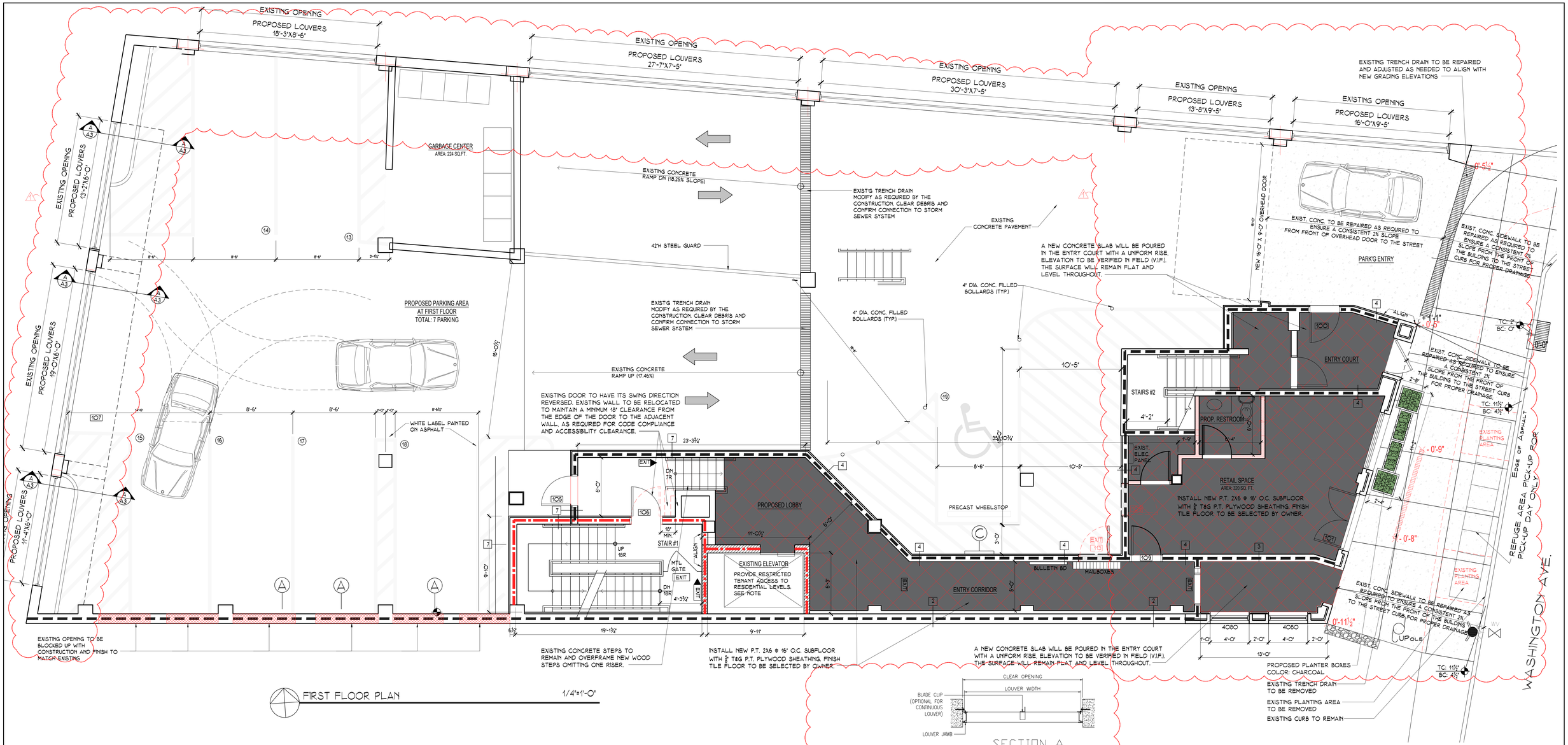
SEAL & SIGNATURE

REGISTERED ARCHITECT JORGE B. HERNANDEZ 030424-1 STATE OF NEW YORK

EXP: 3-31-2026

DATE: 5/7/2025
PROJECT NO: 25-029
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: A1



FIRST FLOOR PLAN

1/4"=1'-0"

EXISTING 2HR. ELEVATOR SHAFT VERIFY
1 HR PARTITION TYPE [4]
2 HRS. PARTITION TYPE [7]
1 HR. EXTERNAL PARTITION TYPE
PARTITION TYPE [5]
PARTITION TYPE [5A]

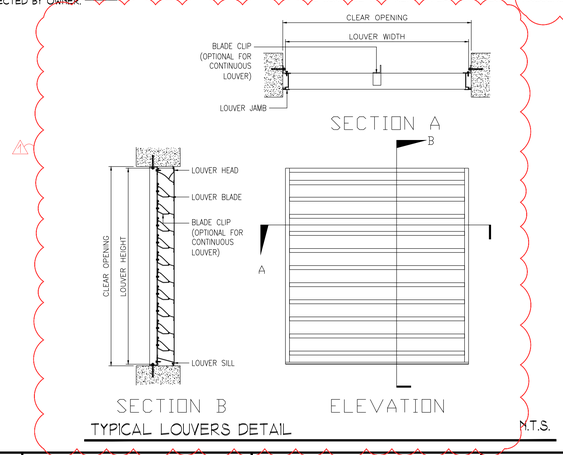
GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL, GYPSUM BOARD OR SHEATHING UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN DIMENSIONS.
3. EXISTG ELEVATOR. CONTRACTOR SHALL INSPECT ELEVATOR, VERIFY ALL EQUIPMENT AND PROVIDE A COMPLETE INSTALLATION AS PER MANUFACTURERS REQUIREMENTS AND ALL APPLICABLE REGULATIONS.
4. ELEVATOR SHALL COMPLY WITH THE REQUIREMENTS OF ANSI 117.9 LATEST EDITION INCLUDING CALL BUTTONS AND SIGNAGE.
5. SPRAY ON FIRE PROTECTION SHALL BE APPLIED TO ALL STEEL BEAMS AND COLUMNS AND METAL JOISTS THIS LEVEL.
6. ALL WALLS AND PARTITIONS SHALL BE FULL HEIGHT FROM FLOOR TO FLOOR.

ELEVATOR NOTES:
1. CONTRACTOR SHALL INSPECT ELEVATOR AND MAKE COMPLETELY OPERATIONAL IN ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS AND ALL APPLICABLE REGULATIONS.
2. FIRST FLOOR ELEVATOR STOP SHALL BE RELOCATED TO ELEV. 0'-0" FROM ITS CURRENT ELEV. +4'-6" STOP
3. ELEVATOR DOOR, FRAME AND CONTROLS SHALL BE RELOCATED FROM FLOOR ELEV. +4'-6" TO NEW STOP AT ELEV. 0'-0"
4. ALL EXISTING CONTROLS AND EQUIPMENT SHALL BE REVIEWED WITH MANUFACTURER AND A COMPLETE SYSTEM SHALL BE PROVIDED.

FIRST FLOOR					
GROSS AREA TABULATION	NET AREA TABULATION				
	SIZE			PKNG. REQ'D.	
TOTAL GROSS AREA: 1,316 SQ. FT.	350 SQFT.			1.5	
SECOND FLOOR					
GROSS AREA TABULATION	NET AREA TABULATION				
	APT.	SIZE	# OF B.R.	PKNG. REQ'D.	
SECOND FLOOR TOTAL GROSS AREA: 5,834 SQ. FT.	2A	590 SQFT.	1	1.25	
	2B	615 SQFT.	1	1.25	
	2C	609 SQFT.	1	1.25	BELOW MARKET UNIT
	2D	758 SF	2	1.5	
	2E	606 SQFT.	1	1.25	
	2F	756 SQFT.	2	1.5	
	2G	600 SQFT.	1	1.25	
			SUB-TOTAL:	9.25	
THIRD FLOOR					
GROSS AREA TABULATION	NET AREA TABULATION				
	APT.	SIZE	# OF B.R.	PKNG. REQ'D.	
TOTAL GROSS AREA: 5,834 SQ. FT.	3A	590 SQFT.	1	1.25	
	3B	615 SQFT.	1	1.25	
	3C	609 SQFT.	1	1.25	
	3D	758 SF	2	1.5	
	3E	606 SQFT.	1	1.25	
	3F	756 SQFT.	2	1.5	BELOW MARKET UNIT
	3G	600 SQFT.	1	1.25	
			SUB-TOTAL:	9.25	
FIRST,SECOND & THIRD FLR. TOTAL GROSS AREA: 12,984 SQ.FT.	TOTAL PKNG. REQUIRED :20 UNITS				2 BELOW MARKET UNIT

BADALONA PLANTER BOX
28"x28"x28"
COLOR: CHARCOAL GREY

BADALONA PLANTER BOX
39"x17"x17"
COLOR: CHARCOAL GREY



TYPICAL LOUVERS DETAIL

N.T.S.

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LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323501

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REVISIONS	DATE	BY
COORDINATION	7.9.25	ARQ

DRAWING TITLE: FIRST FLOOR PLAN

PROJECT: AS BUILT

PROJECT ADDRESS: 98 WASHINGTON AVENUE PLEASANTVILLE, N.Y. 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE

REGISTERED ARCHITECT JORGE B. HERNANDEZ 030424-1 STATE OF NEW YORK

EXP: 3-31-2026

DATE: 5/7/2025
PROJECT NO: 25-029
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO:

A2

NOTE:
1. ALL WINDOWS MUST BE REVISED.
2. SEAL DAMAGE OBSERVED ON FEW WINDOWS.

NOTE:
1. ROOF MUST BE REVISED.
2. CRACKS COATING OBSERVED ON SITE.

NOTE:
1. ALL BATHROOM AND KITCHEN OUTLETS MUST BE REVISED.
2. INSTALLED OUTLETS ON THOSE AREAS DO NOT COMPLY WITH NYS RC 2020.
3. OUTLETS MUST BE GFCI AS PER NYS RC 2020 SECTION E3902.

METAL DECK ON SHEET FRAMING STRUCTURAL SEE DRAWINGS

PROPOSED ROOF (SEE REAR ROOF SECTION)

PROPOSED METAL GUTTER

ALUM. COPING

LINE OF CORNICE (BELOW)

EXISTING OPENING TO FIRST FLOOR BASED BY FIELD MEASURE.

EXISTING ELEVATOR
PROVIDE RESTRICTED TENANT ACCESS TO RESIDENTIAL LEVELS. SEE NOTE
CENTER-LINE OF EXIST'G COLUMN

DETAIL A12/16 - TYPICAL

SECOND FLOOR PLAN

1/4"=1'-0"

REAR ROOF SECTION

1/2"=1'-0"

2X8 LEDGER W/ ¾" DIAM. HILTI KWIK BOLTS 3 @ 16" O.C. T.&B. STAGGERED & W/ 6" EMBED. BOLT TO BE 12" MIN. DISTANCE TO EXISTING STRUCTURE. USE SIMPSON STRONG TIE RAFTER HANGER "LRUZ" ON ALL RAFTERS.

EXISTING STRUCTURE BEHIND

ROOF CONSTRUCTION
- ASHPALTIC SHINGLES
  - ICE & WATER SHIELD 3' WIDE ALONG EAVES, VALLEYS, & RIDGES
  (ICE AND WATER SHIELD SHALL EXTEND A MINIMUM OF 24" INSIDE THE WARM WALL OF THE STRUCTURE)
- #30 BUILDING PAPER
- 5/8" CDX PLYWOOD ROOF SHEATHING. SHEATHING SHALL BE STRUCTURAL EXTERIOR GRADE PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PANELS SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM.
- ROOF RAFTERS @ 16" O.C. NOT MORE THAN ½" OFFSET AT RIDGE BOARD. W/ HURRICANE TIES @ EACH RAFTER & INSTALL SIMPSON A-34 CLIPS AT ALL RAFTER-TOP PLATE CONNECTIONS WITH SIMPSON SD SCREWS. (SEE PLANS FOR SIZE)
- FLASHING AS PER 2020 RC OF NYS R903.2
- DRIP EDGE AS PER 2020 RC OF NYS R905.2.8.5

3.5 : 12

2X8 @ 16" O.C.

TRIM FASCIA

SIMPSON STRONG-TIE HURRICANE TIE (H1Z)

(3) 2X8 BEAM THRU BOLTED W/ ¾" DIA. BOLTS @ 32" O.C. STAGGERED TOP & BOTTOM

SIMPSON STRONG-TIE BCS2-3/6 POST CAP.

6X6 P.T. WOOD POST

1" STANDOFF POST BASE W/ 1-5/8" DIA. X 8" ANCHOR BOLT (ABA66Z)

EXISTING CMU FOUNDATION WALL

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5. CONTRACTOR SHALL PROVIDE SELF LEVELING TOPPING COURSE OVER EXISTING CONCRETE SLAB.
6. ALL WALLS AND PARTITIONS SHALL BE FULL HEIGHT FROM FLOOR TO FLOOR.

AREA TABULATION

APT.	SIZE	# OF B.R.	PKNG. REQ'D.	
2A	590 SQFT.	1	1.25	
2B	615 SQFT.	1	1.25	
2C	609 SQFT.	1	1.25	BELOW MARKET UNIT
2D	758 SF	2	1.5	
2E	606 SQFT.	1	1.25	
2F	756 SQFT.	2	1.5	
2G	600 SQFT.	1	1.25	
		TOTAL:	9.25	

EXISTING 2HR. ELEVATOR SHAFT VERIFY
1 HR PARTITION TYPE [4]
2 HRS. PARTITION TYPE [7]
1 HR EXTERNAL PARTITION TYPE
PARTITION TYPE [5]
PARTITION TYPE [5A]

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

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REVISIONS	DATE	BY
COORDINATION 1	7.9.25	ARQ

DRAWING TITLE: SECOND FLOOR PLAN

PROJECT: AS BUILT

PROJECT ADDRESS: 98 WASHINGTON AVENUE PLEASANTVILLE, N.Y. 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE

REGISTERED ARCHITECT — JORGE B. HERNANDEZ — 030424-1 — STATE OF NEW YORK

EXP: 3-31-2026

DATE: 5/7/2025
PROJECT NO: 25-029
DRAWING BY: ARQ
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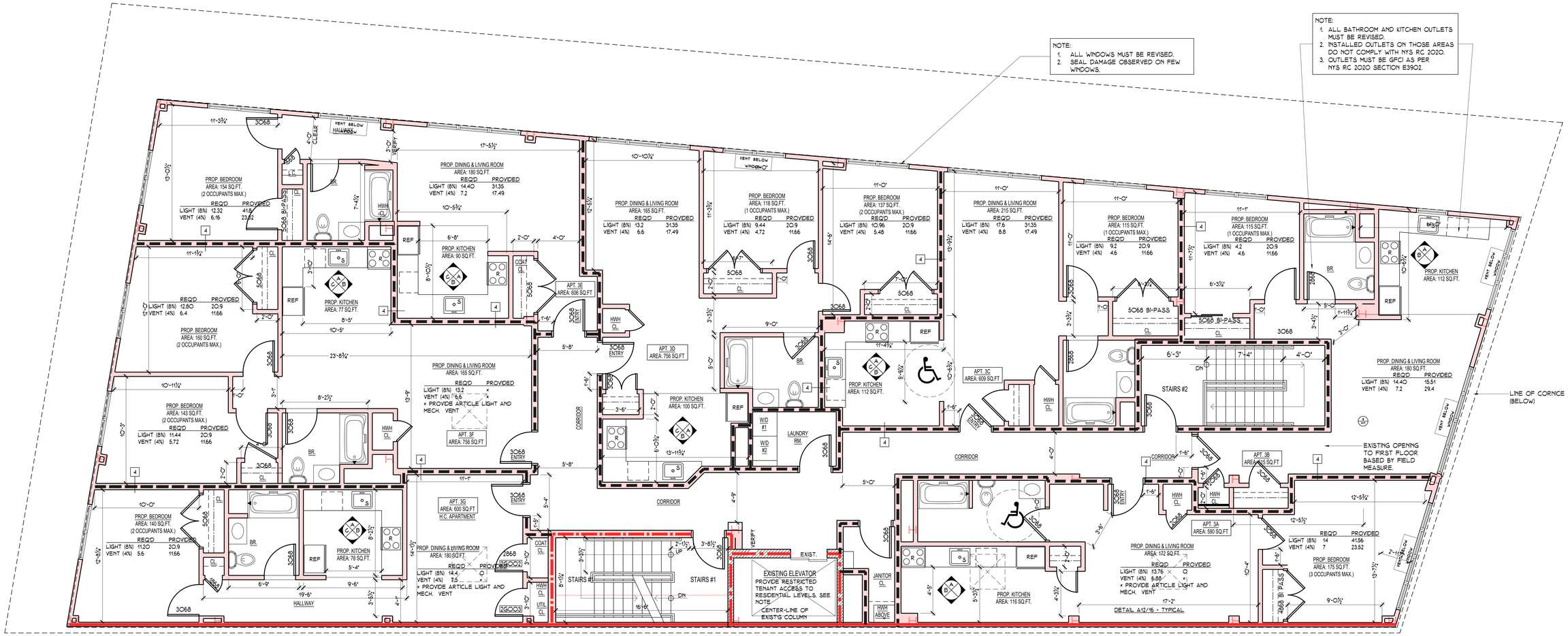
DWG. NO.: A3



THIRD FLOOR PLAN

1/4"=1'-0"

GENERAL NOTES:

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EXISTING 2HR. ELEVATOR SHAFT VERIFY
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2 HRS PARTITION TYPE [7]
1 HR EXTERNAL PARTITION TYPE
PARTITION TYPE [5]
PARTITION TYPE [5A]

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

REVISIONS	DATE	BY
COORDINATION 1	7.9.25	ARQ

DRAWING TITLE: THIRD FLOOR PLAN

PROJECT: AS BUILT

PROJECT ADDRESS: 98 WASHINGTON AVENUE PLEASANTVILLE, N.Y. 10570

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SEAL & SIGNATURE

REGISTERED ARCHITECT JORGE B. HERNANDEZ 030424-1 STATE OF NEW YORK

EXP: 3-31-2026

DATE: 5/7/2025
PROJECT NO: 25-029
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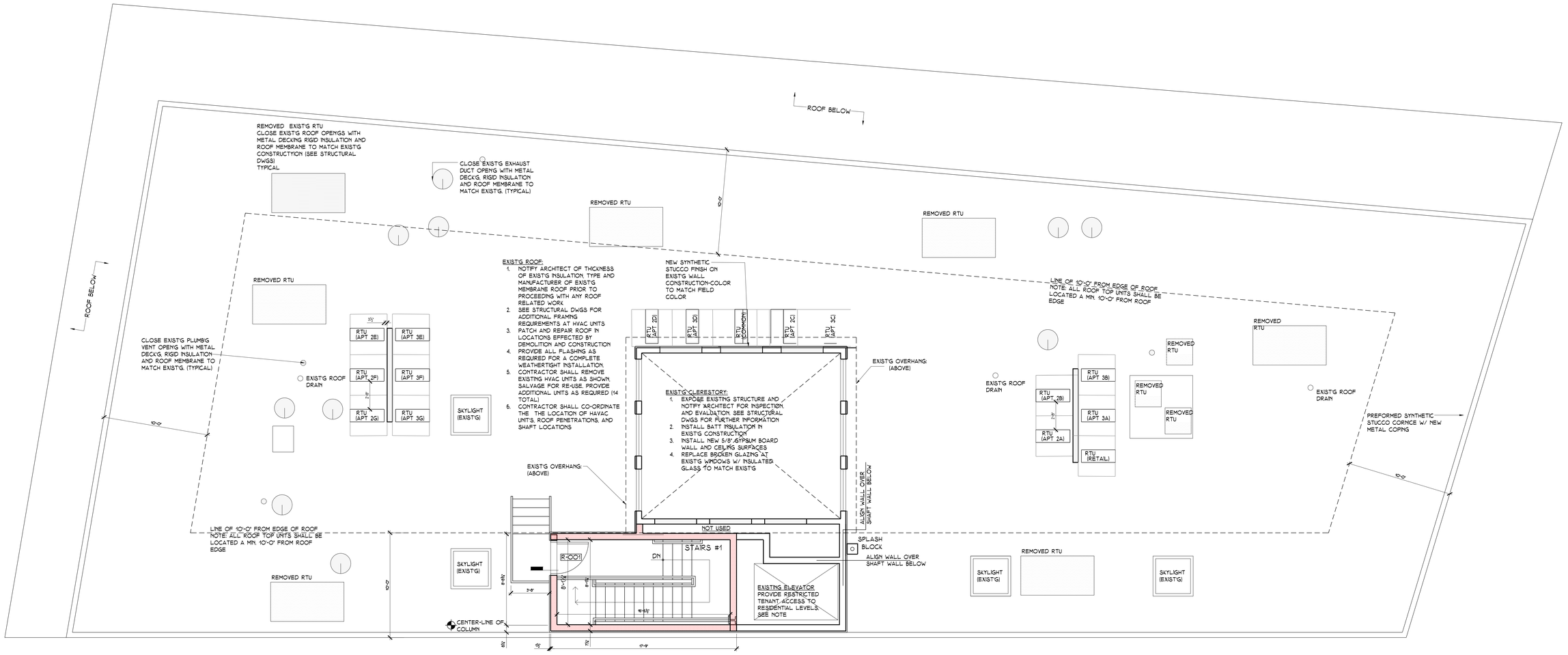
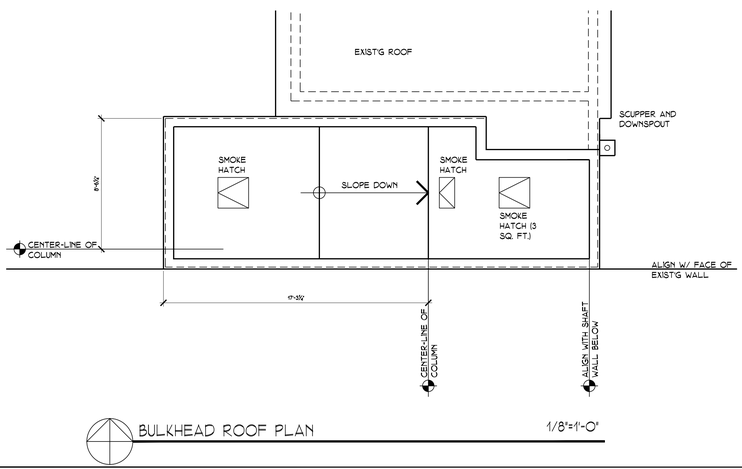
DWG. NO.: A4



ROOF PLAN 1/8"=1'-0"



BULKHEAD ROOF PLAN 1/8"=1'-0"

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

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REVISIONS	DATE	BY
COORDINATION	7.9.25	ARQ

DRAWING TITLE: ROOF PLAN

PROJECT: AS BUILT

PROJECT ADDRESS: 98 WASHINGTON AVENUE PLEASANTVILLE, N.Y. 10570

NYS EDUCATION LAW

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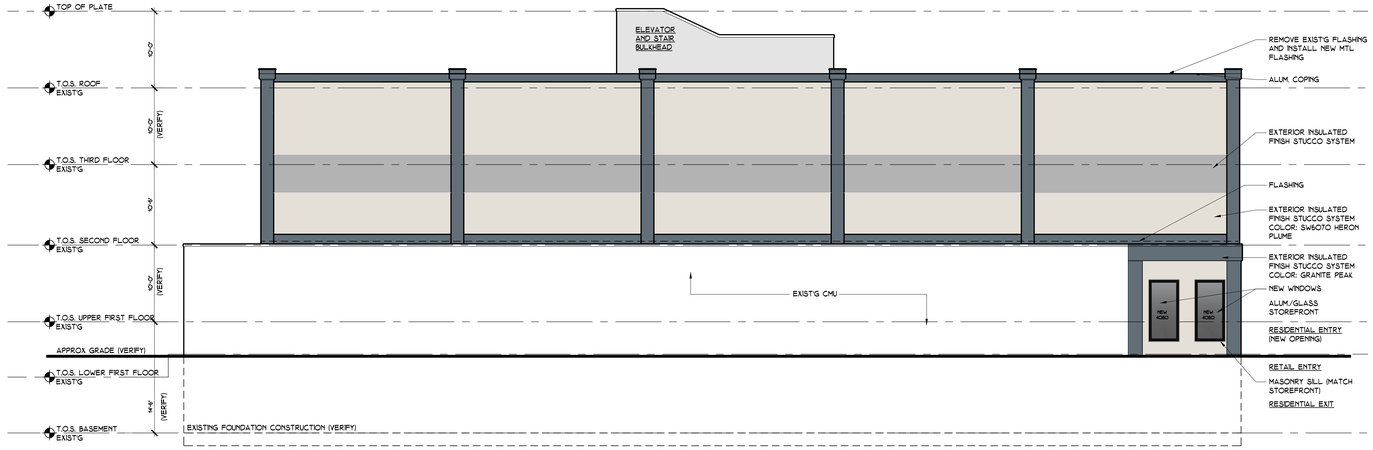
SEAL & SIGNATURE

REGISTERED ARCHITECT · JORGE B. HERNANDEZ · 030424-1 · STATE OF NEW YORK

EXP: 3-31-2026

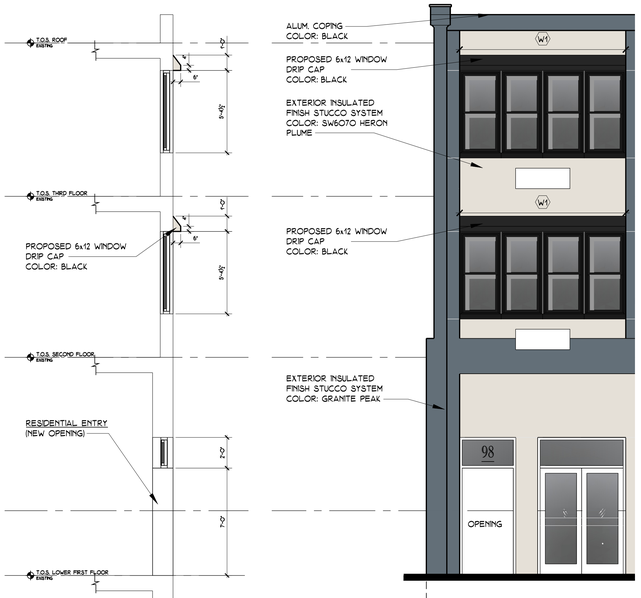
DATE: 5/7/2025
PROJECT NO: 25-029
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: A5

FRONT ELEVATION (EAST) 1/4"=1'-0"

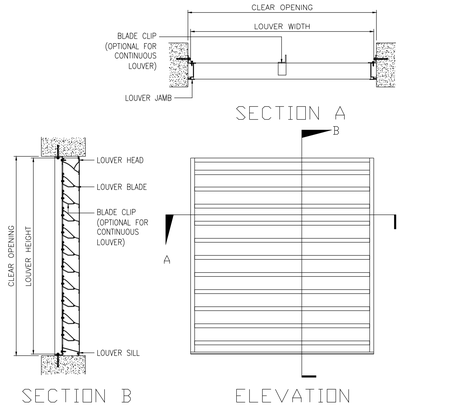


LEFT ELEVATION (SOUTH) 1/8"=1'-0"

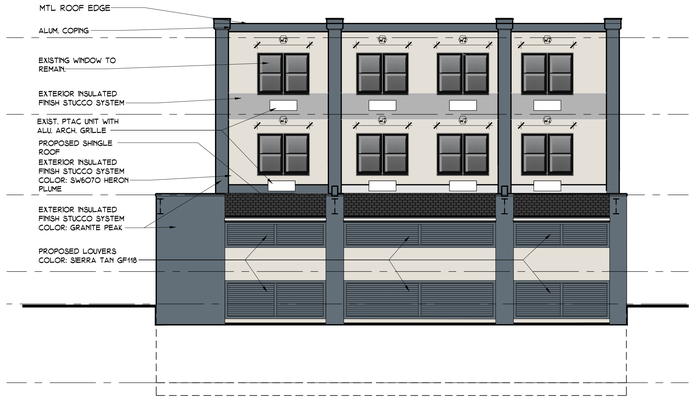
RIGHT ELEVATION (NORTH) 1/8"=1'-0"



SCHEMATIC FRONT SECTION & COLOR SCHEME 1/4"=1'-0"



TYPICAL LOUVERS DETAIL N.T.S.



REAR ELEVATION (WEST) 1/8"=1'-0"

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REVISIONS	DATE	BY
COORDINATION 1	7.9.25	ARQ

DRAWING TITLE:
ELEVATIONS & SCHEMATIC FRONT SECTION

PROJECT:
AS BUILT

PROJECT ADDRESS:
98 WASHINGTON AVENUE
PLEASANTVILLE, N.Y. 10570

NYS EDUCATION LAW

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EXP: 3-31-2026

DATE: 5/7/2025
PROJECT NO: 25-029
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: A6

106
Google

APPLICATIONS INVOLVING PLANNING & ARB

199 Marble Avenue

199 Marble Avenue - Eric Rubinfeld d/b/a "Westchester Eyes" - Proposed change of use from an existing non-conforming veterinarian office / animal hospital to a permitted professional medical office use along with a rear one story addition to the structure - ***New application and referral to the ZBA***

ATTACHMENTS:

Description	Type	Upload Date
Architectural plan dated 7.9.25	Backup Material	7/23/2025
Property survey - 1990	Backup Material	7/21/2025
Site Plan Application	Backup Material	7/21/2025
EAS form	Backup Material	7/21/2025
199 Marble Ave - Planning resolution - 10.17.88	Backup Material	7/21/2025
199 Marble Ave - final site plan approval - 1988	Backup Material	7/21/2025

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF PLEASANTVILLE, NY BUILDING CODE AND ZONING ORDINANCES, THE 2020 BUILDING CODE OF NEW YORK STATE, FIRE DEPARTMENT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

2. ALL ELECTRICAL WORK SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND SHALL BE PERFORMED BY A NY STATE LICENSED ELECTRICAL CONTRACTOR.

3. ALL PLUMBING WORK (IF APPLICABLE) SHALL BE APPROVED BY THE LOCAL BOARD OF HEALTH OR BLDG. DEPT, AND SHALL BE PERFORMED BY A NY STATE LICENSED PLUMBER.

4. CONTRACTOR OR ANY SUBCONTRACTORS DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY & PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ANY KIND AND TO PROVIDE OWNER WITH CERTIFICATES OF SAID INSURANCE.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON PLAN AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.

6. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE WORK AND THE LOCAL CONDITIONS BEFORE SUBMITTING A PRICE TO THE OWNER. G.C. SHALL BE RESPONSIBLE FOR ALL TESTS, INSPECTIONS, ETC., AS REQUIRED BY THE BLDG. DEPARTMENT.

7. THE G.C. SHALL PROVIDE THE NECESSARY COORDINATION BETWEEN ALL TRADES WITH REGARD TO THE DRAWINGS. LOCATE BOLTS, SLEEVES AND ALL MISCELLANEOUS ITEMS AS REQUIRED FOR MECHANICAL TRADES, AND PROVIDE AND/OR INSTALL VARIOUS ITEMS NOT SHOWN ON THESE DRAWINGS AS REQUIRED FOR VARIOUS TRADES.

8. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT MAY PROVIDE CONSTRUCTION ADMINISTRATIONS SERVICES ON AN AS NEEDED BASIS AT THE REQUEST OF THE CLIENT. ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO PLANS & SPECIFICATIONS UNLESS SPECIFICALLY AUTHORIZED BY HIM IN WRITING.

9. ALL SURFACES ADJACENT TO THE WORK WHICH IS DAMAGED DURING CONSTRUCTION BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR THEIR FORCES SHALL BE REPAIRED TO MATCH THE SURROUNDING SURFACES TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.

10. FIRE EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS SHALL BE INSTALLED BY G.C. PER LOCAL CODE

11. FIRE SUPPRESSION SYSTEM DESIGN, IF SO REQUIRED BY THE TOWN OF PLESANTVILLE, SHALL BE SUBMITTED UNDER SEPARATE APPLICATION.

12. HVAC CONTRACTOR SHALL DETERMINE SIZE OF DUCTS & REGISTERS, AND SHALL PROVIDE THIS INFORMATION TO LOCAL BUILDING DEPARTMENT IN CONFORMANCE WITH THE ENERGY CODES.

13. SIGN AND/OR AWNING APPLICATION, IF ANY, SHALL BE FILED UNDER SEPARATE APPLICATION.

GENERAL CONSTRUCTION NOTES

1. PATCH ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED (V.I.F.) TO ACCOMMODATE DEMOLITION & SCOPE OF ALL NEW WORK.
2. ALL DOORS (NEW OR EXISTING) TO BE UNDERCUT AS REQUIRED TO ACCOMMODATE NEW FINISHED FLOOR MATERIAL AND/OR DOOR SADDLES WHERE CALLED FOR ON DOOR SCHEDULE.
3. G.C. SHALL LAY OUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONSTRUCTION IS SHOWN.
4. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PREPARED AS REQUIRED TO RECEIVE NEW FINISHES PER FINISH PLAN.
5. G.C. SHALL INSURE ACCESSIBILITY TO EXISTING ACCESS PANEL(S) ARE MAINTAINED.
6. G.C. TO FIRESTOP ALL WALL/FLOOR/CEILING PENETRATIONS AS REQUIRED.
7. G.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN THROUGH THE ENTIRE COURSE OF DEMOLITION AND CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY). CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGE WHICH MIGHT OCCUR.

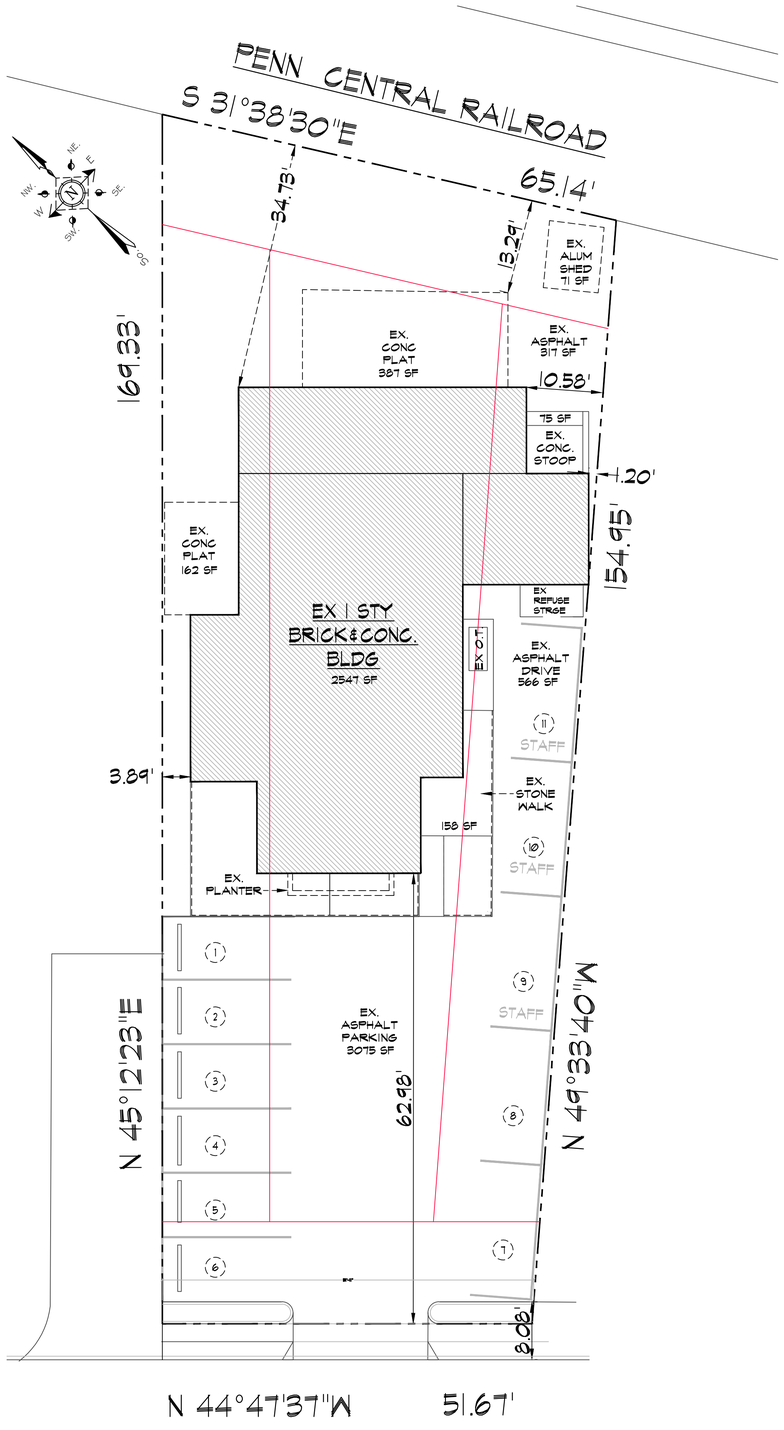
ZONING INFORMATION SCHEDULE

GENERAL CODE: TOWN OF PLESANTVILLE EXISTING ZONE: RO-3 DISTRICT/ OFFICE

ITEM	REQ/ALLOWED	EXISTING	PROPOSED
MIN LOT AREA (SQUARE FT)	5000.0	9362.0	NO CHANGE
MIN LOT FRONTAGE (FT)	50.0	51.67	NO CHANGE
MIN LOT DEPTH (FT)	50.0	154.95	NO CHANGE
MIN FRONT YARD (FT)	15.0	63.24	NO CHANGE
MIN SIDE YARD - FIRST (FT)	15.0	0.11 (1)	NO CHANGE
MIN SIDE YARD - SECOND (FT)	15.0	3.89 (1)	NO CHANGE
MIN REAR YARD (FT)	15.0	25.6	15.0
MAX HEIGHT (STY/FT)	2.5 ST/30.0FT	1 STY/11.8	NO CHANGE
MAXIMUM BUILDING COVERAGE (%)	40.0	27.2	32.6
MAXIMUM BUILDING FOOTPRINT	4000.0	2554.0	3058.0
MAXIMUM WALL LENGTH (FT)	80.0	31.8	NO CHANGE
OFF STREET PARKING REQMNTS 1 PER 250 SF OF GROSS FLR AREA OR 3 FOR EACH EXAMINING ROOM, WHICHEVER IS MORE	EX MEDICAL OFFICE 2547/250=10.2 ~11 P.S. 2 EXAM RMS = 6 P.S. USE 11 P.S.	11 P.S	PROP MEDICAL OFFICE 3068/250=12.2 ~13 P.S. 2 EXAM RMS = 6 P.S. 13 P.S. REQD 10 PROVIDED VARIANCE REQ'D FOR 3 PARKING SP.

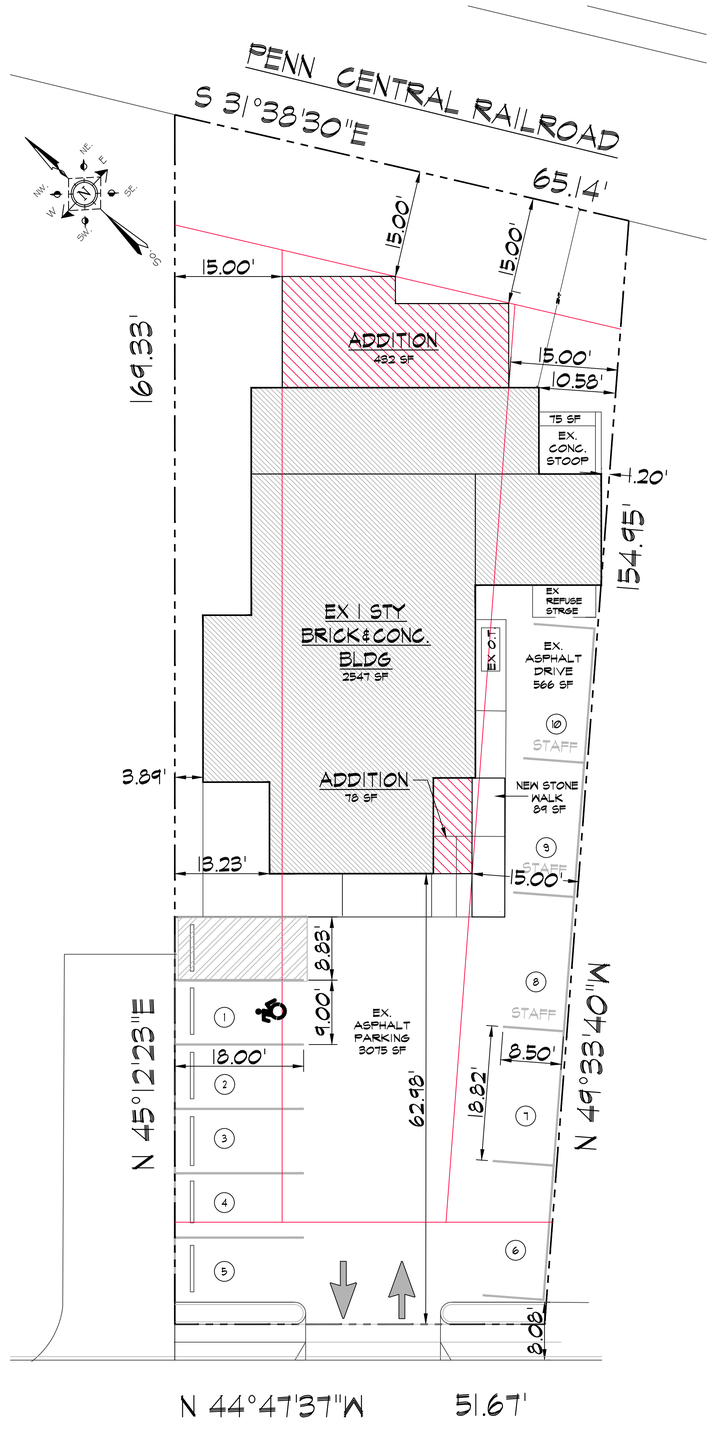
NYS ENERGY CODE COMPLIANCE STATEMENT

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPOSED WORK WHICH IS SHOWN IN THE PLANS OR SPECIFICATIONS IS IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE



1 EXST PLOT PLAN

1/16" = 1'-0"



2 PROPOSED PLOT PLAN

NOTE:
PLOT PLAN INFORMATION TAKEN FROM WESTCHESTER GIS MAP ARCHITECT NOT RESPONSIBLE FOR SURVEY INFORMATION & DIMENSIONS

1/16" = 1'-0"

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LOCATION MAP

AREA OF WORK

NOTE:
Drawings may be printed at reduced scale

TAX MAP ID #: 106.-10-2.-11 ZONE: RO-3

LIST OF DRAWINGS

T1	EX PLOT PLAN, BLDG CODE INFO, ZONING
T2	SITE DETAILS & IMPER. SURFACE TABULATION
A1	EX PLAN, EX EXTERIOR ELEVATIONS & NOTES
A2	PROP PLAN & BUILDING CODE INFORMATION
A3	PROP FF&E PLAN
A4	PROP EXTERIOR ELEVATIONS

NO.	DATE	ISSUE/REV.
--	07.09.25	DOB FILING
--	07.03.25	PRELIMINARY DOB REVIEW

CLIENT

ERIC RUBINFELD, WETCHESTER EYES
65 TARRYTOWN RD
WHITE PLAINS NY 10607

PROJECT

PROPOSED INTERIOR/EXTERIOR ALTERATIONS DESIGN AND ADDITION DESIGN FOR:

199 MARBLE AVENUE, PLEASANTVILLE NY 10570

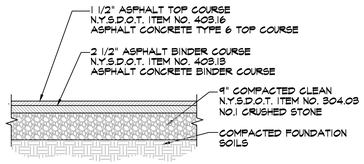
DRAWINGS TITLE

EX & PROPOSED PLOT PLAN, ZONING INFO

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	24.1211

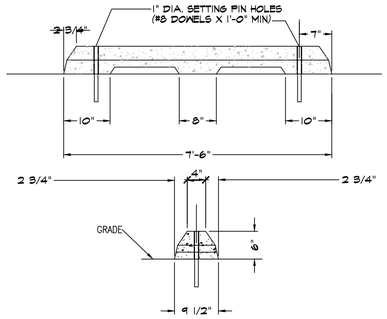
DATE 06.10.25

DRAWING NO. T1

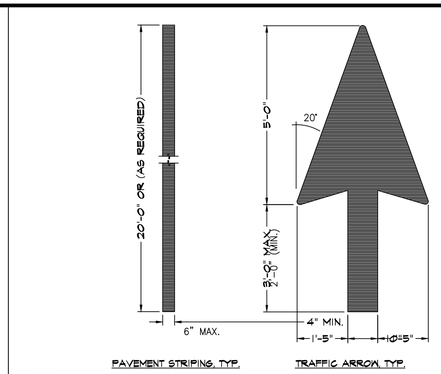


NORMAL DUTY SECTION

1 PAVEMENT SECTION DETAIL
Scale: N.T.S.



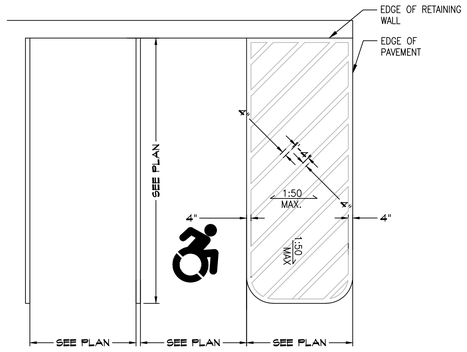
2 CONCRETE BUMPER DETAIL
Scale: N.T.S.



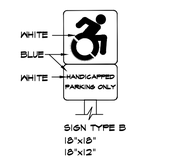
PAVEMENT STRIPING, TYP. TRAFFIC ARROW, TYP.

NOTE:
1. USE NON-REFLECTIVE WHITE PAINT, TYP. BUT USE YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.

4 TYPICAL PAINTED SIGNAGE DETAIL
Scale: N.T.S.



5 HANDICAP PARKING DETAIL
Scale: N.T.S.

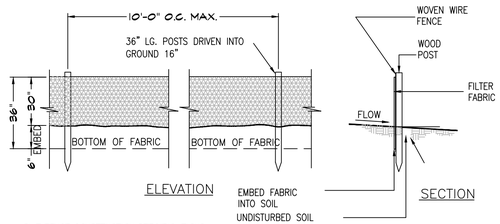


SIGN TYPE B
18"x18"
18"x12"

NOTE:
1. FABRICATE ALL SIGN PANELS OF 16 ga. ALUM.
2. POST MOUNT: USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN.
3. WALL MOUNT: USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELDS, 4 PER SIGN.
4. COMPLY W/ STATE CODE.
MOUNT SIGNS B/M SFT TO TFT ABOVE GROUND AGAINST REAR WALL

NYS APPROVED DYNAMIC SYMBOL

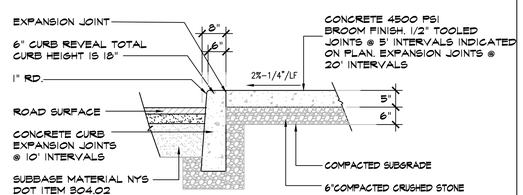
6 SIGNAGE & TRAFFIC DETAIL
Scale: N.T.S.



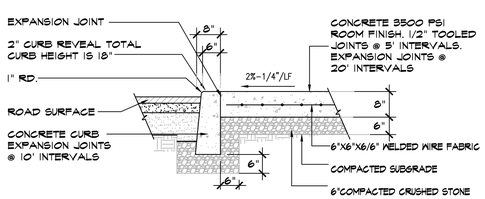
SILT FENCE CONSTRUCTION SPECIFICATIONS:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POST SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
6. NEW SILT FENCE TO BE PLACED 24' FROM PROPERTY LINES, FENCING AND UNDISTURBED BUFFER AREAS AS REQUIRED BY LOCAL CODE.

NOTE: WORK SHALL COMPLY WESTCHESTER COUNTY'S BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION RELATED ACTIVITIES, STANDARDS & SPECIFICATIONS AS APPLICABLE.

7 SILT FENCE DETAIL
Scale: N.T.S.



C1 DROP CURB DETAIL
Scale: N.T.S.



C2 CONCRETE SIDEWALK DETAIL
Scale: N.T.S.

GENERAL NOTES:
1. CONTRACTOR MUST HAVE INSPECTION PRIOR TO PLACING GRAVEL OR POURING CONCRETE
2. NO WORK TO BE DONE ON WEEKENDS OR HOLIDAYS UNLESS INSPECTOR IS NOTIFIED AND ARRANGEMENTS HAVE BEEN MADE WHERE AN INSPECTOR CAN BE PRESENT AT THE CONTRACTOR'S EXPENSE.
3. ENTIRE WORK AREA TO BE KEPT CLEAN AND PROPERLY BARRICADED. A MINIMUM OF 4 FEET OF PEDESTRIAN RIGHT OF WAY IS TO BE PROVIDED AND MAINTAINED AROUND THE CONSTRUCTION AREA. ALL DWELLINGS, UNITS & BUSINESSES MUST HAVE PROPER ACCESS.
4. NO ASH IS ALLOWED IN PLACE OF GRAVEL
5. ALL UTILITY CASTINGS MUST BE FLUSH WITH SIDEWALK SURFACE. NO TRIPPING HAZARDS OR ENCROACHMENTS ARE PERMITTED.
6. NO TREE ROOTS ARE TO BE DAMAGED, CIT OR REMOVED WITHOUT CITY ARBORIST APPROVAL.

IMPERVIOUS SURFACE TABULATION

EXISTING IMPERVIOUS SURFACE	SQ FOOTAGE	PROPOSED IMPERVIOUS SURFACE	SQ FOOTAGE
EX PRIMARY BUILDING	2547	EX PRIMARY BUILDING	2547
EX ASPHALT PARKING AREA	3075	EX ASPHALT PARKING AREA	3075
EX ASPHALT DRIVE	566	EX ASPHALT DRIVE	566
EX CONC STOOP	75	EX CONC STOOP	75
EX ASPHALT DRIVE	317	EX ASPHALT DRIVE	317
EX CONC PLATFORM	162	NEW STONE WALK	78
EX CONC PLATFORM	387	NEW ADDITION	432
EX ACCESSORY SHED	71	NEW ADDITION	89
EX OIL TANK & CONC SLAB	54		
EX STONE WALKWAY	158		
EX IMPERVIOUS SURFACES	7412	PROPOSED IMPERVIOUS SURFACES	7179
		NET DECREASE IN TOTAL IMPERVIOUS SURFACES	233

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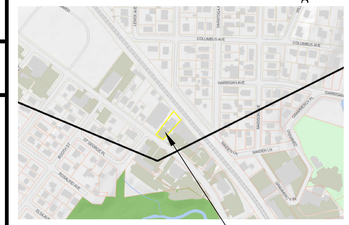
LOCATION MAP


COLUMBUS AVE
COLUMBUS AVE
GARDINER AVE
GARDINER AVE
MARBLE AVE
MARBLE AVE
MARBLE

DEMOLITION GENERAL NOTES:

1. SEE DRAWINGS FOR ADDITIONAL NOTES & SPECIFICATIONS.
2. DEMOLITION CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR THE PROJECT AND NOTIFY ARCHITECT AND/OR THE CLIENT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF CONSTRUCTION.
3. DEMOLITION SHALL BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMITS INDICATED IN THE DRAWINGS AND IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.
   A) GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS &/OR EQUIPMENT AS INDICATED W/IN THE SPACE.
   B) GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF MATERIALS FROM RESIDENCE PREMISES ON A DAILY BASIS. DO NOT MIX CONSTRUCTION DEBRIS WITH THAT OF THE RESIDENTS.
   C) IMMEDIATELY CLEAN AND REMOVE ALL DEBRIS FROM HALLWAYS & ROOMS AFTER DEMOLITION OPERATION AND BEFORE COMMENCEMENT OF THE NORMAL WORK DAY.
4. ALL UNUSED PLUMBING, SHEET METAL DUCTS, AND EQUIPMENT LINES MUST BE REMOVED &CAPPED AT THE MAIN RISER OR BRANCH CONNECTION.
5. PATCH ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED (V.I.F.) TO ACCOMMODATE DEMOLITION & SCOPE OF ALL NEW WORK.
6. G.C. TO COORDINATE DEMOLITION WITH ALL TRADES. IT IS THE GC'S RESPONSIBILITY TO DETERMINE WHICH ITEMS ARE TO BE REMOVED, WHICH ARE TO REMAIN AND WHICH NEED TO BE PROTECTED, AS REQUIRED, DURING DEMOLITION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY).
7. G.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN THROUGH THE ENTIRE COURSE OF DEMOLITION AND CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY). CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGE WHICH MIGHT OCCUR.
8. PATCH AND REPAIR AS REQUIRED ALL EXISTING PARTITIONS TO REMAIN WHERE AN EXISTING PARTITION THAT INTERSECTED THE PARTITION IS REMOVED. PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED.

EXISTING CONSTRUCTION NOTES

1. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING PROPERTY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

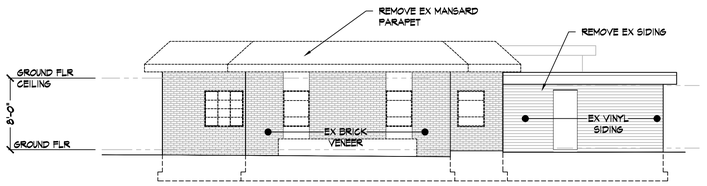
2. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

WALL LEGEND

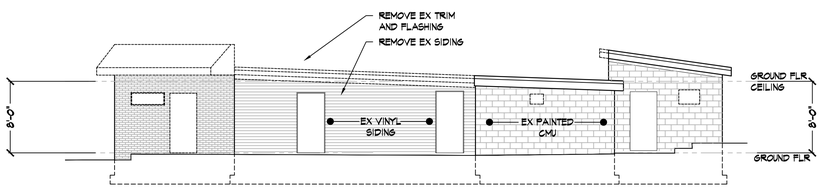
ITEM	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

NYS ENERGY CODE COMPLIANCE STATEMENT

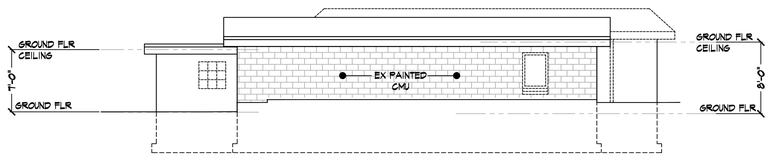
THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPOSED WORK WHICH IS SHOWN IN THE PLANS OR SPECIFICATIONS IS IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE



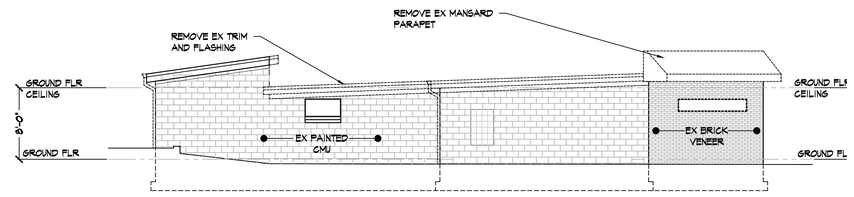
E1 EXST FRONT ELEVATION 1/4" =1'-0"



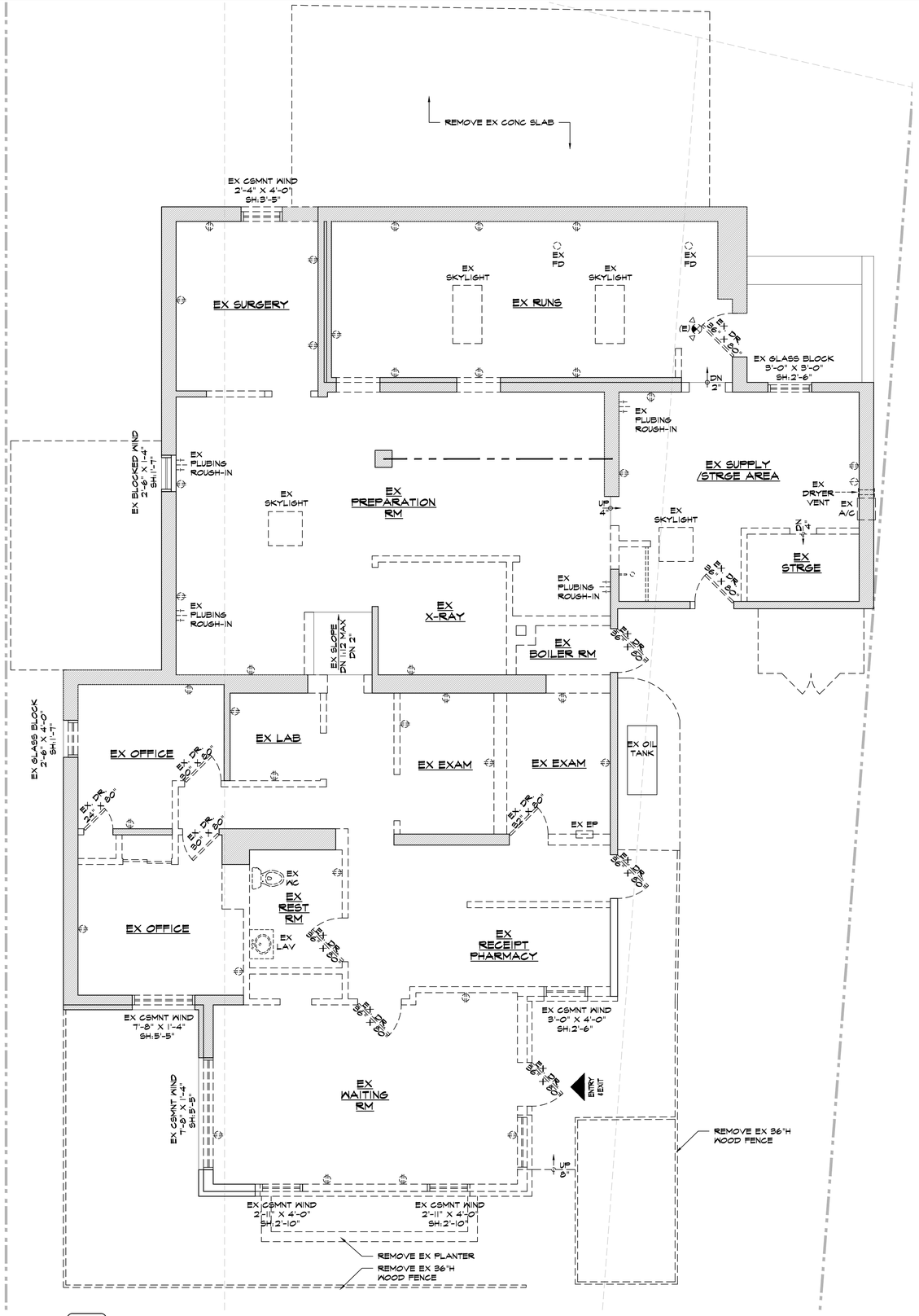
E2 EXST RIGHT ELEVATION 1/4" =1'-0"



E3 EXST LEFT ELEVATION 1/4" =1'-0"



E4 EXST REAR ELEVATION 1/4" =1'-0"



1 EX GROUND FLOOR PLAN 1/4" =1'-0"

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TAX MAP ID #: 106.-10-2.-11 ZONE: RO-3

LIST OF DRAWINGS

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CLIENT

ERIC RUBINFELD, WESTCHESTER EYES
65 TARRYTOWN RD
WHITE PLAINS NY 10607

PROJECT

PROPOSED INTERIOR/EXTERIOR ALTERATIONS DESIGN AND ADDITION DESIGN FOR:

199 MARBLE AVENUE, PLEASANTVILLE NY 10570

DRAWINGS TITLE

EX PLAN, EX EXTERIOR ELEVATIONS & NOTES

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	24.1211

DATE 06.10.25

DRAWING NO. A-1

REGISTERED ARCHITECT NICHOLAS L. FAUSTINI 033388-1 STATE OF NEW YORK

BUILDING CODE DATA

TYPE	APPLICABLE CODE
BUILDING	2020 BUILDING CODE OF NEW YORK STATE
ELECTRICAL	NATIONAL ELECTRIC CODE & LOCAL BUILDING CODE
PLUMBING	2020 PLUMBING CODE OF NEW YORK STATE
ACCESSIBILITY	BCNYS CHAPTER 11 AND ICC / ANSI A117.1-2003 & 49 CFR PART 37 AND 38

ZONE	EXISTING / PERMITTED USE(S)	PROPOSED USE(S)
RO-3	BUSINESS	BUSINESS

CONSTRUCTION TYPE	SCOPE OF WORK	USE GROUP
TYPE 3B PER TABLE 601	INTERIOR ALTERATION	GROUP B PER SEC. 309.1 BUSINESS

OCCUPANT LOAD (REFERENCE SECTION T.1004.1.1)

ROOM	OCCUPANCY TYPE	OCCUPANCY NUMBER
G.01 OPTICAL	1:150 BUSINESS	548 SF/150 = 3.6 ~ 4
G.02 CHECK IN/OUT	1:150 BUSINESS	74 SF/150 = 0.4 ~ 1
G.03 CONTACT LENS I/R	1:150 BUSINESS	109 SF/150 = 0.7 ~ 1
G.04 OPTICAL LAB	1:150 BUSINESS	99 SF/150 = 0.6 ~ 1
G.05 PATIENT LAV	1:150 BUSINESS	50 SF/150 = 0.3 ~ 1
G.06 TREATMENT ROOM	1:150 BUSINESS	159 SF/150 = 1.0 ~ 2
G.07 SPECIAL TESTING & PRETEST	1:150 BUSINESS	172 SF/150 = 1.1 ~ 2
G.08 C. LENS STRGE	1:300 STORAGE	30 SF/300 = 0.1 ~ 1
G.09 C. LENS STRGE	1:300 STORAGE	30 SF/300 = 0.1 ~ 1
G.10 EXAM #2	1:150 BUSINESS	86 SF/150 = 0.5 ~ 1
G.11 DOCTORS OFFICE	1:150 BUSINESS	88 SF/150 = 0.5 ~ 1
G.12 STAFF LAV	1:150 BUSINESS	62 SF/150 = 0.4 ~ 1
G.13 STAFF LOUNGE	1:150 BUSINESS	172 SF/150 = 1.1 ~ 2
G.14 EXAM #1	1:150 BUSINESS	86 SF/150 = 0.5 ~ 1
G.15 MECH STRGE	1:300 STORAGE	206 SF/300 = 0.6 ~ 1
G.16 TECH AREA	1:150 BUSINESS	60 SF/150 = 0.4 ~ 1
G.17 VISUAL FIELDS	1:150 BUSINESS	56 SF/150 = 0.3 ~ 1
G.18 OCULAR SURFACE	1:150 BUSINESS	56 SF/150 = 0.3 ~ 1
G.19 SUB WAIT	1:150 BUSINESS	60 SF/150 = 0.4 ~ 1
G.20 BUSINESS OFFICE	1:150 BUSINESS	97 SF/150 = 0.6 ~ 1
		TOTAL: = 26 OCCUPANTS

TABLE 1006.2.1 - NUMBER OF EXITS & CONTINUITY - WITHOUT SPRINKLER

OCCUPANCY	# OF OCCUPANTS	# EXITS REQ'D/ TRAVEL DIST.	MAX TRAVEL DIST.	# OF EXITS
GND FLR GROUP B BUSINESS	26 OCCUPANTS	<30 OCC. 1 EXIT REQ'D/ 100 FT	PATH #1 = 84.0 PATH #2 = 84.0	2 EXIT (EXISTING)

PLUMBING CALCULATIONS - TABLE 2902.1 - MIN. NUMBER OF REQUIRED PLUMBING FIXTURES

GROUP M - MERCANTILE				OCC.	REQUIRED	EXISTING/PROPOSED
PLUMB'G FIXT.	Water Closets	req'd	Male/ Female 1:25	26	1 - Water Closet	2 - W.C. SEE NOTE #P.1
	Lavatories	req'd	Male/ Female 1:40	26	1 - Lavatory	2 - LAV SEE NOTE #P.1
	Drinking Fountains	req'd	1:1000	26	1 - Drinking Fountain	1 - DRINKING FOUNTAIN
	Other	req'd	1 service sink	26	1 - Service Sink	1 SERVICE SINK

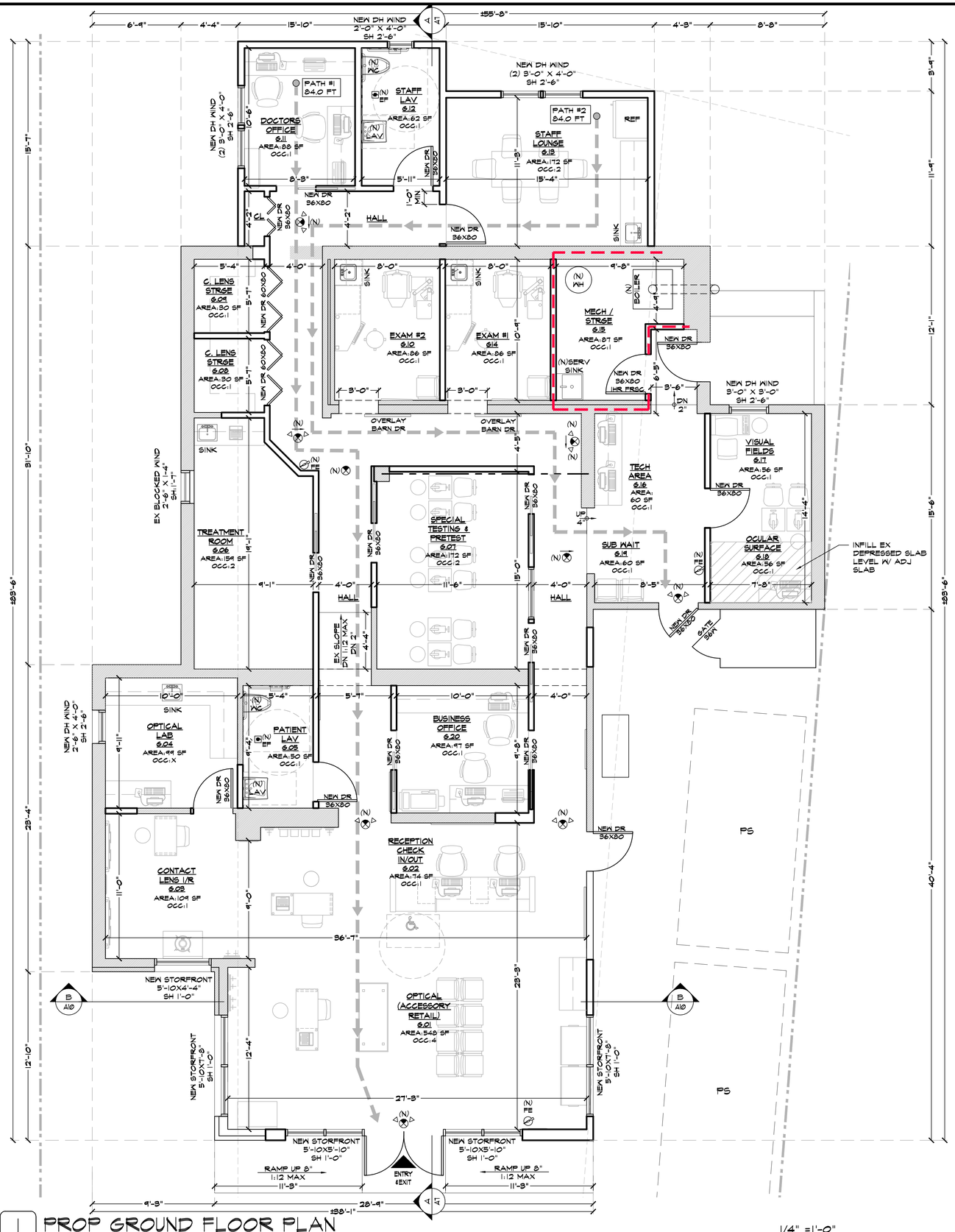
SECTION 803.13 INT. WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (FINISH CLASS)

USE/ NOT SPRINKLERED	INTERIOR EXIT STAIR, RAMP & EXIT PASSAGEWAYS	CORRIDORS & ENCL. FOR EXIT ACCESS STAIRWAYS & RAMPS	ROOMS AND ENCLOSED SPACES
GROUP B - NOT SPRINKLERED	A	B	C

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450.
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450.
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

WALL LEGEND

ITEM	DESCRIPTION
	EX PARTITION TO REMAIN REPAIR AS REQUIRED
	EX DEMISING WALL TO REMAIN REPAIR AS REQUIRED
	NEW PARTITION SEE DET. FOR ADDL INFO



1 PROP GROUND FLOOR PLAN

1/4" =1'-0"

Nicholas L. Faustini Architect PC
T 914.329.1518
nlfarchitect.com
Southern Westchester: 77 Remsen Road, Yonkers, NY 10710
Northern Westchester: 3060 Chen Ct, Yorktown Hts, NY 10598

General Notes

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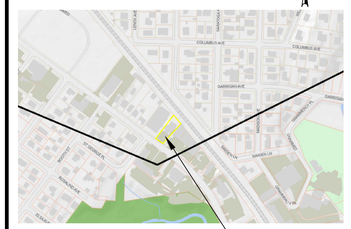
LOCATION MAP



AREA OF WORK

NOTE:
Drawings may be printed at reduced scale

TAX MAP ID #: 106.-10-2.-11 ZONE: RO-3

LIST OF DRAWINGS

T1 EX PLOT PLAN, BLDG CODE INFO, ZONING
T2 SITE DETAILS & IMPER. SURFACE TABULATION
A1 EX PLAN, EX EXTERIOR ELEVATIONS & NOTES
A2 PROP PLAN & BUILDING CODE INFORMATION
A3 PROP FF&E PLAN
A4 PROP EXTERIOR ELEVATIONS

NO.	DATE	ISSUE/REV.
--	07.09.25	DOB FILING
--	07.03.25	PRELIMINARY DOB REVIEW

CLIENT

ERIC RUBINFELD, WETCHESTER EYES
65 TARRYTOWN RD
WHITE PLAINS NY 10607

PROJECT

PROPOSED INTERIOR/EXTERIOR ALTERATIONS DESIGN AND ADDITION DESIGN FOR:

199 MARBLE AVENUE, PLEASANTVILLE NY 10570

DRAWINGS TITLE

PROPOSED PLAN & BUILDING CODE NOTES

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	24.1211

DATE 06.10.25

DRAWING NO. A-2

GENERAL REFLECTED CLG PLAN NOTES

1. SEE DRAWINGS "T1" & "T2" FOR ADDITIONAL NOTES & SPECIFICATIONS.
2. PATCH ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED (V.I.F.) TO ACCOMMODATE DEMOLITION & SCOPE OF ALL NEW WORK.
3. ALL HVAC DIFFUSERS, SPRINKLERS, ETC. TO BE CENTERED IN CEILING TILES U.O.N.
4. SEE ENGINEERING DRAWINGS FOR QUANTITIES OF ALL CEILING DIFFUSERS, DUCTWORK LAYOUTS.
5. HVAC SUBCONTRACTOR TO SUBMIT A LAYOUT SHOP DRAWING INDICATING ALL DIFFUSER LOCATIONS AND DUCTWORK LAYOUTS TO ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF ANY WORK AND AFTER ALL PARTITION TRACK LAYOUT HAS BEEN APPROVED BY ARCHITECT IN FIELD.
6. G.C. WILL BE RESPONSIBLE FOR COORDINATING THE LIGHTING FIXTURES WITH ALL CEILING DUCTWORK, SPRINKLERS, CONDUITS, ETC.
7. FINAL LOCATION OF ALL STROBES & THERMOSTATS TO BE VERIFIED IN FIELD WITH ARCHITECT PRIOR TO START OF INSTALLATION. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION INCLUDING LOCATIONS OF ALL DIMMERS, SWITCH GANGS AND CIRCUITRY. (NOTE: ARCHITECTURAL DRAWINGS INDICATE THE LOCATION OF SWITCHES/DIMMERS ONLY, REFER TO ENGINEERING DRAWINGS FOR ACTUAL QUANTITY AND ADDITIONAL LOCATIONS.
8. EACH SUB-TRADE SHALL BE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DRAWINGS AND NOTING HIS WORK AS APPLICABLE. WORK INDICATED OR INFERRED ON THE DRAWINGS SHALL BE DEEMED UNDERSTOOD AND SHALL BE INCLUDED IN SUBCONTRACTOR'S COSTS. SAME SHALL APPLY TO GENERAL CONTRACTOR.
9. ALL LIGHT SWITCHES/DIMMERS AND EXHAUST FAN SWITCHES TO BE INSTALLED AT 3'-2" AFF.
10. GENERAL CONTRACTOR TO NOTIFY ARCH/ENG OF ANY DISCREPANCIES OR CONFLICTS IN INTENT TO ACCOMPLISHING ALL WORK ON PLAN AND THE COORDINATION OF THIS PLAN WITH ENGINEERING DRAWINGS OR IT WILL BE DEEMED THAT ALL NECESSARY WORK AND COST ARE INCLUDED.
11. REFER TO ENGINEERING DRAWINGS FOR ALL AIR TRANSFER GRILLS AND DUCTS ABOVE FINISHED CEILING.
12. G.C. TO PROVIDE (10%) ATTIC STOCK OF EACH 2'X2' SPECIFIED CEILING TILE FOR FUTURE USE.
13. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL THE APPROPRIATE LAMPS AS REQUIRED BY THE SPECIFIED LIGHT FIXTURES.
14. LIGHT SWITCH AND DIMMER CIRCUITING AS INDICATED ON ARCH/ENG PLANS IS FOR SWITCH LOCATION ONLY. CONTRACTOR IS TO VERIFY ALL LIGHT FIXTURE WATTAGE (MAX.) AND PROVIDE PROPER NUMBER OF SWITCHES AT THAT LOCATION TO SERVICE THE INDICATED LIGHT FIXTURES.
15. MULTIPLE SWITCH AND/OR DIMMER GANGS SHALL HAVE CUSTOM SINGLE PLATE FOR EACH ROW.
16. G.C. TO PROVIDE ALL NECESSARY BLOCKING/BRACING AS REQUIRED FOR THE INSTALLATION OF ALL PENDANT & WALL MOUNTED LIGHT FIXTURES.
17. G.C. TO PROVIDE ALL NECESSARY BLOCKING/BRACING AS REQUIRED FOR THE INSTALLATION OF ALL CEILING HUNG ITEMS SHOWN ON BOTH ARCHITECTURAL & ENGINEERING DRAWINGS.

GENERAL CONSTRUCTION NOTES

1. SEE DRAWINGS "T1" & "T2" FOR ADDITIONAL NOTES & SPECIFICATIONS.
2. PATCH ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED (V.I.F.) TO ACCOMMODATE DEMOLITION & SCOPE OF ALL NEW WORK.
3. G.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN THROUGH THE ENTIRE COURSE OF DEMOLITION AND CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY). CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGE WHICH MIGHT OCCUR.
4. G.C. SHALL REVIEW AND INCLUDE ALL NOTES ON DWGS. IN THIS SET OF CONSTRUCTION DOCUMENTS. THIS INCLUDES BEING FAMILIAR WITH ALL GENERAL NOTES WHICH APPLY DIRECTLY TO ANY AND ALL TRADES. EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTOR'S COSTS.
5. ALL DOORS (NEW OR EXISTING) TO BE UNDERCUT AS REQUIRED TO ACCOMMODATE NEW FINISHED FLOOR MATERIAL AND/OR DOOR SADDLES WHERE CALLED FOR ON DOOR SCHEDULE.
6. G.C. SHALL LAY OUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONSTRUCTION IS SHOWN.
7. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PREPARED AS REQUIRED TO RECEIVE NEW FINISHES PER FINISH PLAN.
8. G.C. SHALL INSURE ACCESSIBILITY TO EXISTING ACCESS PANEL(S) ARE MAINTAINED. G.C./DRYWALL CONTRACTOR TO COORDINATE REQUIRED PARTITION THICKNESS AT ALL PLUMBING LOCATIONS.
9. G.C. SHALL SUBMIT SHOP DRAWINGS AND SAMPLES (FOR ALL FINISHES) FOR APPROVAL PRIOR TO FABRICATION.
10. G.C. TO FIRESTOP ALL SLAB PENETRATIONS AS REQUIRED. ALL LUMBER/ PLYWOOD TO BE FIRE RETARDANT.
11. ALL BUILT-IN/OR ATTACHED WOOD SHALL BE FIRE RESISTANT TREATED IN CONFORMANCE WITH CODE REQUIREMENTS.

TENANT SAFETY NOTES

1. GENERAL:
ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL CODE REQUIREMENTS AND ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION THEREOF.

2. STRUCTURAL:
A. THE CONTRACTOR IS TO PROVIDE ADEQUATE TEMPORARY SHORING WHENEVER ANY EXISTING STRUCTURAL ELEMENT IS BEING REMOVED OR ANY NEW STRUCTURAL ELEMENT IS BEING PUT INTO PLACE.
B. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODE.

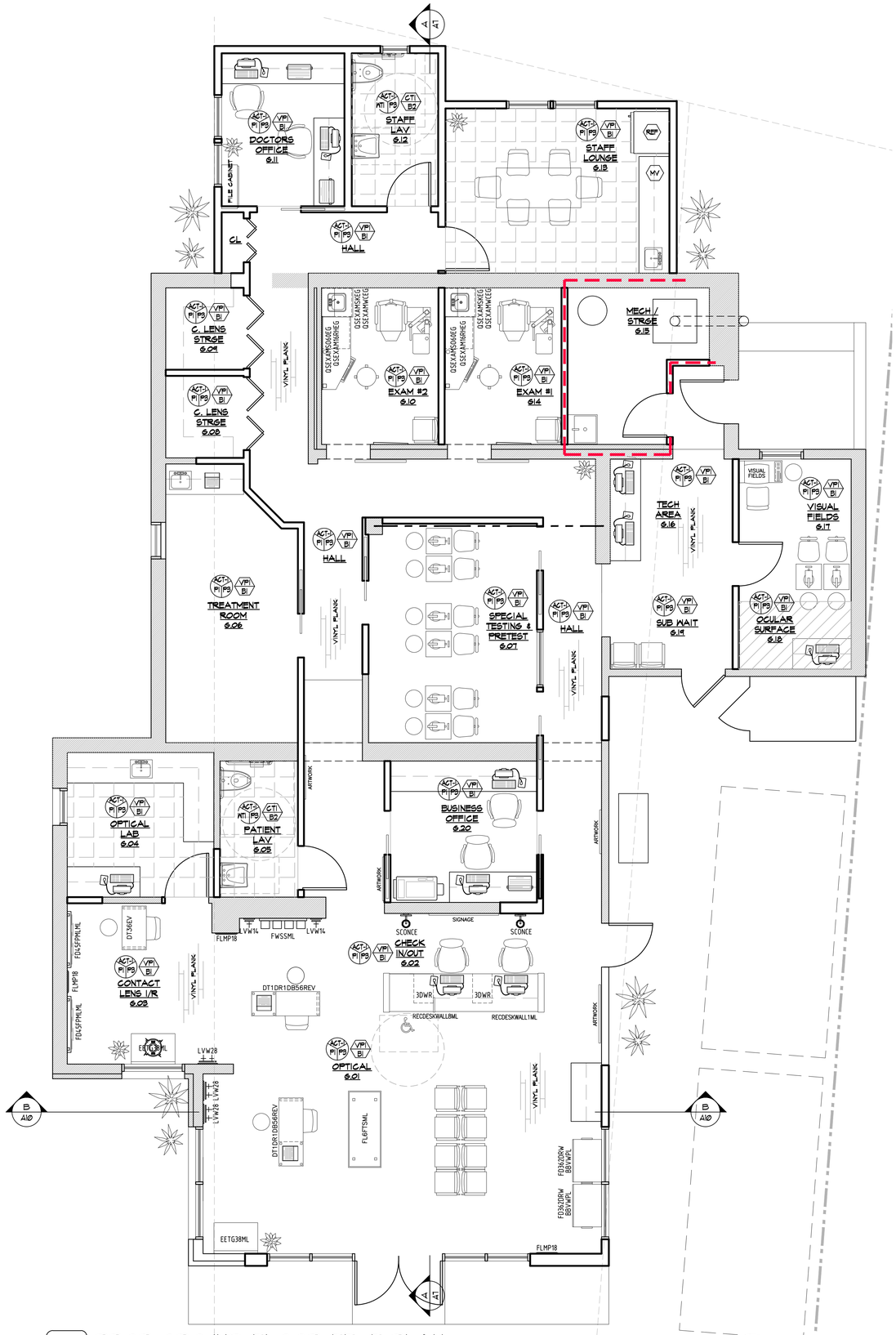
3. MEANS OF EGRESS:
ALL EXISTING MEANS OF EGRESS FROM BUILDING ARE TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, DEBRIS, TOOLS ETC.

4. FIRE SAFETY:
A. ALL BUILDING MATERIAL STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY OTHER AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH SECURED AREAS IS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL CONTRACTOR.
B. ALL MATERIALS ARE TO BE STORED IN AN ORDERLY FASHION.
C. ALL FLAMMABLE MATERIALS ARE TO BE KEPT STORED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM SOURCES OF HEAT OR COMBUSTION.
D. ALL FLAMMABLE MATERIALS ARE TO BE KEPT STORED IN WELL VENTILATED AREAS.
E. ALL ELECTRICAL POWER IS TO BE SHUT OFF IN AREAS WHERE THERE IS AN OPEN CONDUIT.
F. ALL ELECTRICAL POWER IS TO BE SHUT OFF IN CONSTRUCTION AREAS AFTER WORKING HOURS.
G. THE CONTRACTOR SHALL AT ALL TIMES MAKE SURE THAT THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING OR ANY FLAMMABLE GAS THAT IS USED IN CONSTRUCTION.

5. DUST CONTROL:
A. DEBRIS, DUST, AND DIRT IS TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
B. THE CONTRACTOR IS TO ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY DUST PARTITIONS OR HEAVY WEIGHT DROP CLOTHES.

6. NOISE AFTER HOURS:
WORK TO BE DONE DURING REGULAR WORKING HOURS MONDAY THROUGH FRIDAY, 7:00AM TO 5:00PM AND SATURDAYS (IF PERMITTED BY LOCAL BUILDING CODE)

7. OCCUPANCY DURING CONSTRUCTION:
NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION.



1 PROP GROUND FLOOR FF&E PLAN

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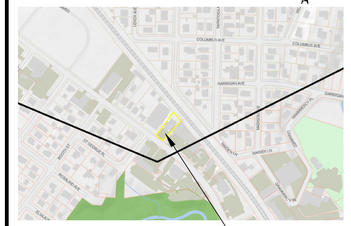
LOCATION MAP



AREA OF WORK

NOTE:
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TAX MAP ID #: 106.-10-2.-11 ZONE: RO-3

LIST OF DRAWINGS

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NO.	DATE	ISSUE/REV.
--	07.09.25	DOB FILING
--	07.03.25	PRELIMINARY DOB REVIEW

CLIENT

ERIC RUBINFELD, WETCHESTER EYES
65 TARRYTOWN RD
WHITE PLAINS NY 10607

PROJECT

PROPOSED INTERIOR/EXTERIOR ALTERATIONS DESIGN AND ADDITION DESIGN FOR:

199 MARBLE AVENUE, PLEASANTVILLE NY 10570

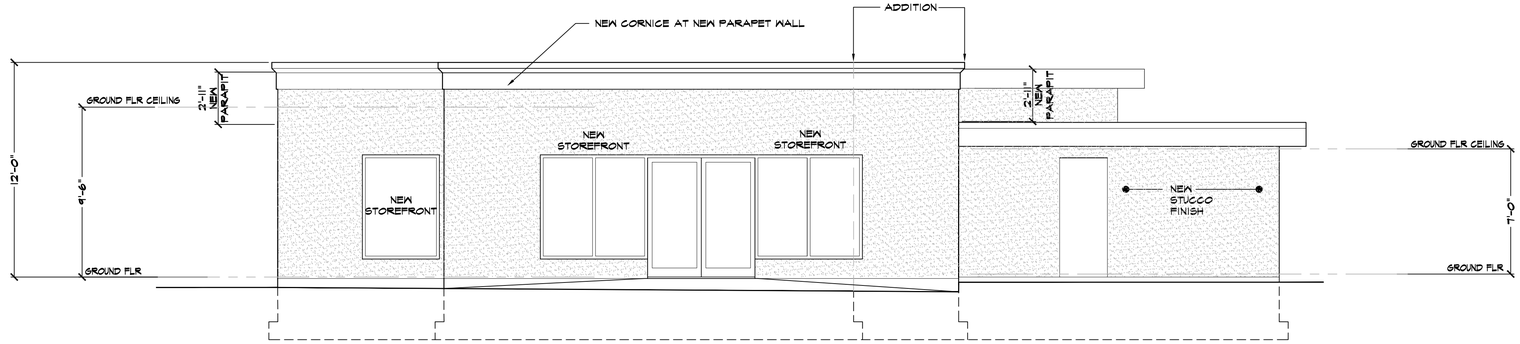
DRAWINGS TITLE

PROPOSED FF&E PLAN

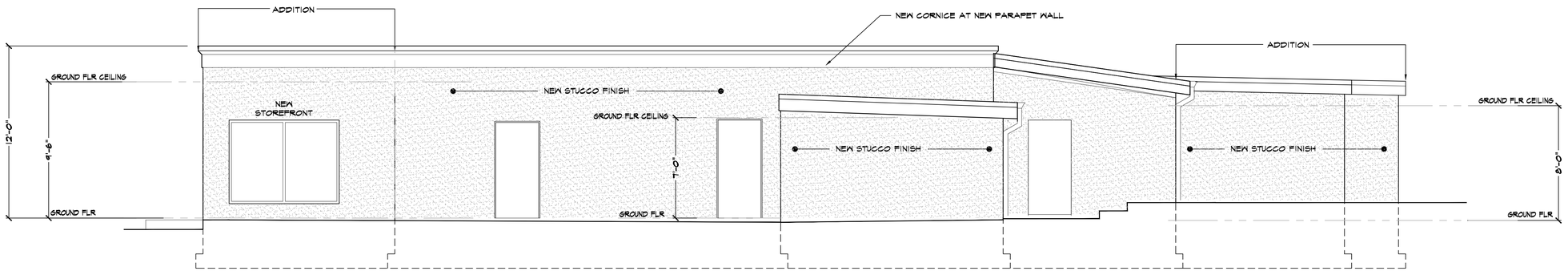
DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	24.1211

DATE
06.10.25

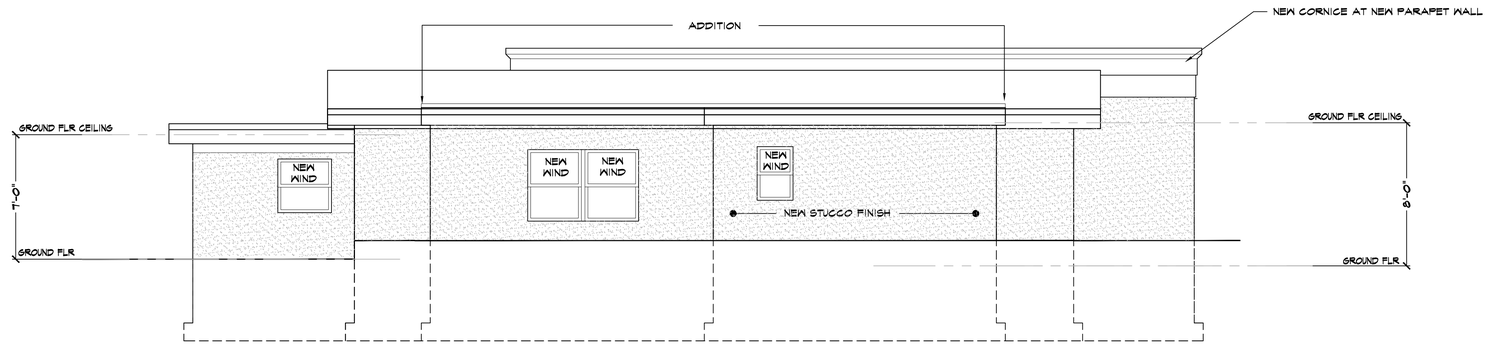
DRAWING NO.
A-3



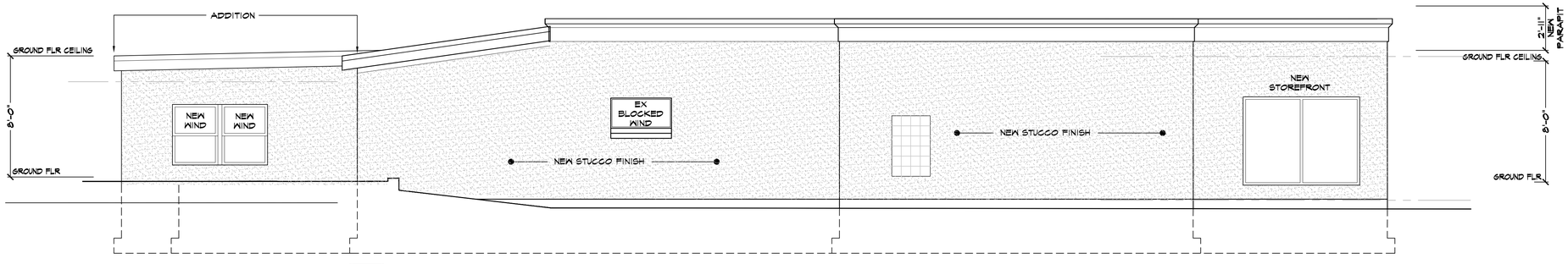
E1 PROP FRONT ELEVATION 1/4" =1'-0"



E1 PROP RIGHT SIDE ELEVATION 1/4" =1'-0"



E1 PROP REAR ELEVATION 1/4" =1'-0"



E1 PROP LEFT SIDE ELEVATION 1/4" =1'-0"

Nicholas L. Faustini Architect PC

T 914.329.1518
nlfarchitect.com

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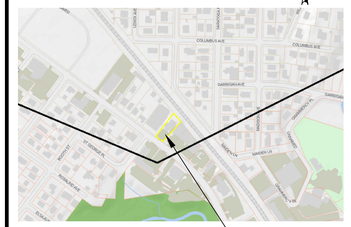
LOCATION MAP



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WHITE PLAINS NY 10607

PROJECT

PROPOSED INTERIOR/EXTERIOR ALTERATIONS DESIGN AND ADDITION DESIGN FOR:

199 MARBLE AVENUE, PLEASANTVILLE NY 10570

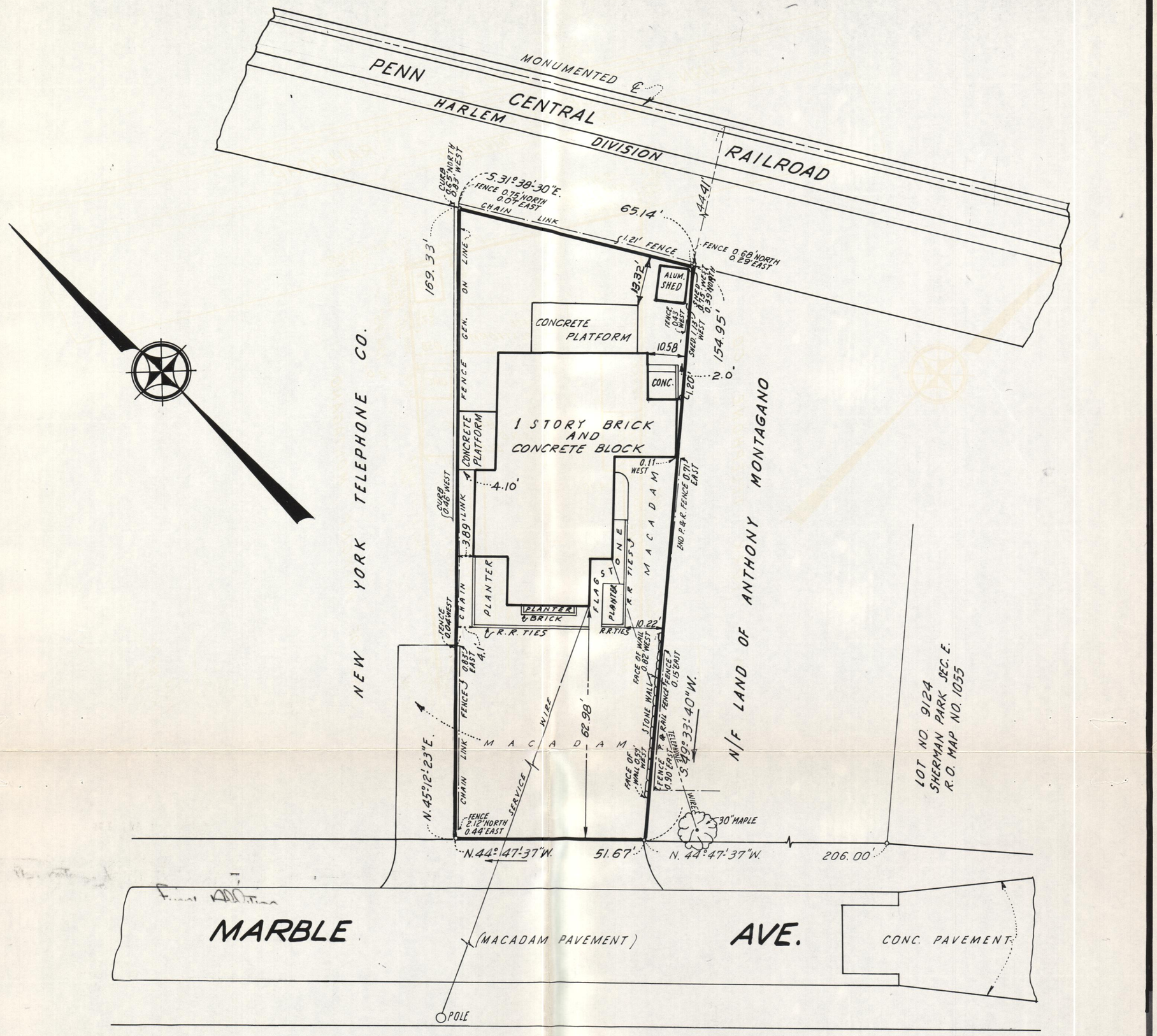
DRAWINGS TITLE

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	24.1211

DATE 06.10.25

DRAWING NO. A-4

REGISTERED ARCHITECT NICHOLAS L. FAUSTINI 033360 STATE OF NEW YORK



Premises hereon being a portion of unnumbered parcel as shown on map entitled, "Section E of Sherman Park, Etc.," filed in West. Co. Clerk's Office, Division of Land Records as Map 1055.

SURVEY OF PROPERTY

PREPARED FOR

ALAN B. SCHREIER

SITUATED IN THE

VILLAGE OF PLEASANTVILLE

TOWN OF MOUNT PLEASANT

WESTCHESTER COUNTY, N.Y.

SCALE: 1" = 20'

NO LINES OF POSSESSION OTHER THAN INDICATED

THIS IS TO CERTIFY THAT THE SURVEY ON WHICH THIS MAP IS BASED WAS COMPLETED MARCH 1990 AND THAT THIS MAP WAS COMPLETED MARCH 13, 1990.

CHAS H. SELLS, INC.

CHAS. H. SELLS, INC.
CIVIL ENGINEERS & SURVEYORS
BEDFORD HILLS, N.Y.

BY: _____
NEW YORK STATE LICENSED SURVEYOR

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

ALL CERTIFICATIONS HEREON ARE VALID FOR THE MAP AND COPIES THEREOF ONLY IF SAID MAPS OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

08719.01

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT
80 WHEELER AVENUE * PLEASANTVILLE, NY 10570
PHONE (914) 769-1926 * FAX (914) 769-5519
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: 199 Marble Ave Pleasantville NY 10570 (106.10-2-10)

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

APPLICANT: Eric Rubinfeld, Westchester Eyes

ADDRESS: 65 Tarrytown Rd White Plains NY 10607

PHONE: (805) 280-17 CELL: _____ EMAIL: ecrubinfeld@gmail.com

OWNER: Deborah Koehler , My Helga Inc

ADDRESS: 26 S Central Ave Hartsdale NY 10530

PHONE: 646-226-1998 CELL: _____ EMAIL: westchesterpuppies@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: Existing Veterinary Office to be Converted to Proposed Medical Office

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: Nicholas Faustini Architect PC

Address: 3060 Chen Court Yorktown Hts NY 10598

Phone: 914-329-1518 Cell: _____ Email: nfaustini@nlfarchitect.com

Engineer: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

Site Planner: Architect

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: _____ Date: 7/09/2025

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Additional Board / Dept. Approvals Required:

[ ] ARB [ ] Zoning [ ] DPW / Engineering [ ] WCDOH [ ] 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: _____

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:
Westchester Eyes

Project Location (describe, and attach a location map):
199 Marble Ave Pleasantville NY 10570

Brief Description of Proposed Action:
Interior Alteration and Addition to Existing Commercial Building as well as Convert Existing Veterinary Office to Medical Office

Name of Applicant or Sponsor:	Telephone: 646-226-1998
Eric Rubinfeld, Westchester Eyes	E-Mail: ecrubinfeld@gmail.com

Address:
65 Tarrytown Rd, Suite 2, White Plains NY 10607

City/PO:	State:	Zip Code:
White Plains	NY	10607

	NO	YES
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.	☑	☐
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: Building Department and Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 0.214 acres
   b. Total acreage to be physically disturbed? 0.011 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.214 acres

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

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
Stormwater Rechargers shall be proposed as required		
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:		
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:		
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:		

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

Applicant/sponsor/name: Nicholas Faustini RA on behalf of Eric Rubinfeld, Westchester Eyes Date: 07.09.25

Signature: _____ Title: Architect

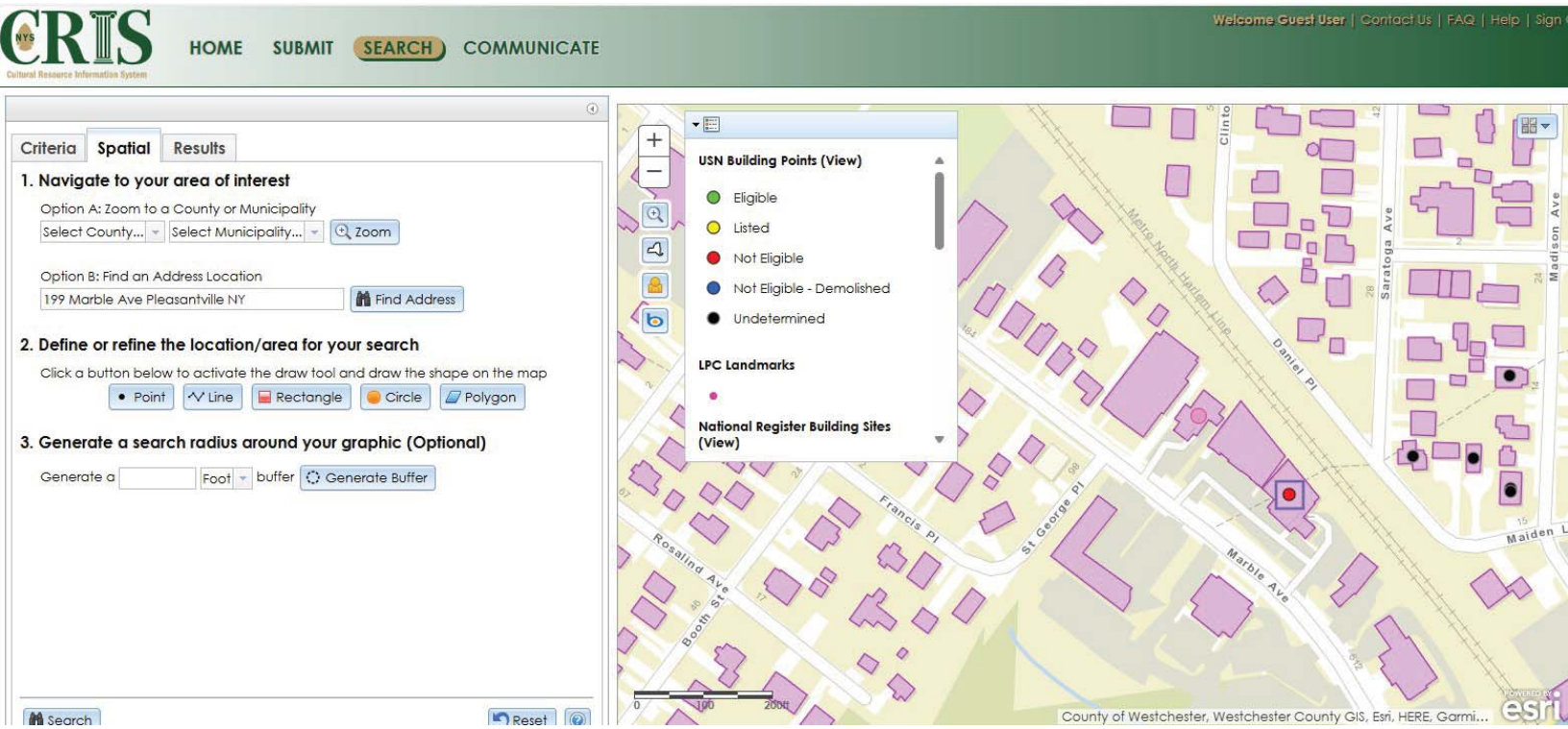
PRINT FORM

EAF Mapper Summary Report

Wednesday, July 9, 2025 6:27 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes


CRIS
NYS
Cultural Resource Information System
HOME
SUBMIT
SEARCH
COMMUNICATE
Welcome Guest User | Contact Us | FAQ | Help | Sign
Criteria
Spatial
Results
1. Navigate to your area of interest
Option A: Zoom to a County or Municipality
Select County...
Select Municipality...
Zoom
Option B: Find an Address Location
199 Marble Ave Pleasantville NY
Find Address
2. Define or refine the location/area for your search
Click a button below to activate the draw tool and draw the shape on the map
Point
Line
Rectangle
Circle
Polygon
3. Generate a search radius around your graphic (Optional)
Generate a
Foot
buffer
Generate Buffer
Search
Reset
USN Building Points (View)
Eligible
Listed
Not Eligible
Not Eligible - Demolished
Undetermined
LPC Landmarks
National Register Building Sites (View)
Metro North Harlem Line
Daniel Pl
Saratoga Ave
Madison Ave
Francis Pl
St George Pl
Rosalind Ave
Booth St
Marble Ave
Maiden L
0
100
200ft
County of Westchester, Westchester County GIS, Esri, HERE, Garmi...
esri

An official website of New York State. Here's how you know

Translate

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Results from Environmental Remediation Databases

No search results found for the following criteria:
Site Name:
Program: All Programs
Site Class: All Classes
County: Westchester
Region: 3
City: Pleasantville
Street: 199 Marble Ave
Control Type: All
Engineering Controls: All
Institutional Controls: All

Refine This Search

An official website of New York State. Here's how you know.

Translate

Results from Spill Incidents Database Search

No search results found for the following criteria:
County: All Counties
City: Pleasantville
Street: 199 Marble Ave
From: 1978/07/06
To: 2025/07/06

Refine This Search

RESOLUTION

PLEASANTVILLE ANIMAL HOSPITAL SITE DEVELOPMENT PLAN

After due discussion and deliberation, on motion by Richard Murphy, seconded by Donald Tripp and carried, the following resolution was adopted:

WHEREAS, application has been made to the Planning Commission of the Village of Pleasantville for approval of a site development plan entitled "Alterations and Additions to Animal Hospital, Marble Avenue, Pleasantville, N. Y.," dated August 19, 1988 and last revised on September 16, 1988, said property being approximately 0.22 acres in area and located on the northeast side of Marble Avenue approximately 130 feet north of the municipal boundary of the Town of Mount Pleasant in the M-1 Zoning District and designated on the tax map of the Village of Pleasantville as Section 2, Sheet 20, Block 56, Lot 6F; and

WHEREAS, said application involves the proposed construction of a 715 square foot addition to the existing 1,875 square foot animal hospital and the reorganization and restriping of the existing parking lot to provide a total of nine (9) off-street parking spaces and one (1) potential overflow space; and

WHEREAS, on September 8, 1988 in Case No. 1988-32, the Zoning Board of Appeals granted variances from Sections 30.46(E)[3], 30.61(B)[6] and 30.62(B)[5] of the Zoning Law of the Village of Pleasantville, permitting the proposed off-street parking to be located closer than ten (10) feet to the property line of the subject lot, permitting the animal hospital to not have a designated loading space and permitting the proposed off-street parking to be located within the required front yard; and

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

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

WHEREAS, in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 as well as Chapter 32 of the Municipal Code, the Planning Commission has determined that the proposed action is an Unlisted Action that will not have a significant impact upon the environment; and

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

NOW, THEREFORE, BE IT RESOLVED, that the application for site development plan approval entitled "Alterations and Additions to Animal Hospital, Marble Avenue, Pleasantville, N. Y.," dated August 19, 1988 and last revised on September 16, 1988, be and it is hereby approved, subject to the following conditions and modifications:

1. The submission of a final site plan corrected to show the following information:

   a. A note indicating that no rubbish or garbage or other waste materials shall be stored outside of the designated trash enclosure.

   b. A note indicating that all landscaping shown on the site plan shall be maintained in a vigorous growing condition throughout the use of this site and that any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

2. Submission of final details, to the satisfaction of the Village Planning Consultants, on landscaping and site lighting.

3. Submission of final details, to the satisfaction of the Village Department of Public Works and Village Building Inspector, on site lighting specifications; grading and storm drainage; utility connections; and sidewalk, curbing and pavement specifications.

4. Compliance with all applicable local laws and ordinances of the Village of Pleasantville and any conditions attached to the permits issued thereunder.

5. Payment of all applicable application and engineering fees required by the Village.

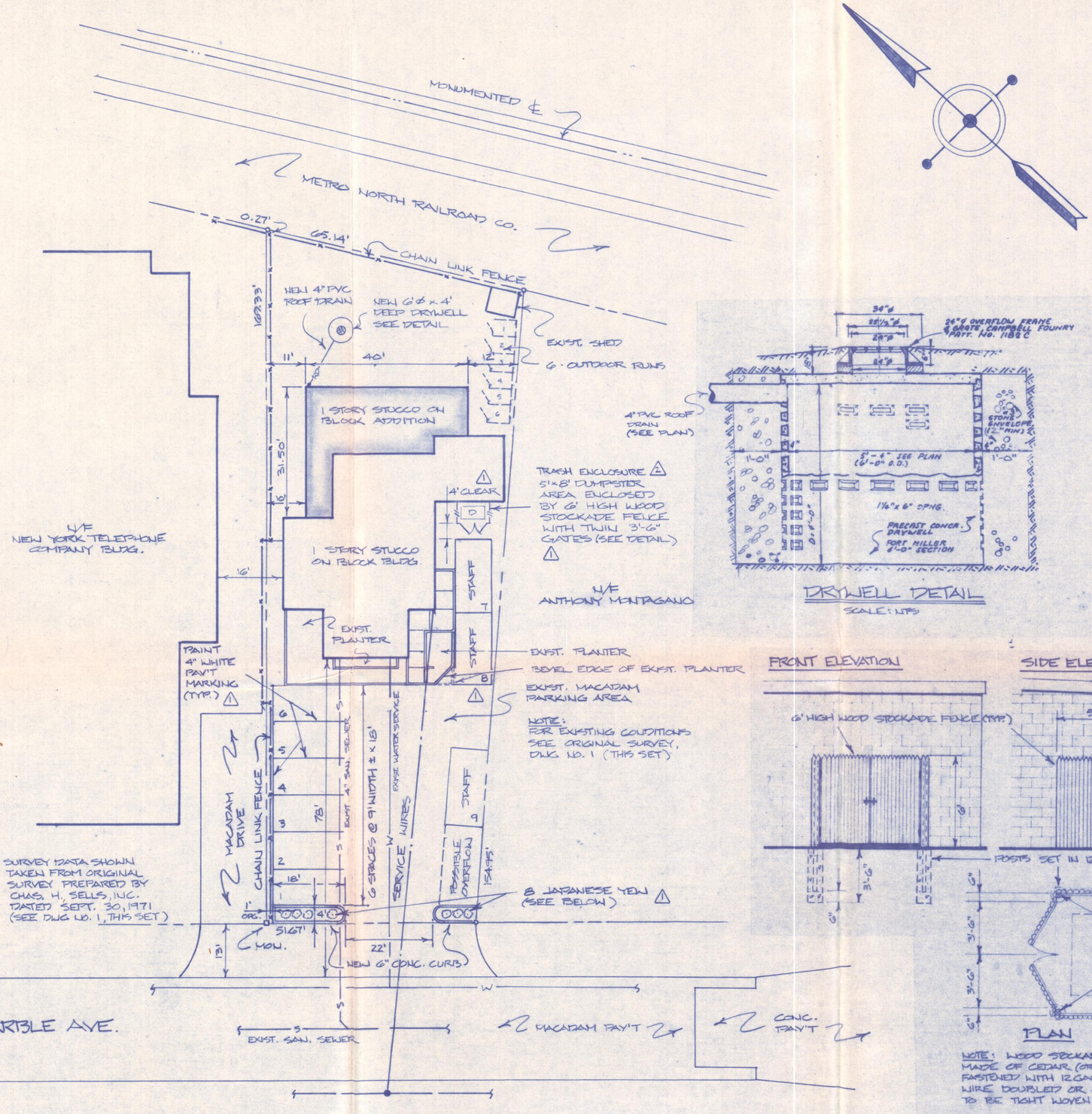
VOTE: Ayes - Messrs. Gordon, Lenihan, McCormick, Murphy, Schwartz, Tripp and Ms. Grant
Noes - None

DATE: October 5, 1988

CERTIFICATION:
I, Kathryn M. Gale, Deputy Village Clerk for the Village of Pleasantville, do hereby certify that the above decision was adopted by the members of the Planning Commission at a meeting held October 5, 1988.

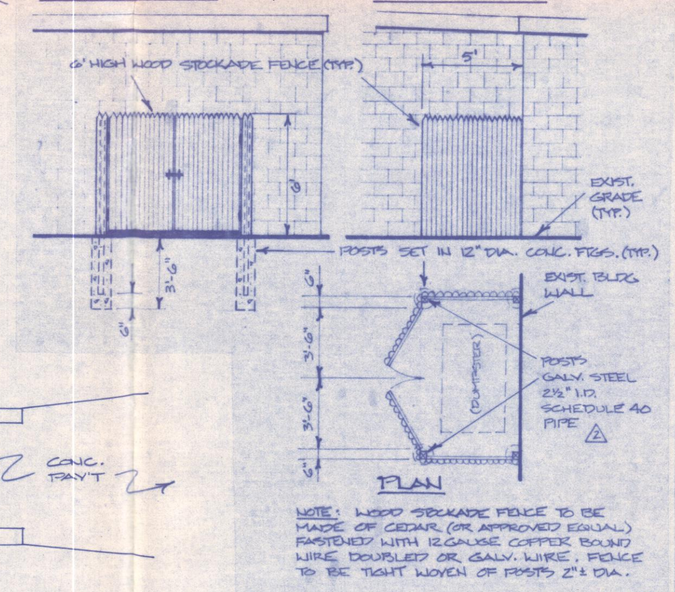
Kathryn M Gale
Kathryn M. Gale, Deputy Village Clerk
Village of Pleasantville

Date: October 17, 1988



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

DRYWELL DETAIL
SCALE: NTS



NOTE: WOOD STOCKADE FENCE TO BE MADE OF CEDAR (OR APPROVED EQUAL) FASTENED WITH 12 GAUGE COPPER BOUND WIRE, DOUBLED OR GALV. WIRE. FENCE TO BE TIGHT WOVEN OF POSTS 2" ± DIA.

DUMPSTER ENCLOSURE DETAIL ⚠1
SCALE: NTS

NOTE: ⚠2 NO RUBBISH OR GARBAGE OR OTHER WASTE MATERIALS SHALL BE STORED OUTSIDE OF THE DESIGNATED TRASH ENCLOSURE.

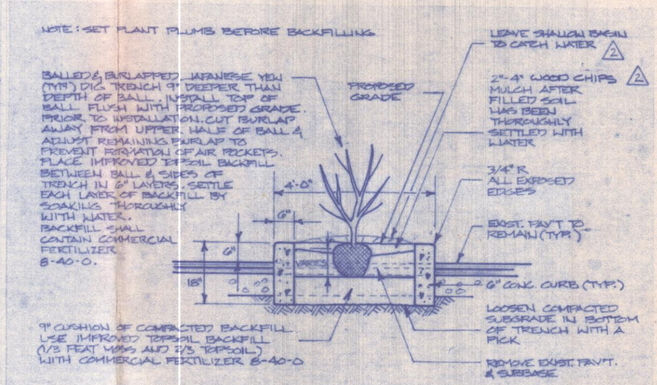
DEVELOPMENT SCHEDULE

DESCRIPTION	EXISTING	PROPOSED ADDITION	TOTAL PROPOSED	REQUIRED PER ZONING (1)
MIN. LOT AREA	0.215 Ac.	0	0.215 Ac.	NONE
MIN. LOT WIDTH	51.67'	0	51.67'	NONE
MIN. LOT DEPTH	154.95'	0	154.95'	NONE
MIN. FRONT YARD	65'	65'	65'	20'
MIN. SIDE OR REAR YARD	0.11'	10'	0.11'	10'
MAX. HEIGHT (STORIES/FT)	1/14.5'	1/11'	1/14.5'	4/48'
MAX. FLOOR AREA RATIO (FAR.) (2)	0.20	0.08	0.28 (2)	1.3
MAX. BLDG. COVERAGE	20%	8%	28%	65%
OFF-STREET PARKING (SPACES)	7	2	9	9 (3)
OFF-STREET LOADING (SPACES)	0	0	0	1

(1) PER M-1 ZONING, LIGHT MANUFACTURING DISTRICT, SCHEDULE XI - BULK AND PARKING REQUIREMENTS LAST AMENDMENT LOCAL LAW NO. 9 OF 1988.
(2) CALCULATIONS BASED ON 715 SQ. FT. ADDITION, 1875 SQ. FT. EXIST. BLDG, 2590 SQ. FT. TOTAL PROPOSED BLDG, 9365 SQ. FT. (0.215 Ac) TOTAL LOT AREA.
(3) PARKING REQUIREMENTS WERE CALCULATED AS FOLLOWS:
DOCTOR OR DENTIST - 3 SPACES FOR EACH OFFICE
2 OFFICES x 3 SPACES/OFFICE = 6 SPACES REQ.
OTHER OFFICES - 1 SPACE PER 300 SQ. FT. OF GROSS BLDG. AREA
2590 SQ. FT. BLDG AREA ÷ 300 SQ. FT./SPACE = 8.63 SPACES REQ.
SAY 9 SPACES REQ.
USE MORE RESTRICTIVE 9 SPACE REQUIREMENT.

GENERAL NOTES

1. THE SURVEY DATA AND THE INFORMATION THEREBY OBTAINED, AS SHOWN ON THE DRAWINGS, ARE NOT GUARANTEED TO BE ACCURATE OR CORRECT BY THE OWNER, ARCHITECT, ENGINEER OR ANY OF THEIR AGENTS OR CONTRACTORS.
2. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE DRAWINGS.
3. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES WHILE THE WORK IS PROGRESSING.
4. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION.
5. THE CONTRACTOR SHALL ARRANGE FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS, DEMOLISHED PAVEMENTS, AND MISCELLANEOUS UNSUITABLE MATERIAL RESULTING FROM THE OPERATIONS OF THIS CONTRACT, AT OFF-SITE LOCATIONS, OR AS OTHERWISE DIRECTED BY THE OWNER.
6. ALL SITE WORK IS TO BE ACCOMPLISHED IN ACCORD WITH THE APPLICABLE PROVISIONS OF THE "STANDARD SPECIFICATIONS" - CONSTRUCTION AND MATERIALS OF THE NEW YORK STATE DEPT. OF TRANSPORTATION - OFFICE OF ENGINEERING DATED JANUARY 2, 1985 TOGETHER WITH ALL ADDENDA, IN EFFECT ON THE DATE OF CONTRACT AWARD. MEASUREMENT AND PAYMENT CLAUSES DO NOT APPLY.



CURB/PLANTING DETAIL ⚠2
SCALE: NTS

LANDSCAPE SCHEDULE ⚠2

NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
8	JAPANESE YEW	TAXUS MEDIA HATFIELDI	2'-0 TO 3' HEIGHT	3' O.C.	DENSE AND FULL, B&B

NOTE: ⚠2 ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE USE OF THIS SITE AND THAT ANY PLANTS SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.

APPROVED BY THE PLANNING COMMISSION

CHAIRPERSON _____ DATE 10/5/88

JOB	ALTERATION & ADDITION TO ANIMAL HOSPITAL MARBLE AVE. - PLEASANTVILLE, N.Y.	
8807		
DWG. C1	RONALD A. FREEMAN ASSOCIATES, P.C. CONSULTING ENGINEERS MT. KISCO, N.Y. 10549	
	SCALE: AS NOTED	DATE: AUG. 19, 1988
	APP'D: RAF	

PROFESSIONAL ENGINEER RONALD A. FREEMAN 35271 STATE OF NEW YORK

Ronald A. Freeman

⚠1 REVISED 9/16/88 (DUMPSTER, PLANTING & PARKING) BY MSG ; ⚠2 REVISED 10/13/88 (LANDSCAPE, RUBBISH) BY MSG

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER, IS ILLEGAL.

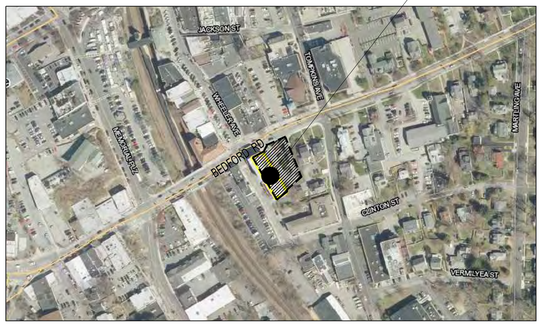
444 Bedford Road

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

ATTACHMENTS:

Description	Type	Upload Date
Final set of drawings - S dwgs - 7.11.2025 - part 1	Backup Material	7/21/2025
Final set of drawings - S dwgs - 7.11.2025 - part 2	Backup Material	7/21/2025
Final set of drawings - A dwgs - 7.11.2025 - part 1	Backup Material	7/21/2025
Final set of drawings - A dwgs - 7.11.2025 - part 2	Backup Material	7/21/2025
SEQRA draft	Backup Material	7/22/2025
Subdivision Site Plan Resolution draft	Backup Material	7/22/2025

AERIAL MAP



AERIAL VIEW N.T.S.

PROPOSED FRONT ELEVATION

VIEW @ BEDFORD RD. N.T.S.

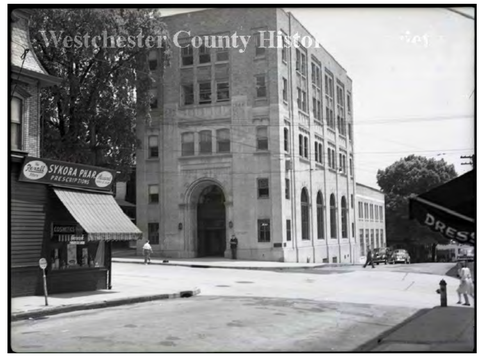
VIEW @ WHEELER AVE. N.T.S.

THE LANDMARK AT 444 TEAM

OWNER:	444 ASSOCIATES, L.L.C. 100 EXECUTIVE BLVD. SUITE 201 OSSINING, NY 10562
ARCHITECT/ENGINEER:	ARQ ARCHITECTURE P.C. JORGE B. HERNANDEZ R.A. A.I.A. CHRIS UTSCHING P.E. 100 EXECUTIVE BLVD. SUITE 204-205 OSSINING, NY 10562
TRAFFIC CONSULTANT:	STARKE W. HIPP, PE LABELLA ASSOCIATES
LAND USE CONSULTANT:	LAW OFFICE OF JEFFREY W. GASBARRO 200 EXECUTIVE BLVD. OSSINING, NY 10562

DRAWING LIST

T-100	TITLESHEET
S-100	EXIST. SITE PLAN, AND IMAGES
S-101	PROPOSED SITE PLANS, DEVELOPMENT PLANS, ZONING DATA AND IMAGES
S-101(A)	PROPOSED SITE PLAN 3D VIEW
S-102	EXIST. & PROPOSED SCHEMATIC PLAN AND DRONE PHOTOS
S-103	RAMSAY LAND SURVEY
S-104	CROSS SECTIONS ALONG BEDFORD ROAD
S-105	PROPOSED INTERSECTION SIGHT DISTANCES PLANS
S-106	PROPOSED INTERSECTION SIGHT DISTANCE PLAN W/ AERIAL VIEW
S-107	PROPOSED INTERSECTION SIGHT DISTANCE, STOPPING SIGHT DISTANCE PLANS & PROFILES
S-108	PROPOSED VEHICLE MANEUVERABILITY PLANS AND EXIST. & PROPOSED CIVIL SPACE PLANS WITH IMAGES
S-109	KEY MAPS, TABLE AND PROPOSED DEVELOPMENT ELEVATIONS
S-110	EXIST. & PROPOSED PERVIOUS AREA AND LANDSCAPING PLANS
S-111	GREEN ROOF DETAILS & SPEC. SHEETS
S-112	PHASE PLANS AND CONSTRUCTION SEQUENCE
S-113	KEY PLAN & 3D VIEWS TO EQUIPMENT SCREENING
S-114	KEY PLAN & VIEWS TO EQUIPMENT SCREENING
A-100	EXIST. & PROPOSED FLOOR PLANS
A-101	EXIST. & PROPOSED FLOOR PLANS
A-102	TYP. DUPLEX LAYOUT & SCHEMATIC INTERIOR 3D'S
A-200	EXIST & PROPOSED RENDERED ELEVATIONS
A-201	EXIST & PROPOSED ELEVATIONS
A-202	EXIST. & PROPOSED ELEVATIONS
A-203	PROPOSED FENESTRATION AND SCHEMATIC DETAILS
A-300	SCHEMATIC SECTIONS
A-400	NEIGHBORHOOD ANALYSIS OF TRANSITIONAL MATERIALS
A-401	NEIGHBORHOOD ANALYSIS
A-402	DRONE PICTURES
A-403	EXISTING & PROPOSED 3D VIEWS
A-404	PROPOSED MATERIALS



EXIST. BUILDING IN 1920 N.T.S.

EXIST. BUILDING IN 2022 N.T.S.

PROPOSED VIEW N.T.S.

EXIST. BUILDING IN 2022 N.T.S.

PROPOSED NORTH WEST VIEW N.T.S.

ARQ ARCHITECTURE, P.C.
ARCHITECTURE - PLANNING & ENGINEERING

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

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

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
TITLE SHEET

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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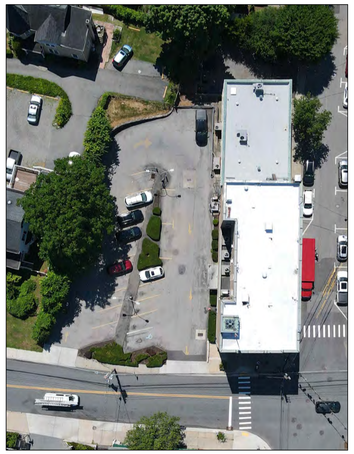
SEAL & SIGNATURE

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

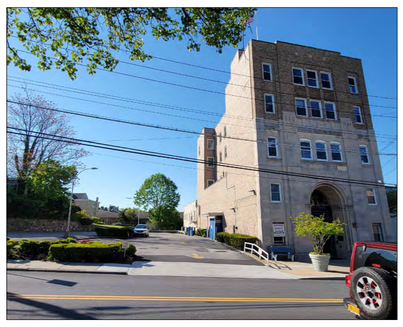
DATE: 3/12/2021
PROJECT NO: 21-037
DRAWING BY: ARQ
CHECKED BY: JBH

DWG. NO.: T-100

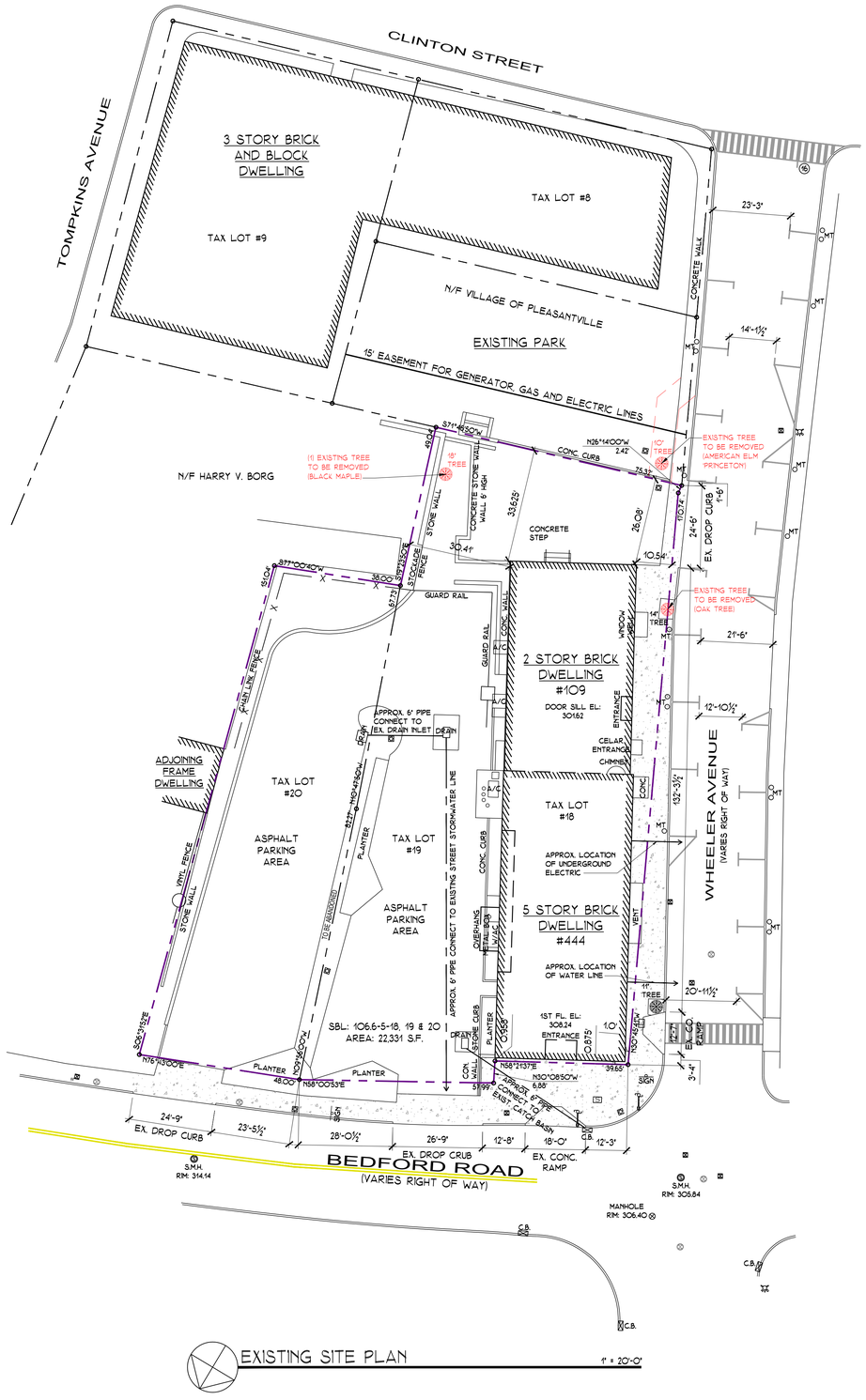


EXIST. & BUILDING & PARKING LOT N.T.S.

EXIST. BUILDING IN 2022 N.T.S.



EXIST. BUILDING IN 2022 N.T.S.



EXISTING SITE PLAN 1" = 20'-0"

ARQ ARCHITECTURE, P.C.
ARCHITECTURE - PLANNING & ENGINEERING

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

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

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
EXIST. SITE PLAN, AND IMAGES

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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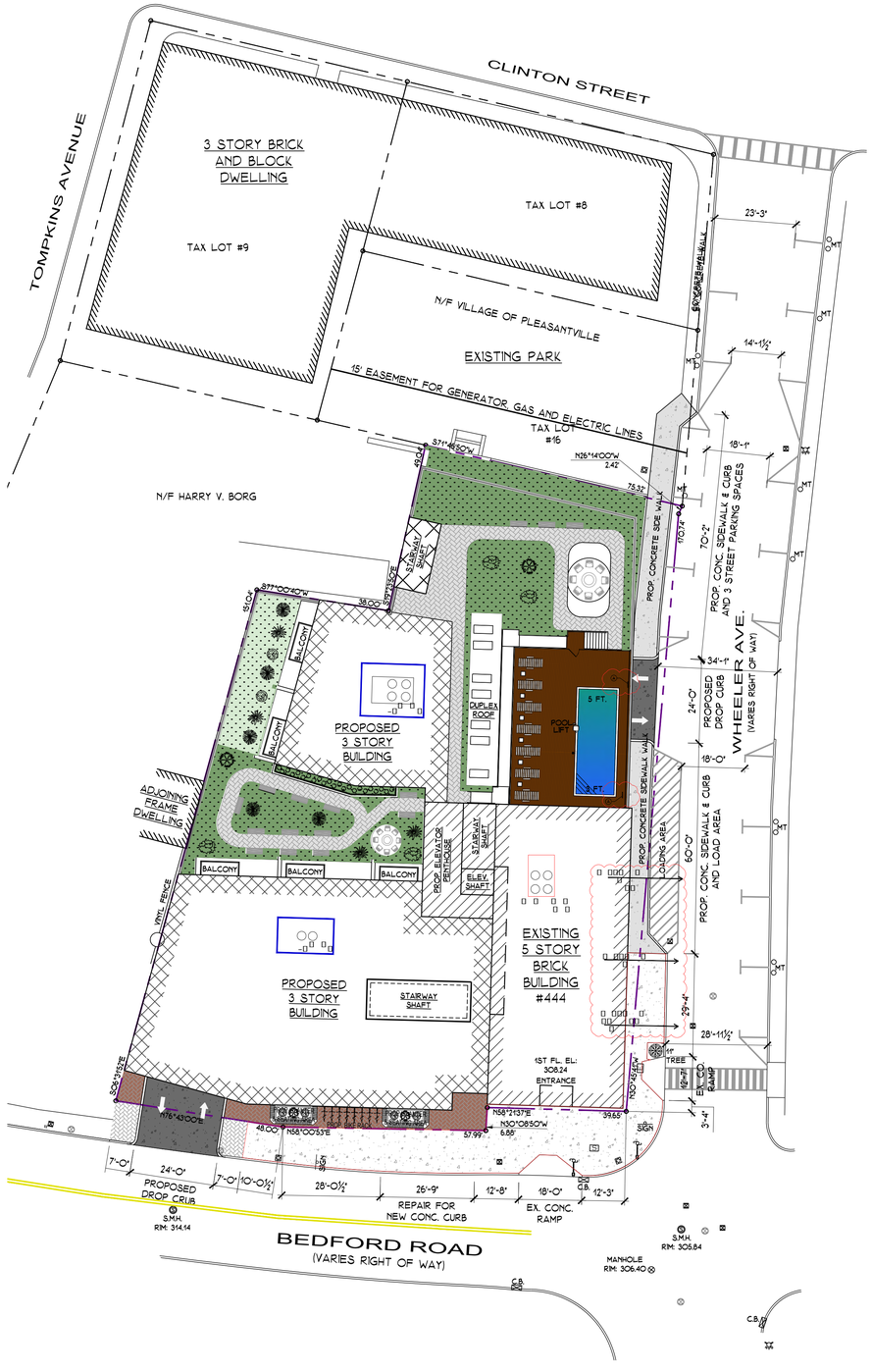
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
NO. 030424-1
STATE OF NEW YORK
EXP: 3-31-2026

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

PROPOSED DEVELOPMENT PLAN N.T.S.



PROPOSED SITE PLAN 1" = 20'-0"

ZONING DATA - VILLAGE OF PLEASANTVILLE

NAME OF OWNER: 444 ASSOCIATES CO. LLC.

NAME OF ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A. (ARQ. ARCHITECTURE PC)

TAX MAP DESIGNATION: SECT: 106.6 BLOCK: 5 LOT: 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.	NO
MIN. LOT WIDTH	FT.	N.R.	-	N.C.	-
MIN. LOT DEPTH	FT.	N.R.	-	N.C.	-
MIN. FRONT YARD SBK (BEDFORD ROAD)	FT.	N.R.	0	N.C.	-
MIN. FRONT YARD SBK (WHEELER AVENUE)	FT.	N.R.	0	N.C.	-
MIN. EACH SIDE YARD SBK	FT.	NONE OR 6' ×	26.0'	6.0'	NO
MIN. BOTH SIDE YARD SBK	FT.	-	26.0'	6.0'	-
MIN. REAR YARD SBK	FT.	N.R.	-	0	-
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.	

SAFE DIG

Before You Dig, Drill or Blast!

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

WARNING

NO LIFEGUARD ON DUTY

PERSONS UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY AN ADULT

NO SWIMMING ALONE

POOL HOURS:
_____ A.M. TO _____ P.M

(A)

POOL SIGN N.T.S.

NOTE:
POOL HOURS OF OPERATION ARE FROM 9:00 AM TO 9:00 PM.
THE POOL AREA WILL REMAIN LOCKED AND SECURED WHEN NOT IN OPERATION.

CONSTRUCTION NOTES:

1. IMPROVEMENTS WITHIN THE VILLAGE RIGHT-OF-WAY (ROW) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DPW STANDARD CONSTRUCTION DETAILS (SD):
2. 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.
3. WHEELER AVENUE SHALL BE MILLED AND RESURFACED (2 INCH DEPTH) WITH NYSDOT 6 F3 HOT MIX ASPHALT (HMA) TOP COURSE BETWEEN THE WHEELER AVENUE AND CLINTON STREET EXISTING CROSSWALKS.
4. EXISTING WATER SERVICE LINE SHALL BE DISCONNECTED IN ACCORDANCE WITH DPW REQUIREMENTS. PROPOSED DOMESTIC AND WATER SERVICES SHALL BE SEPARATE LINES AND CONNECTED TO THE WHEELER AVENUE 8 INCH CIP WATER MAIN WITH A PROPOSED 5 GATE VALVE CONFIGURATION AND DUCTILE IRON SOLID SLEEVE FITTINGS IN ACCORDANCE WITH DPW REQUIREMENTS (SD-2C).
5. 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).
6. 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).
7. 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.
8. 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)
9. 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. = 80.4 TOTAL REQUIRED = 80 PARKING SPACES TOTAL PROVIDED = 16 PARKING SPACES	NO
PROPOSED PARKING TABULATION 20 (1 BEDROOM APARTMENT) X 1 PARKING SPACE = 20 PARKING SPACES 16 (2 BEDROOMS APARTMENT) X 1.5 PARKING SPACE = 24 PARKING SPACES RETAIL SPACE = 2,146 S.F. / 300 S.F. = 7 PARKING SPACE 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'X18' = 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 30% (§185-38(F)(3) = OK MINIMUM ACCESSIBLE PARKING SPACES (TABLE #208.2 2010 ADA STANDARDS)	

ARQ ARCHITECTURE, P.C.
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FAX: (866) 567-6240
JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601
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REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	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

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

DATE: 3/12/2021
PROJECT NO: 21-037
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: S-101

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

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

REVISIONS	DATE	BY
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RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
PROPOSED SITE PLAN
3D VIEW

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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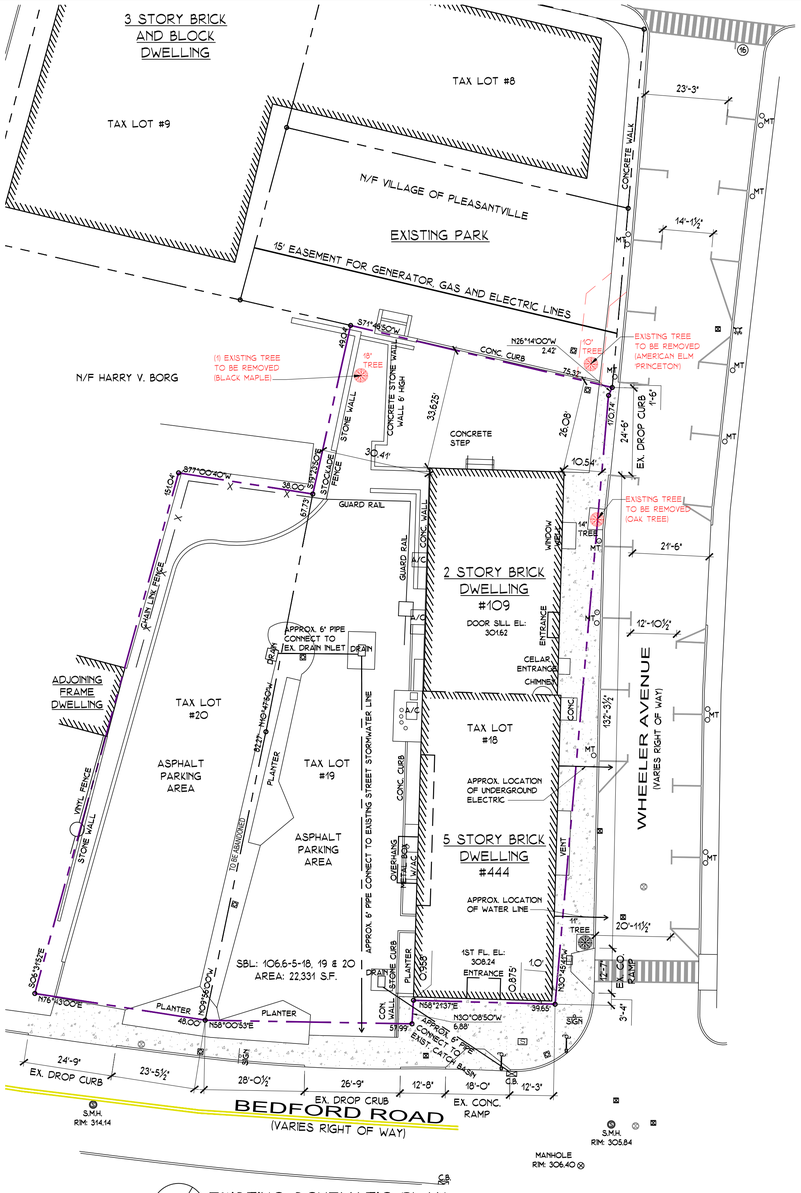
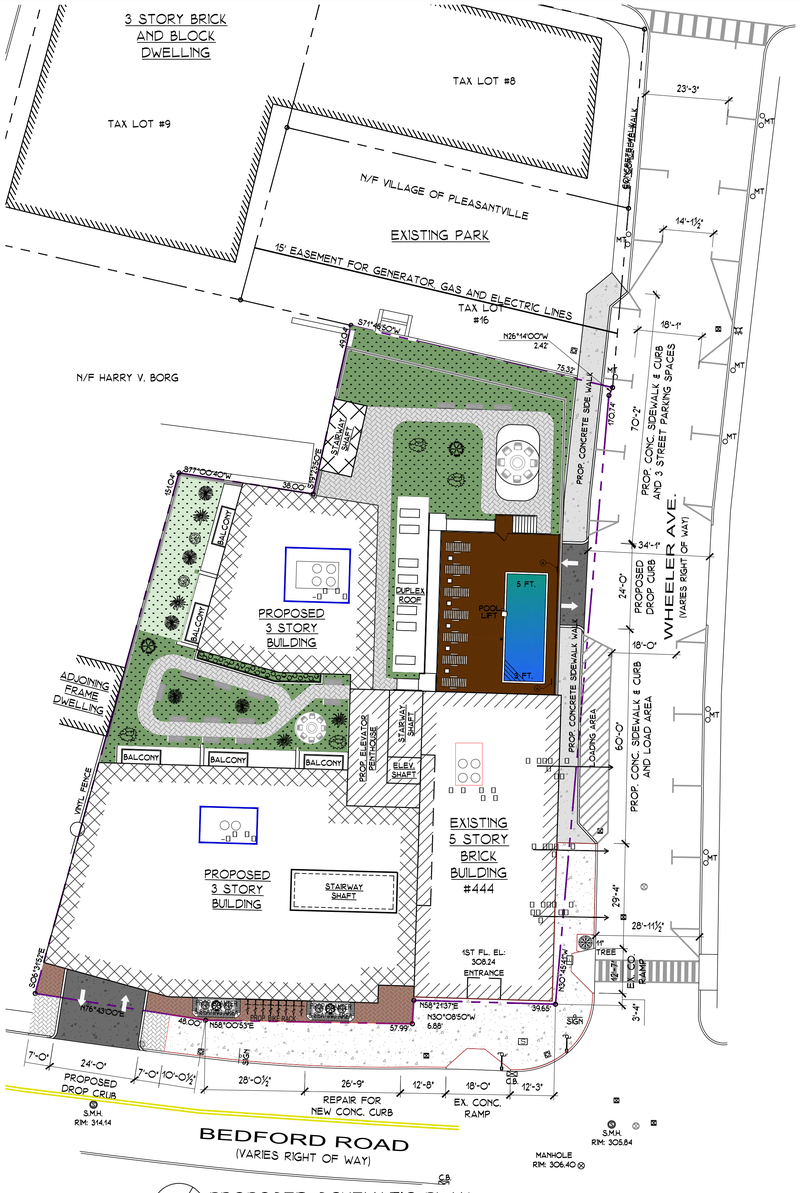
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK
EXP: 3-31-2026

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



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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REVISIONS	DATE	BY
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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED SCHEMATIC PLAN AND DRONE PHOTOS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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030424-1
STATE OF NEW YORK
EXP: 3-31-2026

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

DWG. NO: S-102

RAMSAY LAND SURVEYING, P.C.

PROFESSIONAL LAND SURVEYORS – PLANNERS

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

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

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

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

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

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

TITLE No.XXXXXXX

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

SCALE 1" = 20'	SEC. No. 106.6 BLOCK No. 5
DESIGNATED AS SECTION 3, BLOCK 22, LOTS 4, 5, 5A, 6 AND 6A ON THE TAX ASSESSMENT MAP OF THE TOWN OF MOUNT PLEASANT, WESTCHESTER COUNTY , NEW YORK, AND ALSO KNOWN AS 444 BEDFORD ROAD AND 109 WHEELER AVENUE, PLEASANTVILLE, NEW YORK.	
CERTIFIED TO 444 ASSOCIATES LLC WESTCHESTER COUNTY BUILDING DEPARTMENT.	DATE OF SURVEY : JANUARY 14, 2025 MAP DRAFTED : JANUARY 21, 2025

RAMSAY LAND SURVEYING,P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS
3024 RADCLIFF AVENUE
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nvreclandsury@yahoo.com

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

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

ARQ ARCHITECTURE, P.C.
ARCHITECTURE - PLANNING & ENGINEERING

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FAX: (866) 567-6240

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

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
RAMSAY LAND SURVEY

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE

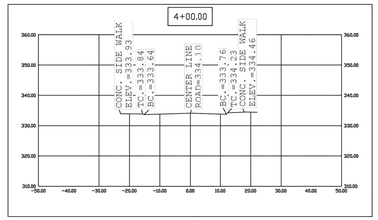
REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK
EXP: 3-31-2026

DATE:	DWG. NO.:
3/12/2021	S-103
PROJECT NO: 21-037	
DRAWING BY: ARQ	
CHECKED BY: JBH	

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

TITLE No.XXXXXXX

CROSS- SECTIONS ALONG BEDFORD ROAD .



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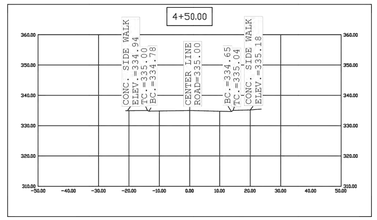

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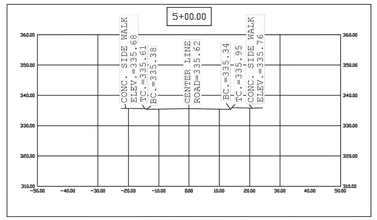

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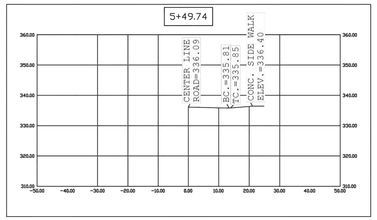

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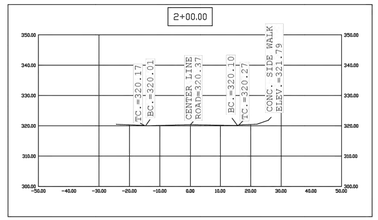

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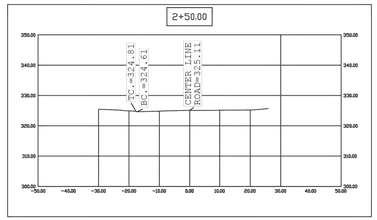

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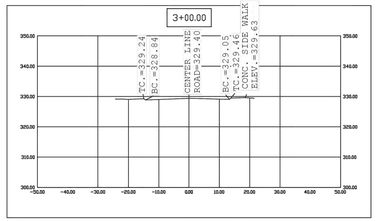

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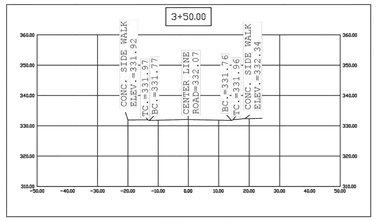

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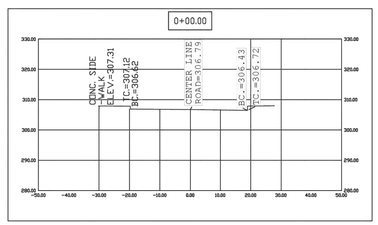
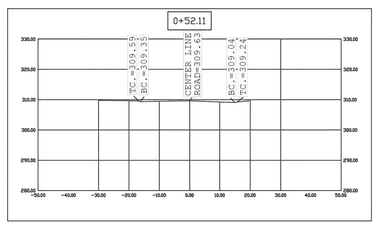


SECTION 1



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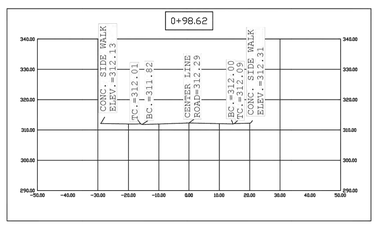

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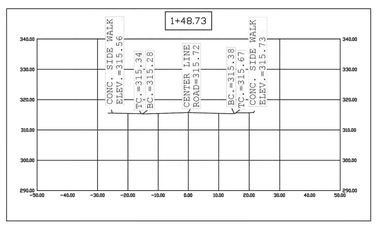

SECTION 4

SCALE 1" = 20'

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

SEC. No. 106.6
BLOCK No. 5

CERTIFIED TO :- 444 ASSOCIATES LLC
WESTCHESTER COUNTY
BUILDING DEPARTMENT.

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

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

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

STATE OF NEW YORK · NEVILLE V. RAMSAY · 050294 · LICENSED LAND SURVEYOR

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

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LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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RESUBMITTAL	8/30/2024	ARQ
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
CROSS SECTIONS ALONG BEDFORD ROAD

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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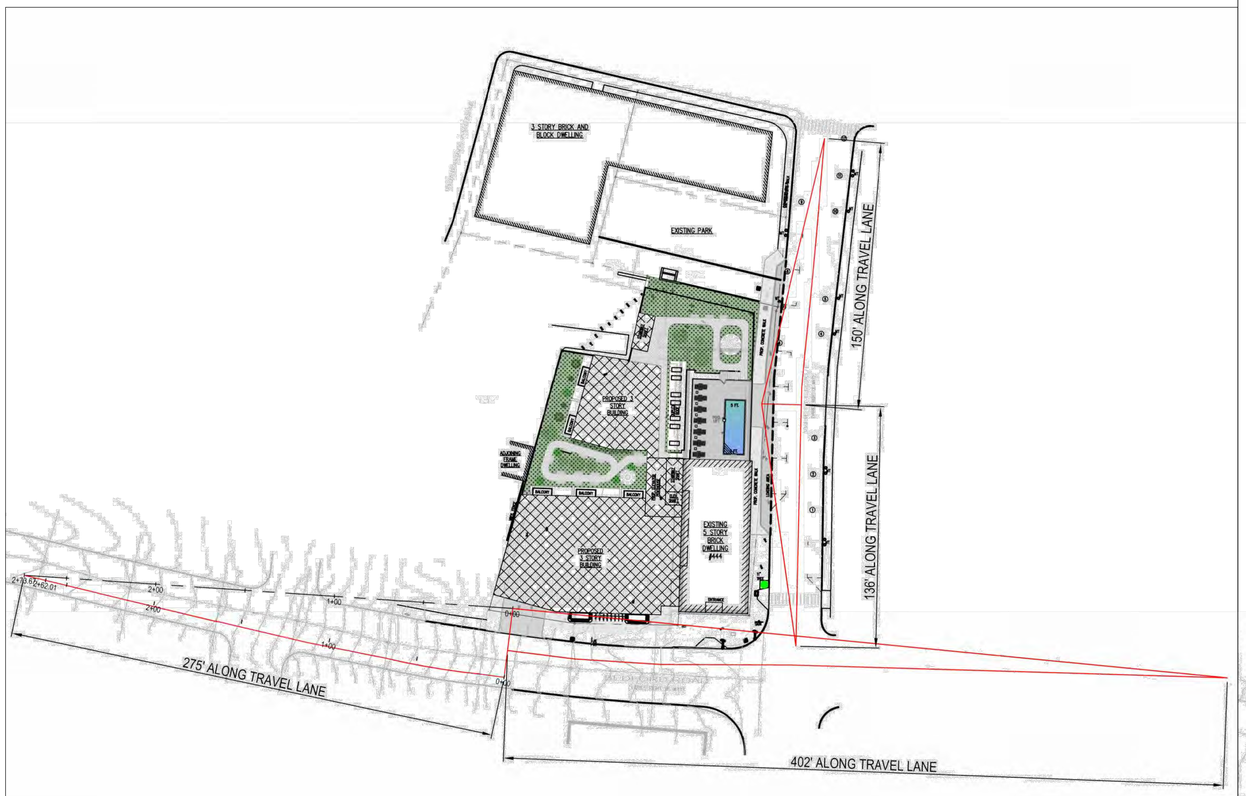
SEAL & SIGNATURE

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

DATE: 3/12/2021
PROJECT NO: 21-037
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO: S-104



1 INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025

SCALE: 1"=40'

0 40 80 120

ORIGINAL SCALE 1"=40'

1 WHEELER AVE INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025

SCALE: 1"=30'

0 30 60 90

ORIGINAL SCALE 1"=30'

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LICENSE NUMBER: 030424-1
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:

PROPOSED INTERSECTION SIGHT DISTANCES PLANS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

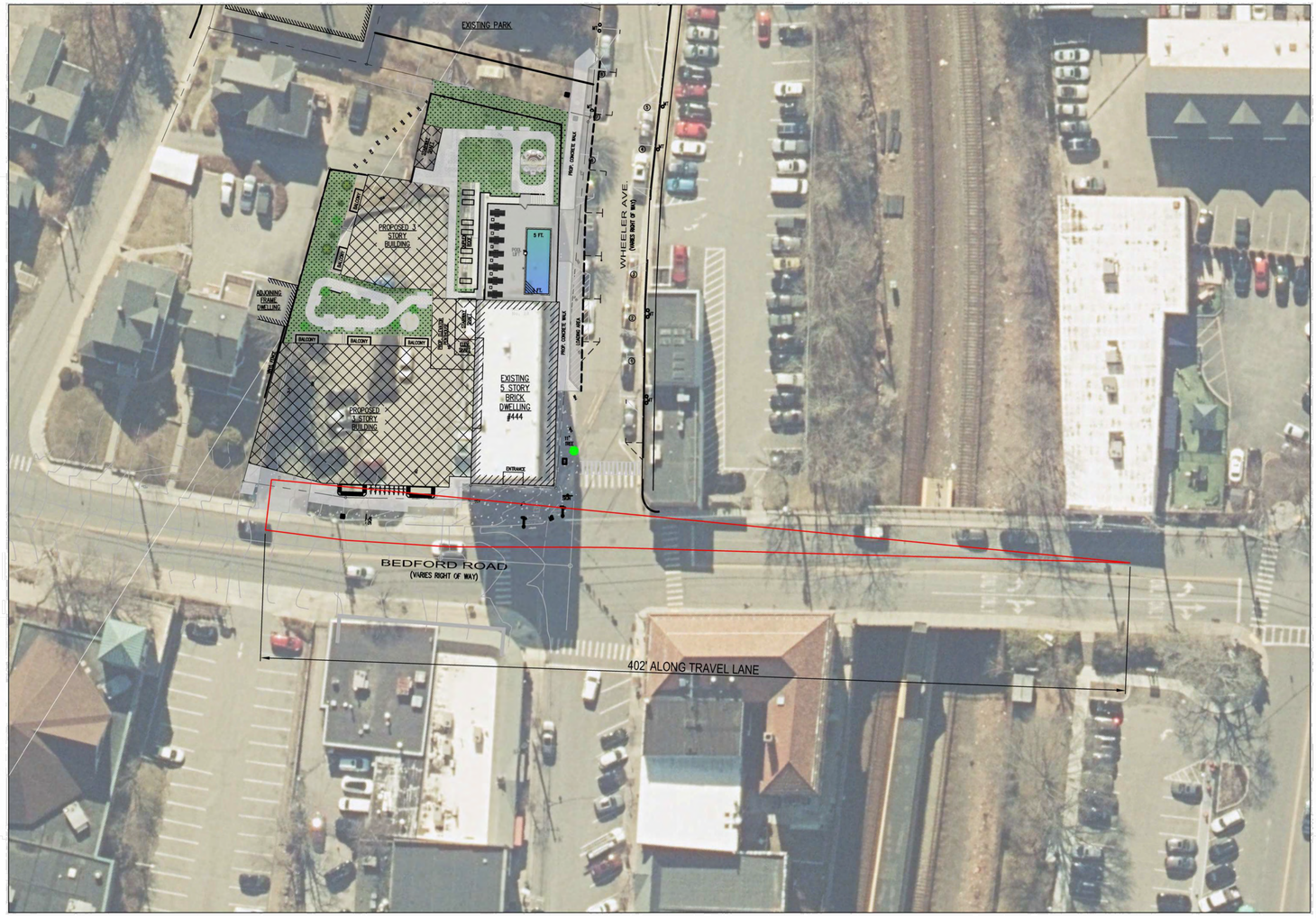
DATE: 3/12/2021

PROJECT NO: 21-037

DRAWING BY: ARQ

CHECKED BY: JBH

DWG. NO.: S-105



1 BEDFORD RD INTERSECTION SIGHT DISTACNE PLAN DATE: 4/4/2025

SCALE: 1"=30'

0 30 60 90

ORIGINAL SCALE 1"=30'

N

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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

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

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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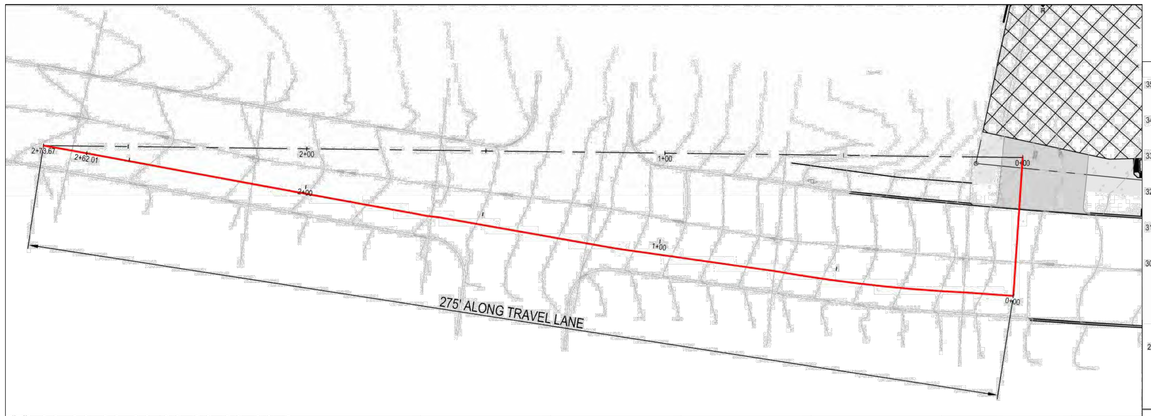
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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

DWG. NO.: S-106

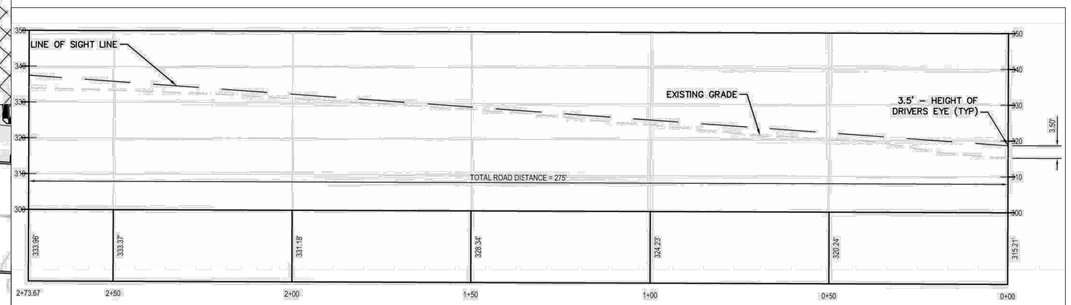


1 BEDFORD INSTERSECTION SIGHT DISTANCE PLAN VIEW DATE: 4/4/2025

SCALE 1"=20'

0 20 40 60

ORIGINAL SCALE 1"=20'



1 BEDFORD ROAD INTERSECTION SIGHT DISTANCE PROFILE DATE: 4/4/2025

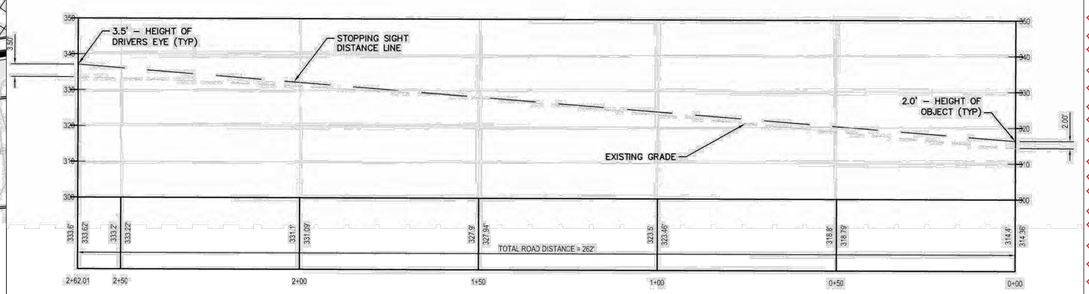
SCALE H: 1"=20'
V: 1"=20'

1 BEDFORD ROAD STOPPING SIGHT DISTANCE PLAN VIEW DATE: 4/4/2025

SCALE 1"=20'

0 20 40 60

ORIGINAL SCALE 1"=20'



1 BEDFORD ROAD STOPPING SIGHT DISTANCE PROFILE DATE: 4/4/2025

SCALE H: 1"=20'
V: 1"=20'

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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:

PROPOSED INTERSECTION SIGHT DISTANCE, STOPPING SIGHT DISTANCE PLANS & PROFILES

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

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No. 030424-1
STATE OF NEW YORK

EXP: 3-31-2026

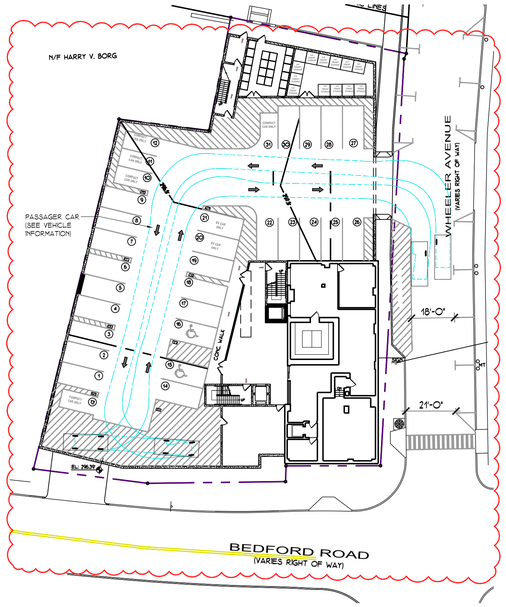
DATE: 3/12/2021

PROJECT NO: 21-037

DRAWING BY: ARQ

CHECKED BY: JBH

DWG. NO.: S-107



PROPOSED LOWER LEVEL
VEHICLE MANEUVERABILITY
(PASSENGER CAR)

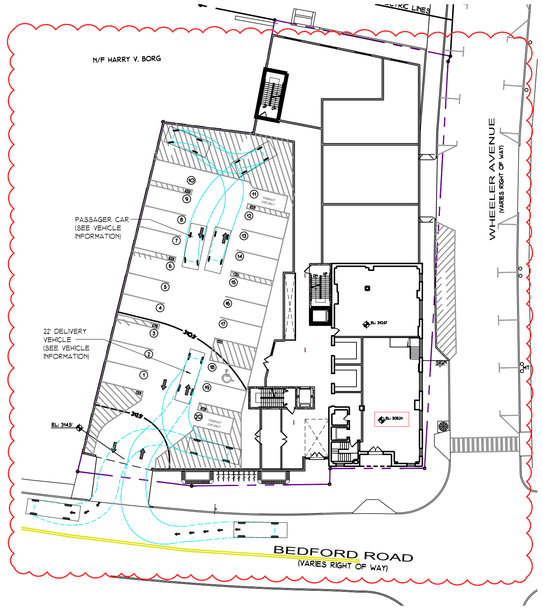
1" = 30'-0"

PASSENGER CAR:	
OVERALL LENGTH:	19.0'
OVERALL WIDTH:	7.0'
OVERALL BODY HEIGHT:	4.3'
TRACK WIDTH:	6.0'

22' DELIVERY VEHICLE:	
OVERALL LENGTH:	22.75'
OVERALL WIDTH:	6.5'
OVERALL BODY HEIGHT:	8.9'
TRACK WIDTH:	6.5'

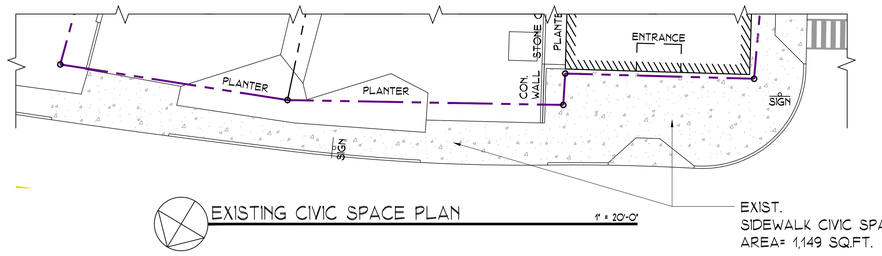
VEHICLE INFORMATION

N.T.S.



PROPOSED MAIN LEVEL
VEHICLE MANEUVERABILITY
(PASSENGER CAR AND DELIVERY VAN)

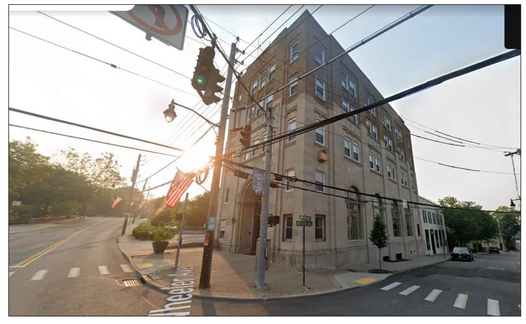
1" = 30'-0"

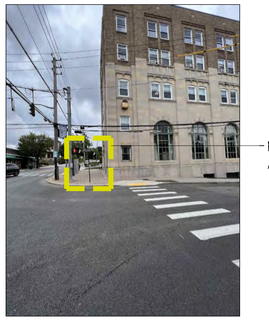


EXISTING CIVIC SPACE PLAN

1" = 20'-0"

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



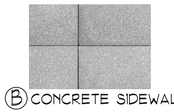


PROPOSED
ADDITIONAL SPACE

EXISTING CIVIC SPACE CONDITIONS PLAN

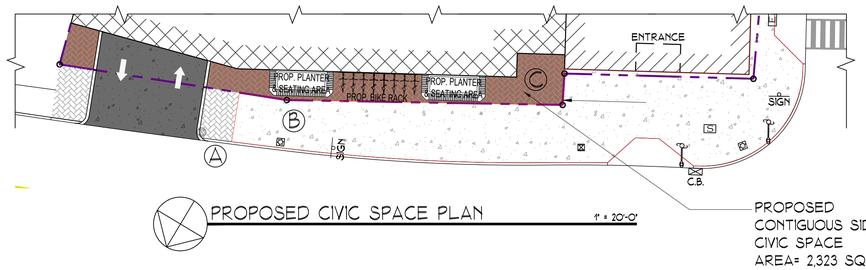
N.T.S.

Ⓐ STAMP CONCRETE



Ⓑ CONCRETE SIDEWALK

Ⓒ STAMP CONCRETE



PROPOSED CIVIC SPACE PLAN

1" = 20'-0"

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

PROPOSED CIVIC SPACE

N.T.S.

ARQ ARCHITECTURE, P.C.
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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	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
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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
RESOLUTION	7/11/2025	ARQ

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

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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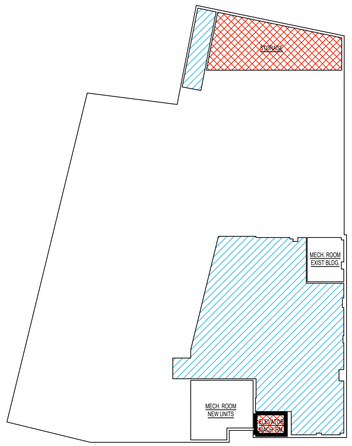
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

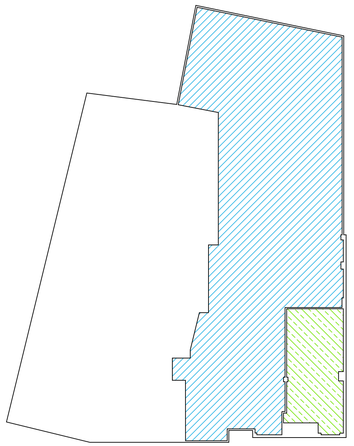
EXP: 3-31-2026

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

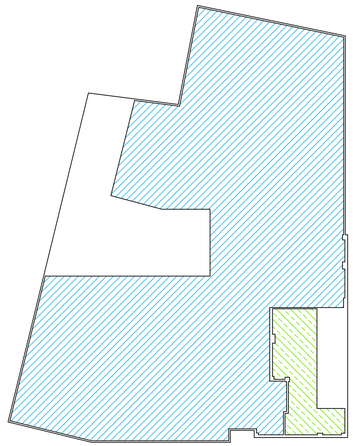
DWG. NO.: S-108



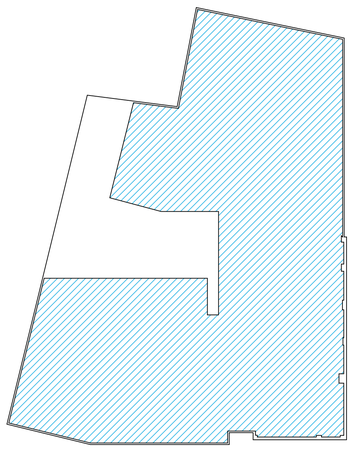
LOWER LEVEL FLOOR
KEY MAP
F.A.R. = 4,266 S.F.



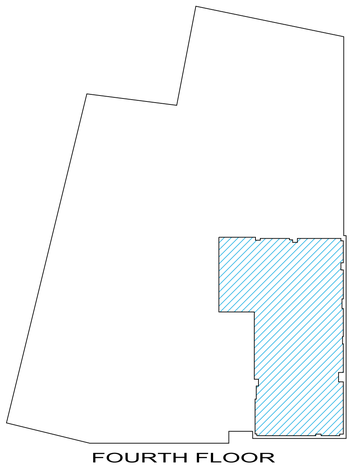
MAIN FLOOR
KEY MAP
TOTAL F.A.R. = 10,195 S.F.
RESIDENTIAL: 9,011. S.F.
RETAIL: 1,184 S.F.
RESIDENTIAL: 5 APARTMENTS
2 (1 BEDROOM)
3 (2 BEDROOMS)



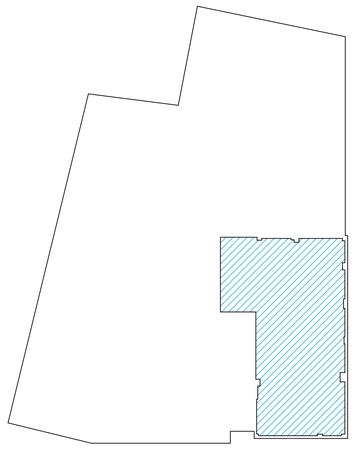
SECOND FLOOR
KEY MAP
TOTAL F.A.R. = 16,260 S.F.
RESIDENTIAL: 15,298 S.F.
RETAIL: 962 S.F.
RESIDENTIAL: 15 APARTMENTS
7 (1 BEDROOM)
4 DUPLEX (1 BEDROOM)
4 (2 BEDROOMS)



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



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

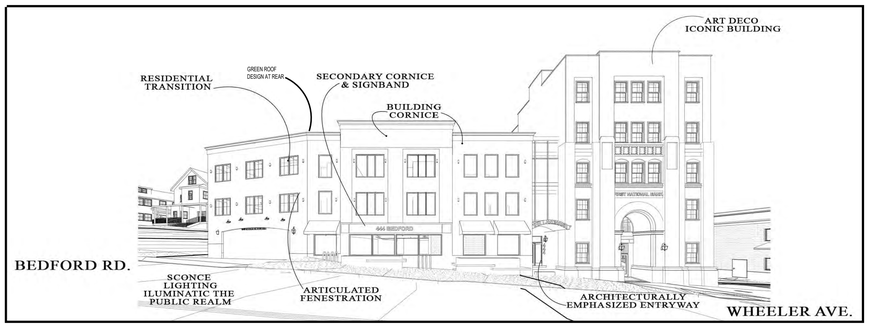


FIFTH FLOOR
KEY MAP
TOTAL F.A.R. = 3,514 S.F.
(RESIDENTIAL ONLY)
RESIDENTIAL: 2 APARTMENTS
2 (2 BEDROOMS)

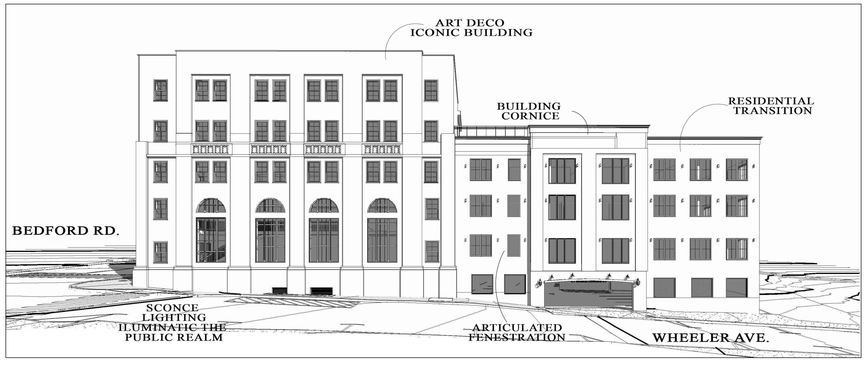
KEY MAPS 1"=30'-0"

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

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



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



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

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FAX: (866) 567-6240

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

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COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
KEY MAPS, TABLE AND PROPOSED DEVELOPMENT ELEVATIONS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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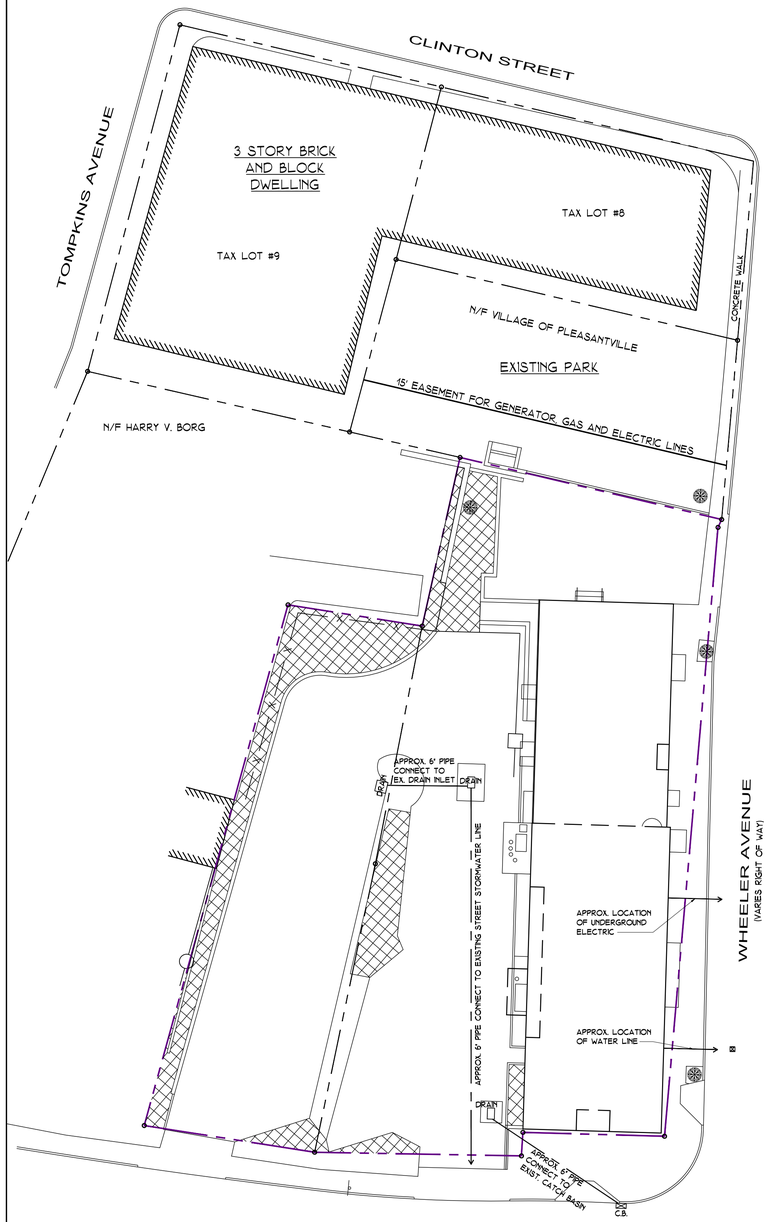
SEAL & SIGNATURE

EXP: 3-31-2026

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



EXISTING PERVIOUS AREA

1" = 20'-0"

STORMWATER SITE MANAGEMENT TABULATION LEGEND

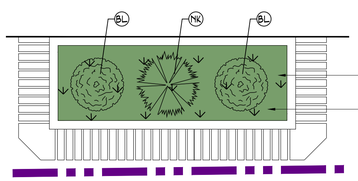
EXISTING PERVIOUS AREA	=	2,510 SQ.FT.
PROPOSED PERVIOUS AREA	=	1,822 SQ.FT.
PROPOSED PERVIOUS AREA GREEN ROOF DESIGN	=	500 SQ.FT.

NOTE:
1. PROVIDE 500 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

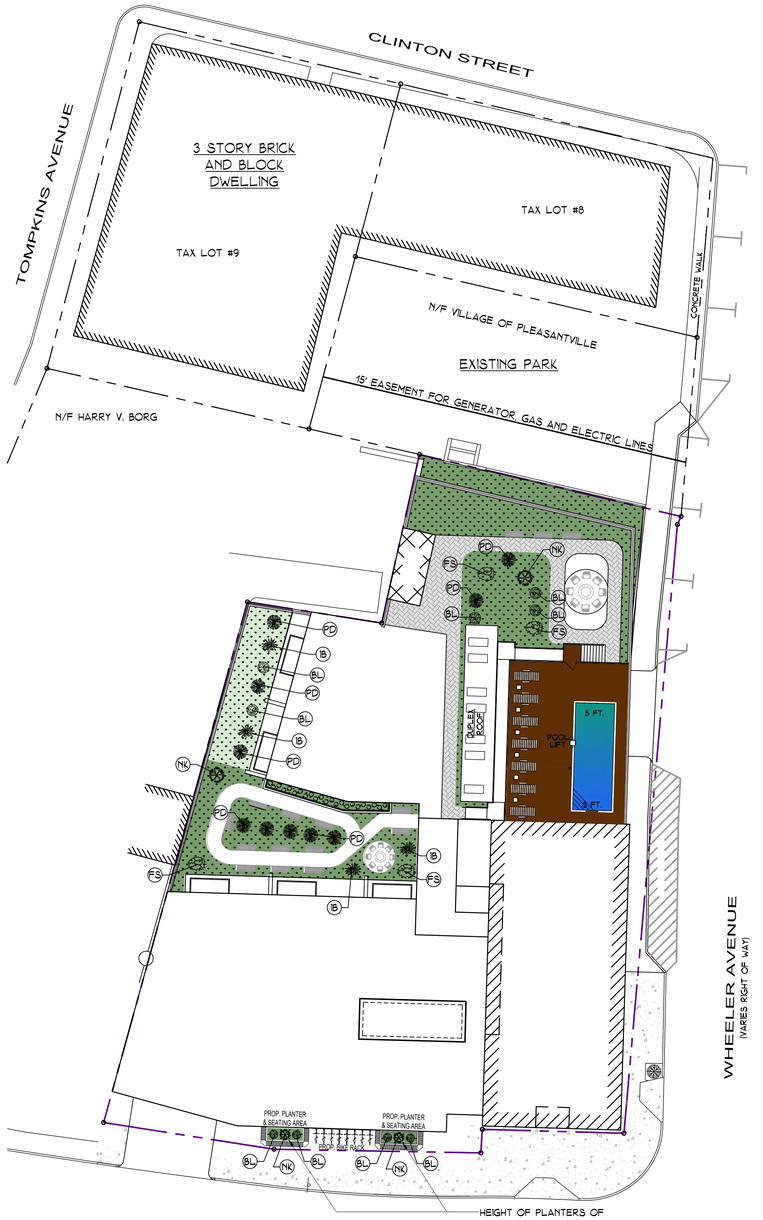
SYM.	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
	PD	NORTHERN PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS x	2' HGT	10
	BL	BROAD-LEAVED SEDGE	CAREX PLATYPHYLLA x	1' HGT	12
	NK	NINEBARK	PHYSOCARPUS OPULIFOLIUS x	2' HGT	4
	FS	FRAGRANT SUMAC	RHUS AROMATICA x	4' HGT	4
	IB	INKBERRY	ILEX GLABRA x	3' HGT	4

x 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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PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

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

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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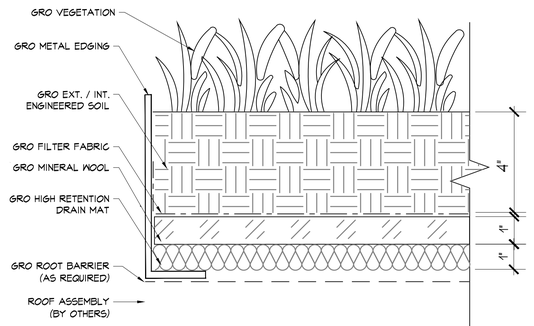
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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

DWG. NO.: S-110



SECTION

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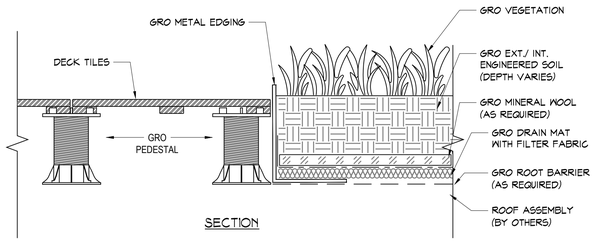
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.GREENRISETECH.COM.

DETAIL
GRO WATERHOG XL LAYERED GREEN ROOF SYSTEM

GREEN RISE COPYRIGHT



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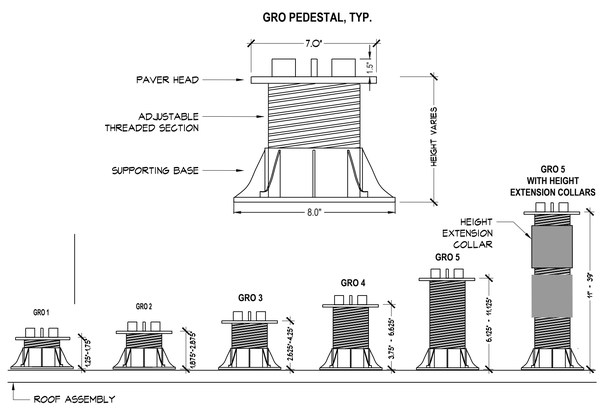
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.GREENRISETECH.COM.

GRO LAYERED GREEN ROOF SYSTEM DETAIL
ADJACENT TO GRO DECK TILES WITH GRO PEDESTALS

GREEN RISE COPYRIGHT



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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.GREENRISETECH.COM.

DETAIL
GRO FIXED HEAD PEDESTALS

GREEN RISE COPYRIGHT

Greenrise Technologies

GRT WATERHOG XL LAYERED SYSTEM
SPECIFICATIONS

GRT WATERHOG XL LAYERED SYSTEM

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

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

*soil depths can be customized

www.greenrisetech.com info@greenrisetech.com

Greenrise Technologies

GRT 2" STORMWATER DETENTION MODULES
SPECIFICATIONS

GRT 2" STORMWATER DETENTION MODULES

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

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

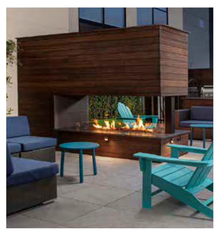
www.greenrisetech.com info@greenrisetech.com

Greenrise Technologies

GRT PORCELAIN PAVERS
SPECIFICATIONS

GRT PORCELAIN PAVERS

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



MATERIAL	Porcelain
DIMENSIONS	24" x 24" x ¾" (nominal); 23⅞" x 23⅞" x ¾" (actual) *Other sizes, including mixed, available per request
WEIGHT	25 lbs.
COLORS	Various colors and styles available
FREEZE / THAW	Resistant (ASTM C1026)
WATER ABSORPTION	≤ 0.5% (ASTM C)
BREAKING STRENGTH	≥ 250 lbf (ASTM C648)
CHEMICAL RESISTANCE	Unaffected (ASTM C650)
ACCOMPANYING GRT PRODUCTS	GRT PEDESTALS

www.greenrisetech.com info@greenrisetech.com

Greenrise Technologies

GRT FIXED HEAD PEDESTALS
SPECIFICATIONS

GRT FIXED HEAD PEDESTALS

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

MATERIAL	Polypropylene and rubber (head top)
HEIGHT	1" - 39"
BASE DIAMETER & THICKNESS	8" x 1/16"
HEAD DIAMETER	7"
BASE CONTACT SURFACE AREA	49 in²
TAB HEIGHT & THICKNESS	½" x 5/32"
COMPRESSION STRENGTH	> 3,000 PSF
FIRE RATING	Class E (UNI EN 13501-1: 2009)
CHARACTERISTICS	Adjustable height Security lock to prevent unlocking Recyclable material
ACCOMPANYING GRT PRODUCTS	GRT Deck Tiles GRT Structural Grate GRT Concrete & 3 Pavers GRT Fastening Kits

Deck Paver Head: Heavy duty fixed head; Designed specifically to hold and align all deck pavers and tiles.

Adjustable Threaded Section: Allows you to adjust the height in minute increments, within the given range.

Height Extension Collar: A simple design with a single 'click' motion to attach these extension collars build up the pedestals to a maximum height of 39".

Wide Supporting Base: Pedestals are loosely laid and do not require fixing to the floor. Large diameter spreads loads and ensures stability.

www.greenrisetech.com info@greenrisetech.com

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

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REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
GREEN ROOF DETAILS & SPECIFICATION SHEETS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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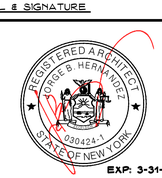
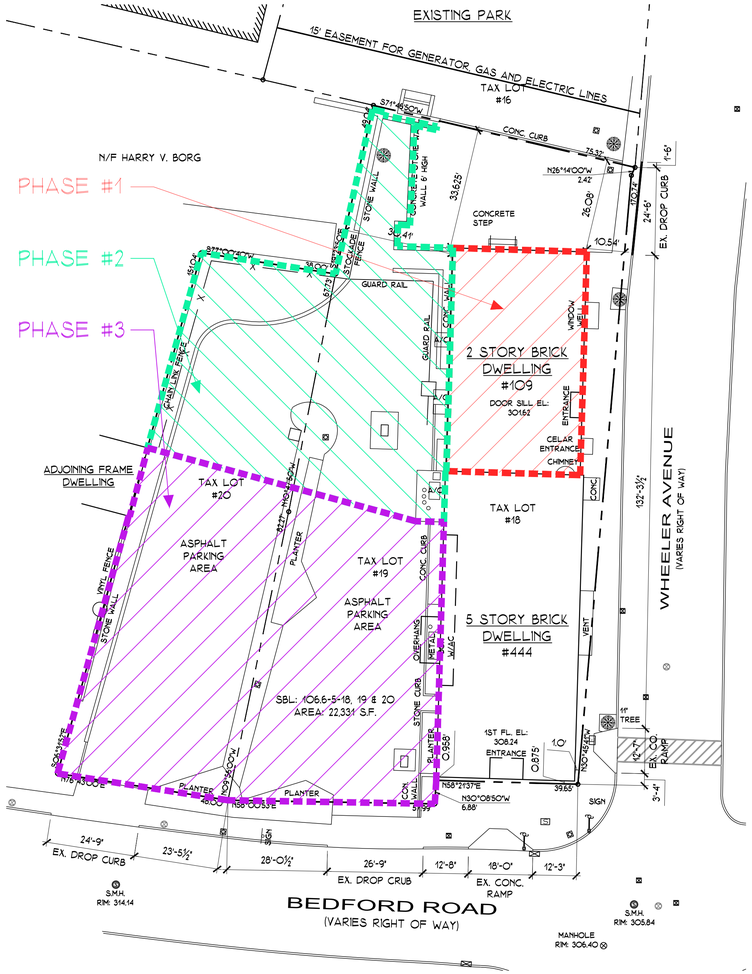
SEAL & SIGNATURE



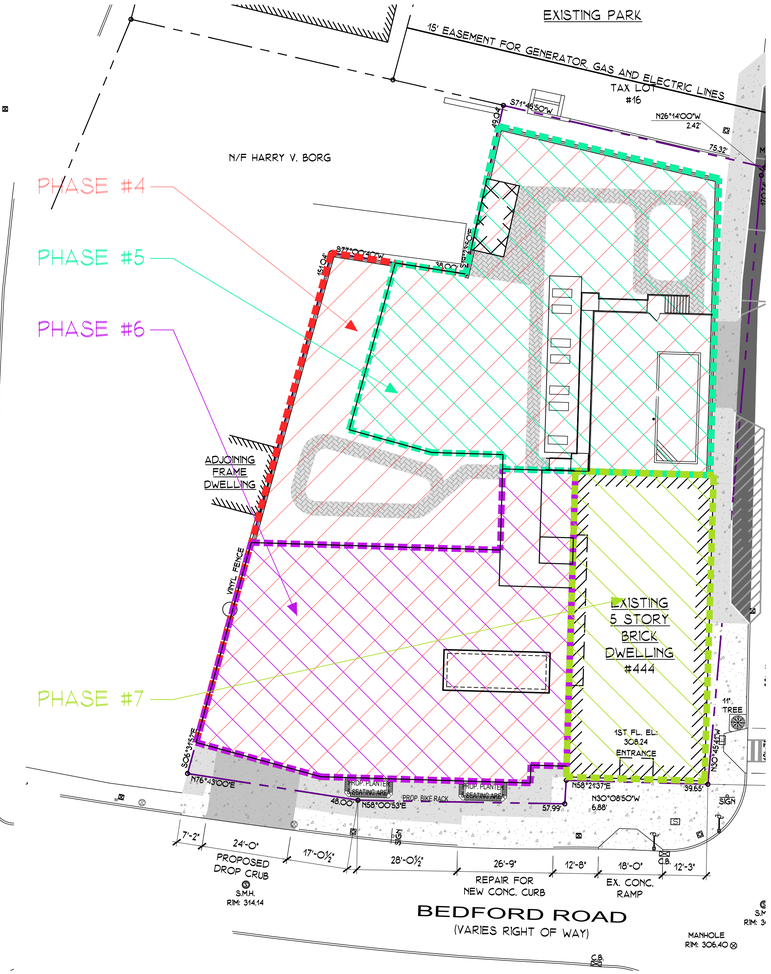
EXP: 3-31-2026

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

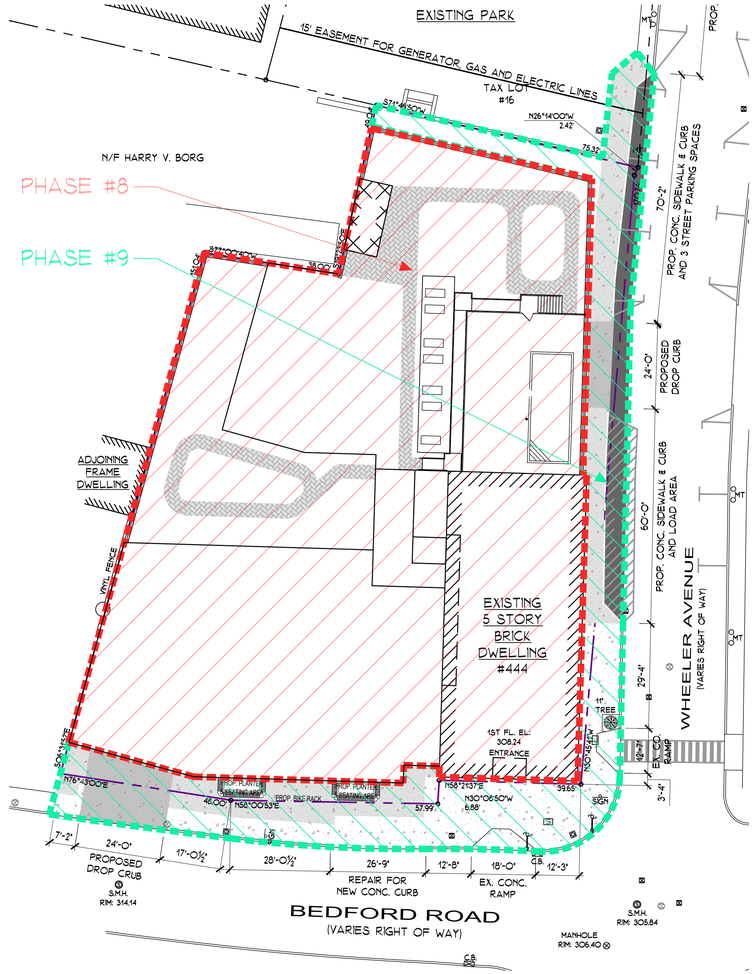
DWG. NO.: S-111



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



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



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

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

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

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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
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RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
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REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
PHASE PLANS AND CONSTRUCTION SEQUENCE

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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SEAL & SIGNATURE

EXP: 3-31-2026

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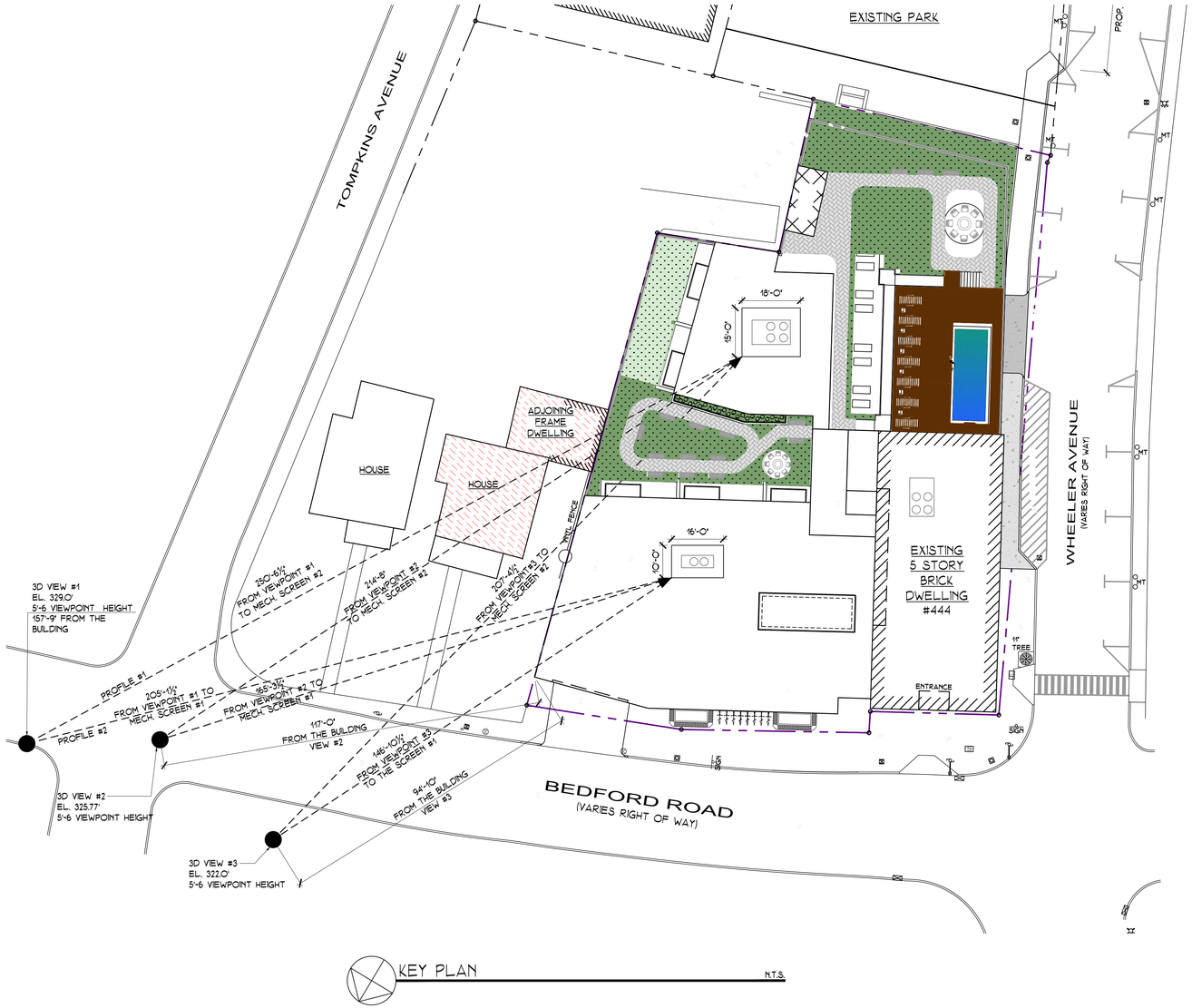
CHECKED BY: JBH
DWG. NO.: S-112



KEY PLAN N.T.S.

3D VIEW #1 N.T.S.

3D VIEW #2 N.T.S.

3D VIEW #3 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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REVISIONS	DATE	BY
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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

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

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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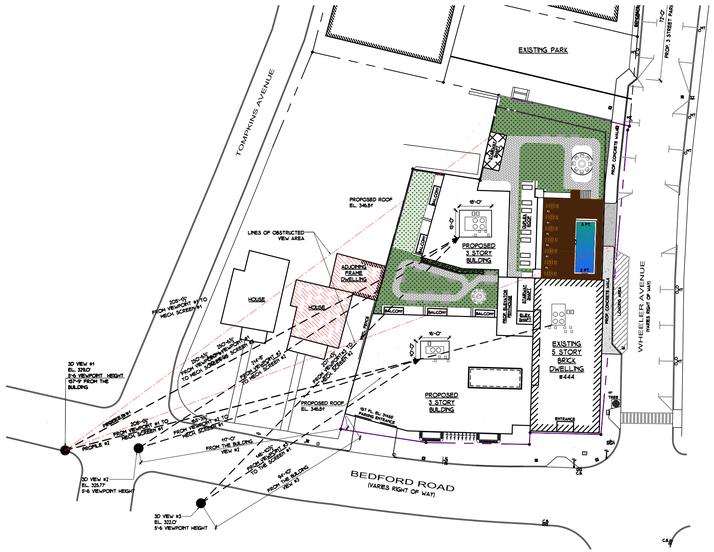
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
NO. 030424-1
STATE OF NEW YORK

EXP: 3-31-2026

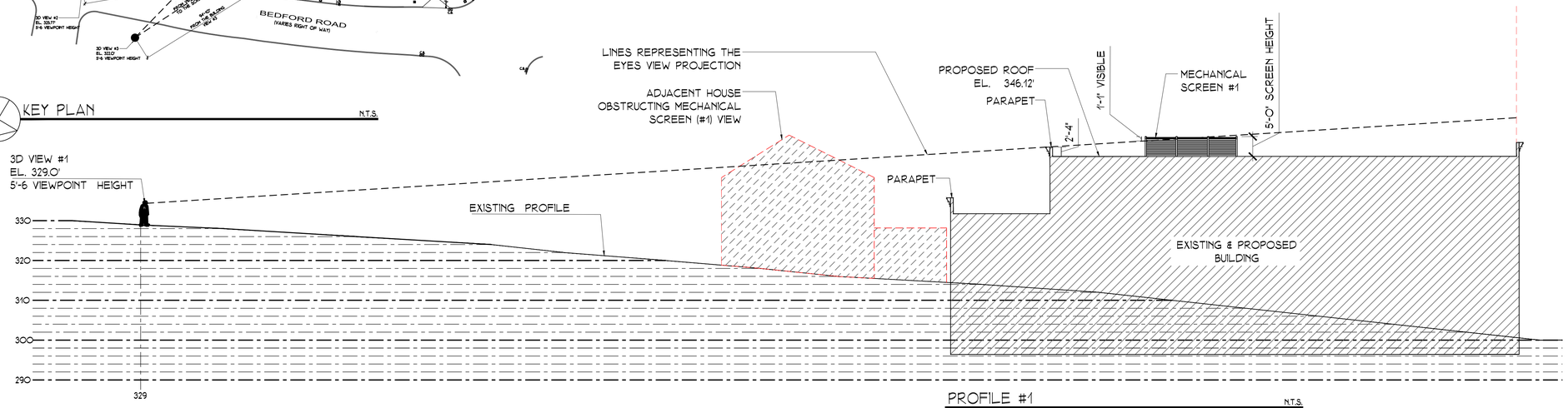
DATE: 3/12/2021
PROJECT NO: 21-037
DRAWING BY: ARQ
CHECKED BY: JBH

DWG. NO: S-113



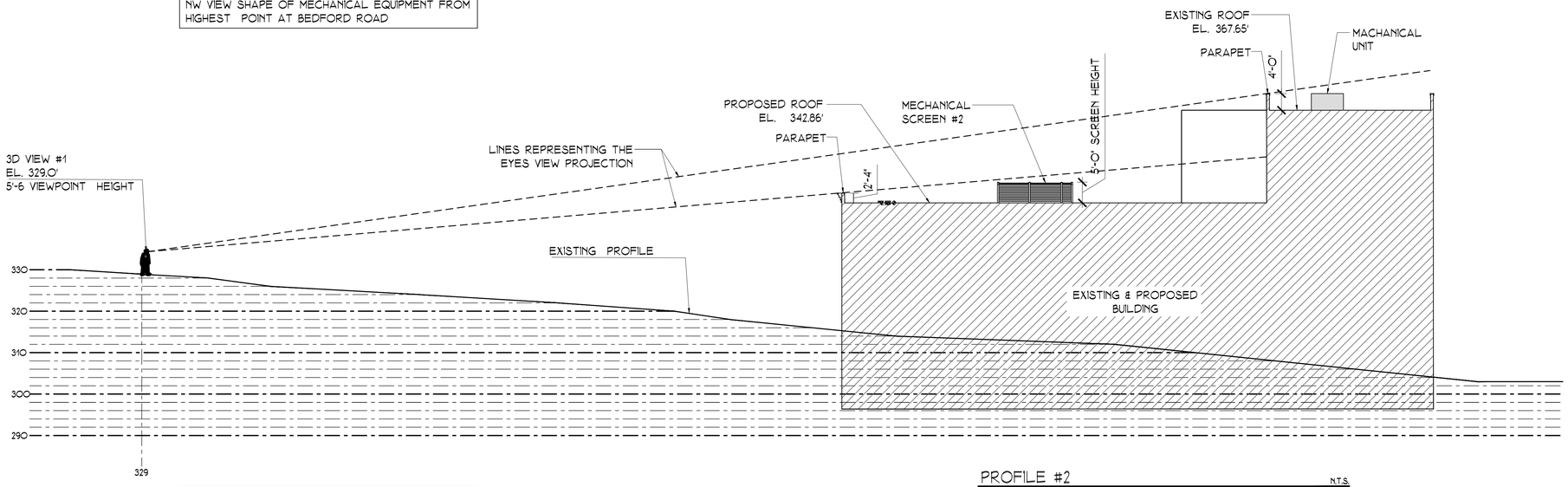
KEY PLAN N.T.S.

SIMILAR VIEWPOINT
GOOGLE STREET VIEW N.T.S.



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

PROFILE #1 N.T.S.



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

PROFILE #2 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	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
KEY PLAN & VIEW TO EQUIPMENT SCREENING

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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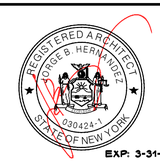
SEAL & SIGNATURE



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DATE: 3/12/2021
PROJECT NO: 21-037
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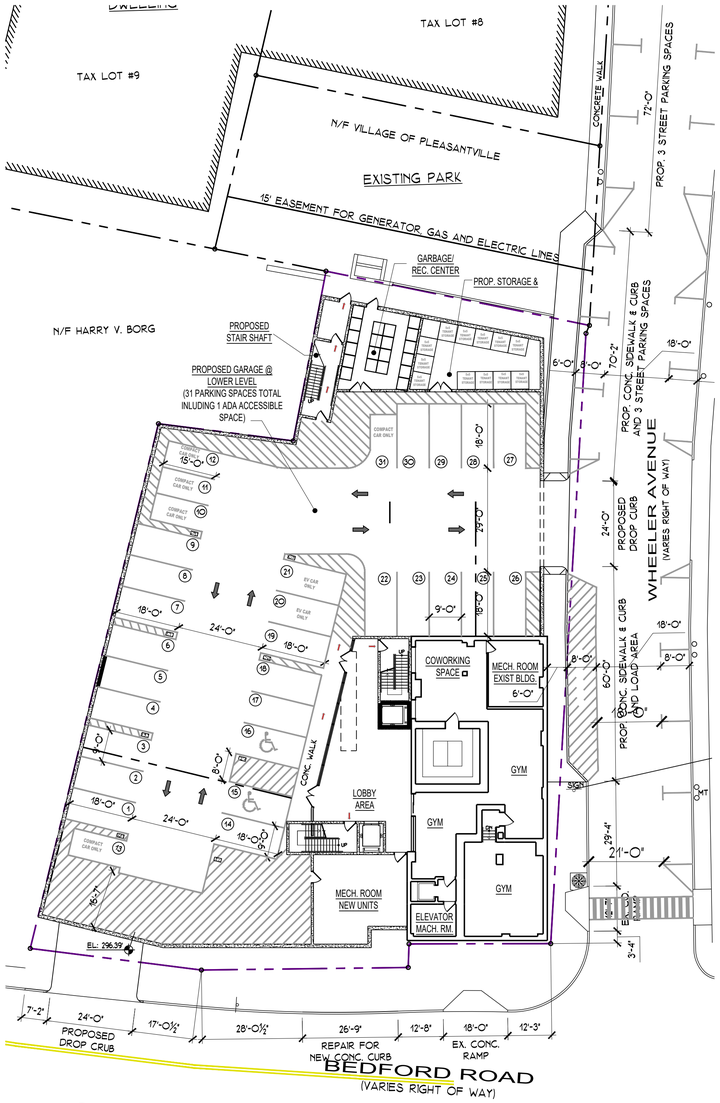
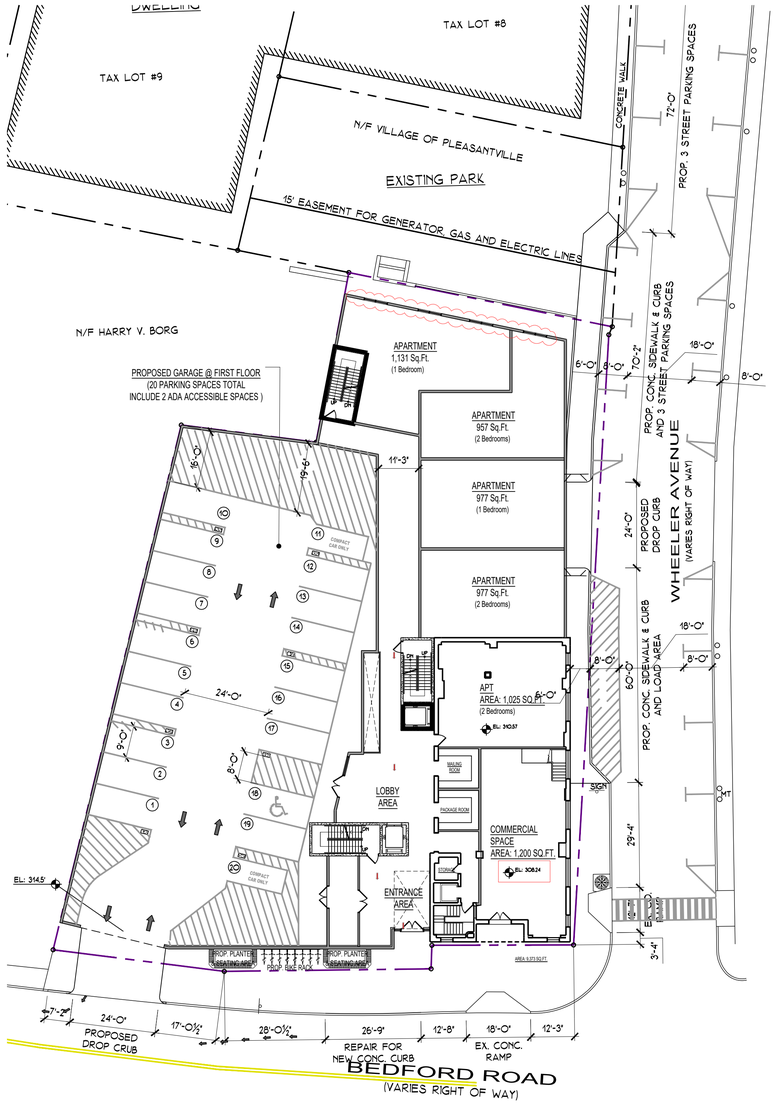
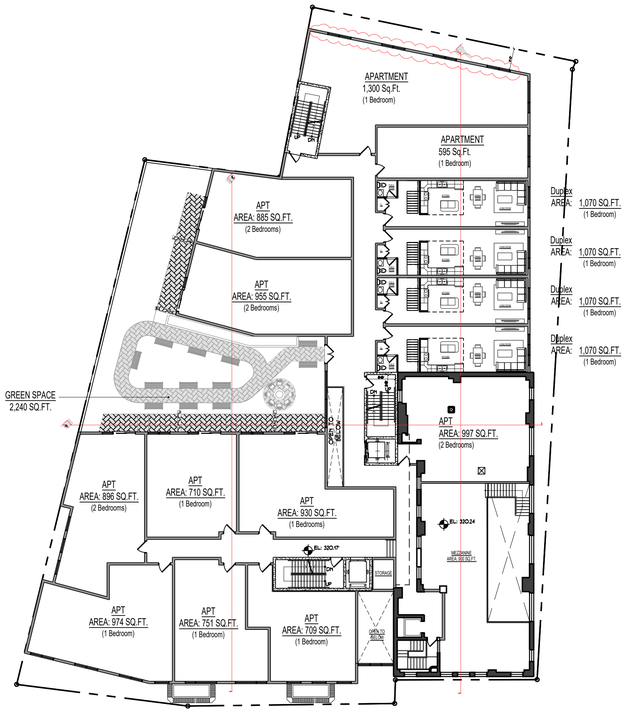
DWG. NO.: S-114



PROPOSED
LOWER LEVEL
1" = 20'-0"



PROPOSED
MAIN LEVEL
1" = 20'-0"



PROPOSED
SECOND LEVEL
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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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED FLOOR PLANS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE

EXP: 3-31-2026

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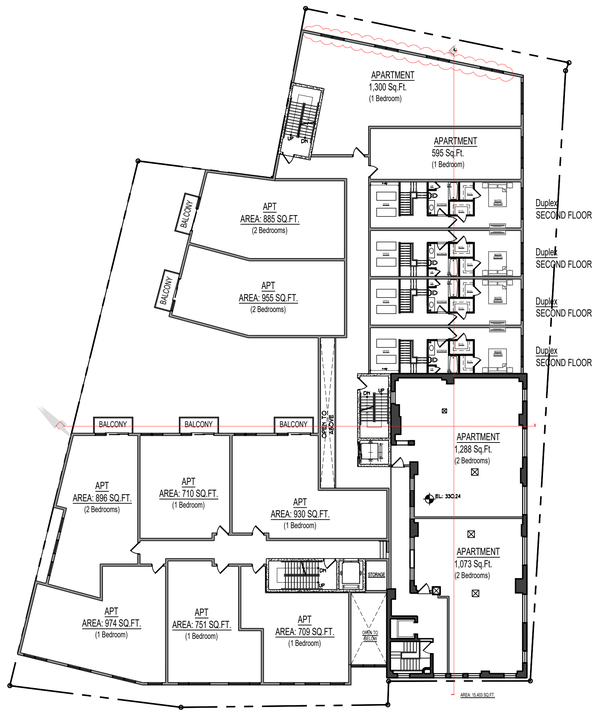
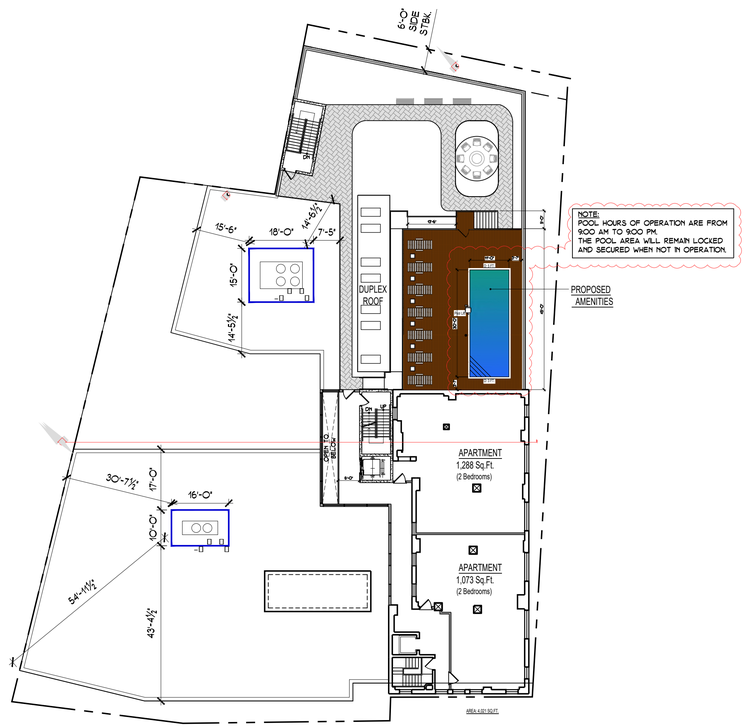
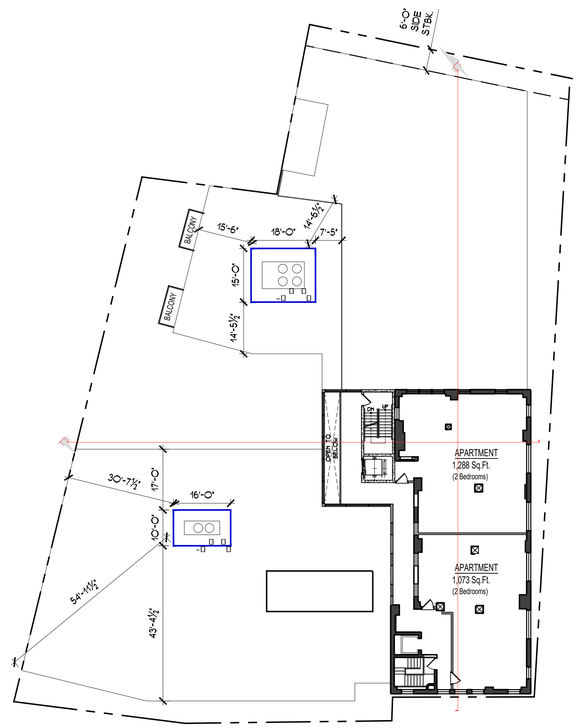
DWG. NO.: A-100



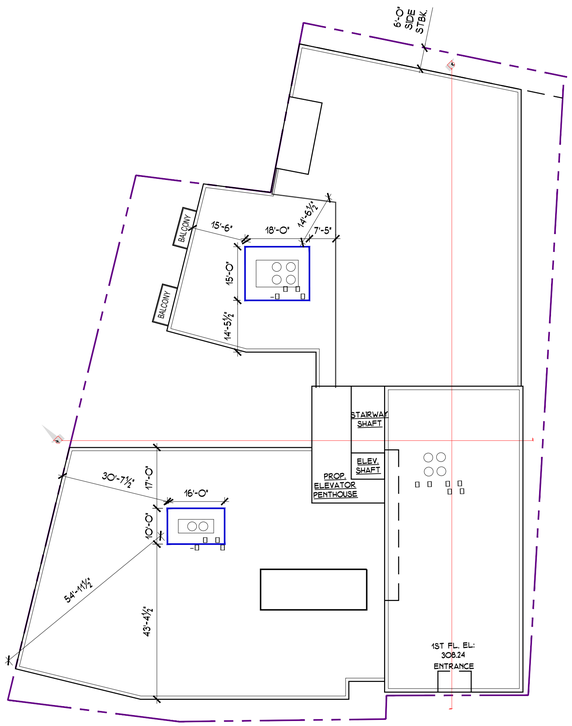
PROPOSED
THIRD LEVEL
1" = 20'-0"



PROPOSED
FOURTH LEVEL
1" = 20'-0"



PROPOSED
FIFTH LEVEL
1" = 20'-0"



PROPOSED
ROOF PLAN
1" = 20'-0"

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

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

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LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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RESUBMITTAL	4/26/2024	ARQ
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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
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED FLOOR PLANS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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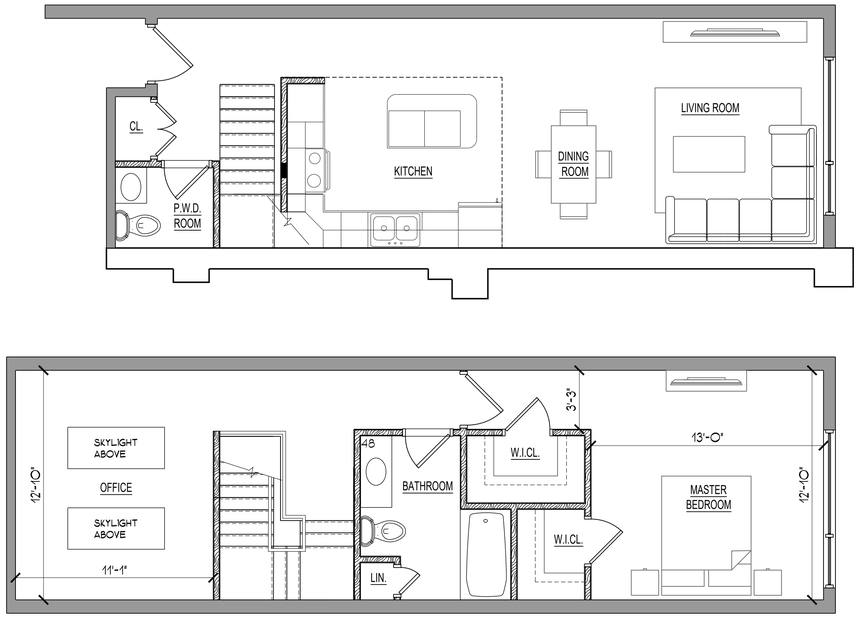
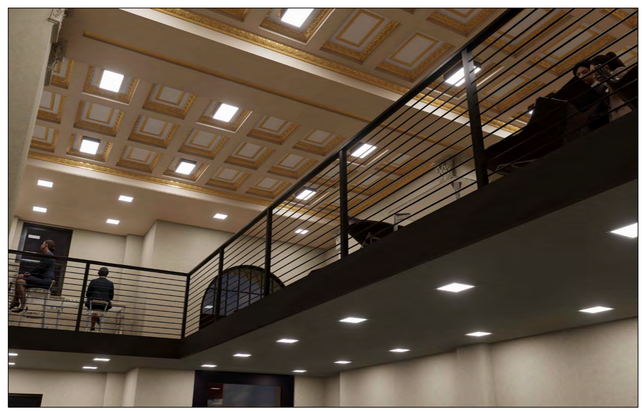
030424-1
STATE OF NEW YORK
EXP: 3-31-2026

DATE: 3/12/2021
PROJECT NO: 21-037
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: A-101



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



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

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PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
TYP. DUPLEX & SCHEMATIC INTERIOR 3D

PROJECT:
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030424-1
STATE OF NEW YORK

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CHECKED BY: JBH

DWG. NO: A-102

EXIST. & PROPOSED
BEFORD RD. RENDERED FRONT ELEVATION N.T.S.

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

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COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED
RENDERED ELEVATIONS

PROJECT:
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PROJECT ADDRESS:
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SEAL & SIGNATURE

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JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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

DWG. NO.: A-200

EXIST. & PROPOSED
BEFORD RD. FRONT ELEVATION

N.T.S.

EXIST. & PROPOSED
WHEELER AVE. RIGHT ELEVATION

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LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
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ELEVATIONS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
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SEAL & SIGNATURE

EXP: 3-31-2026

DATE: 3/12/2021
PROJECT NO: 21-057
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CHECKED BY: JBH

DWG. NO.: A-201

EXIST. & PROPOSED
REAR ELEVATION

N.T.S.

EXIST. & PROPOSED
LEFT ELEVATION

N.T.S.

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COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

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ELEVATIONS

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030424-1
STATE OF NEW YORK

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DATE: 3/12/2021
PROJECT NO: 21-037
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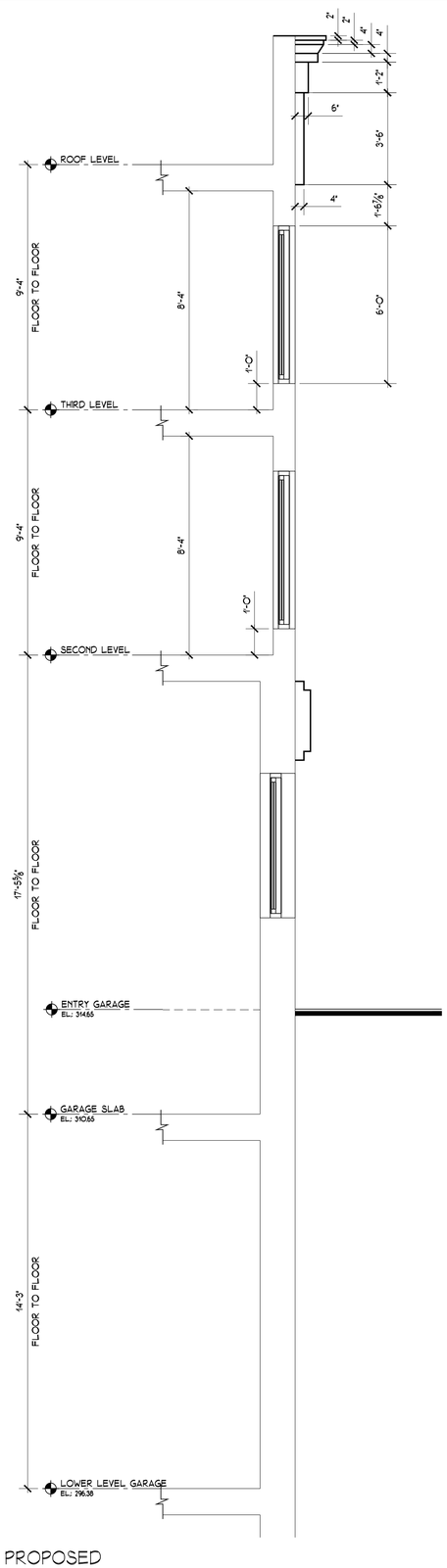
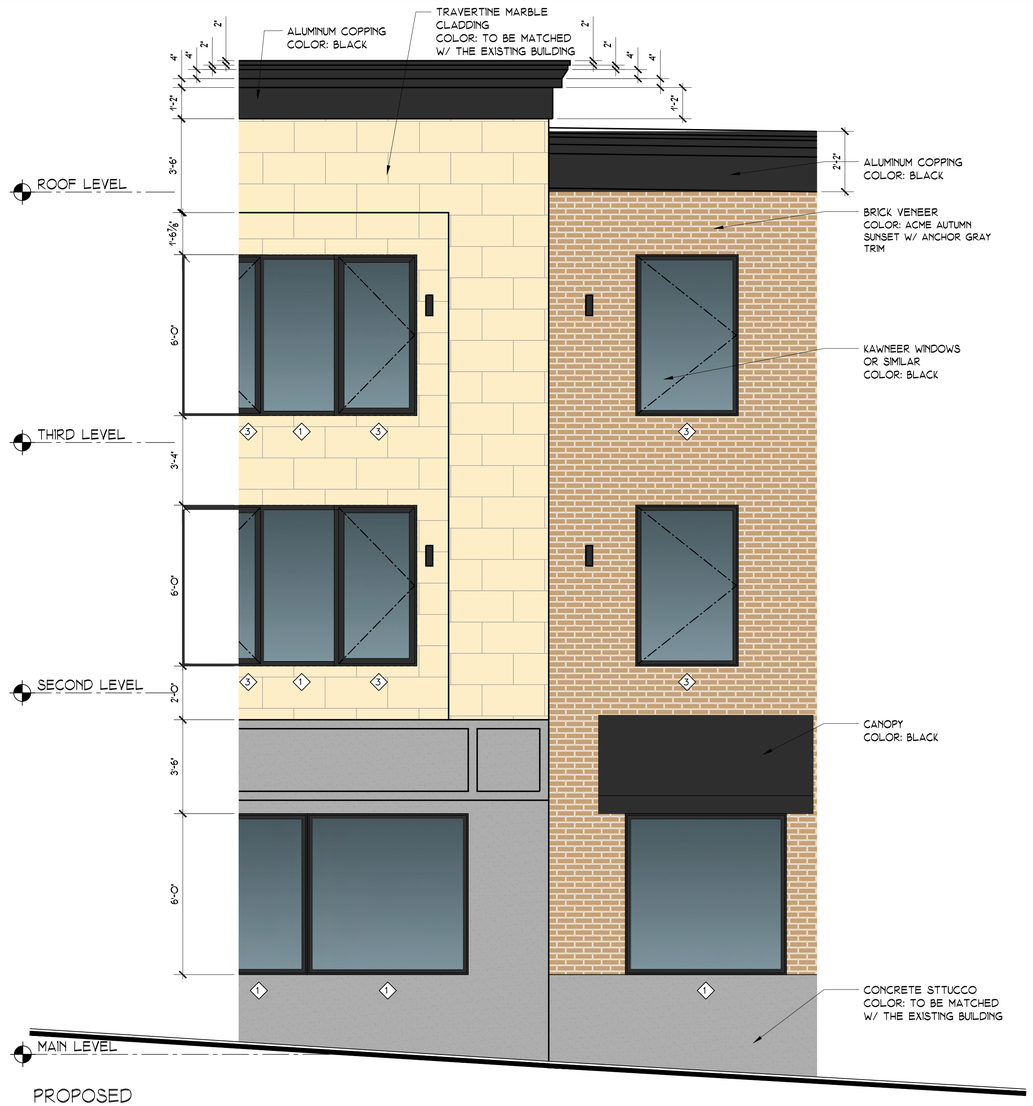


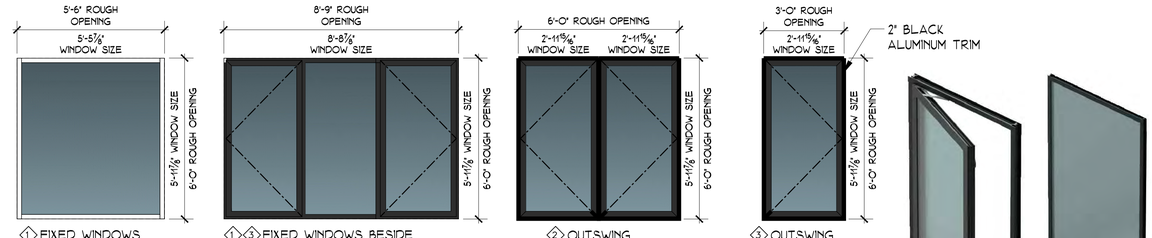
PROPOSED
SCHEMATIC SECTION

N.T.S.



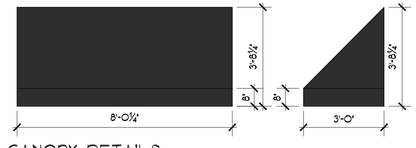
PROPOSED
ENLARGED FENESTRATION DETAIL

N.T.S.



WINDOW DETAILS

N.T.S.



CANOPY DETAILS

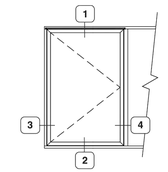
N.T.S.

MAY 2024
EC 97911-317

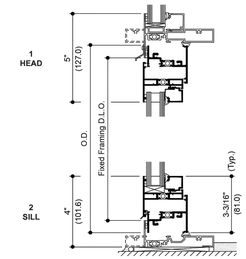
526 Thermal Windows

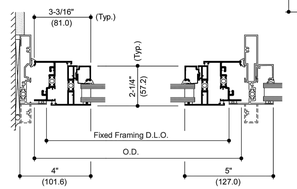
OUTSWING CASEMENT WINDOW

Additional information and CAD details are available at www.kawneer.com



TYPICAL ELEVATION
Log onto www.kawneer.com for other configurations





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Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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kawneer.com

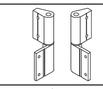
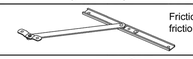
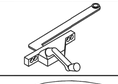
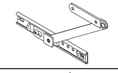
ADME102EN

KAWNEER

MAY 2024
EC 97911-317

526 Thermal Windows

OUTSWING CASEMENT WINDOW

BUTT HINGES		An optional hinge for ventilators providing a full 90° opening. Butt Hinges shall be finished to match the window.
FRICTION ADJUSTOR		Friction adjustors shall be used with butt hinges for additional friction for control of the ventilator.
ROTO OPERATOR		Roto operators are used with butt hinges only and located at the bottom horizontal frame. Standard finish shall be brushed copper nickel to match US-25-D.
STANDARD CAM HANDLE		Cast white bronze cam handles are standard for the manual operation and locking of ventilators.
CAM HANDLE WITH POLE RING		Cast white bronze cam handles with pole ring provide manual operation of ventilators located above reach. These handles are operated with a sash pole.
KEY RELEASE LIMIT ARM		Key released limit arms may be used to restrict ventilator opening.
HOOK BOLT LOCK		For use with pivot-shoe roto operator in lieu of cam handles. Standard finish shall be US-25-D clear white bronze.

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DRAWING TITLE:
PROPOSED
FENESTRATION AND
SCHEMATIC DETAILS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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SEAL & SIGNATURE

EXP: 3-31-2026

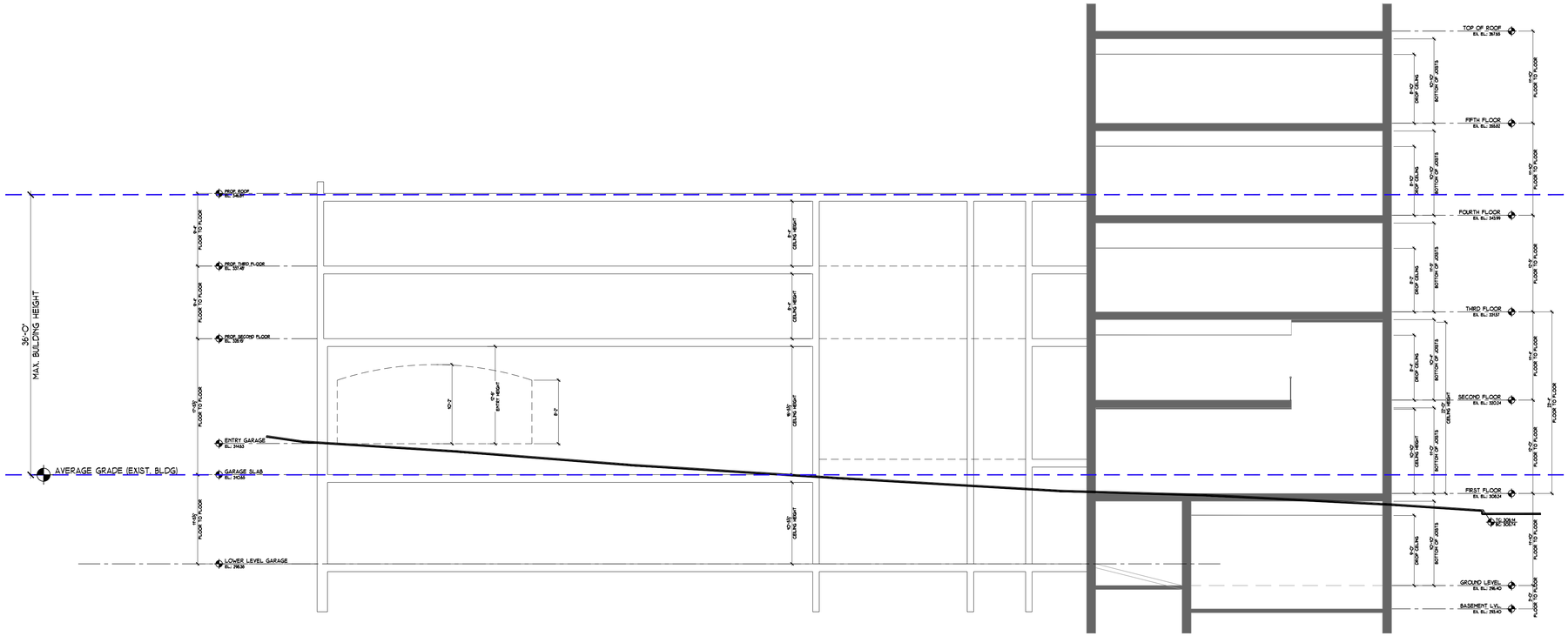
DATE:
3/12/2021

PROJECT NO:
21-037

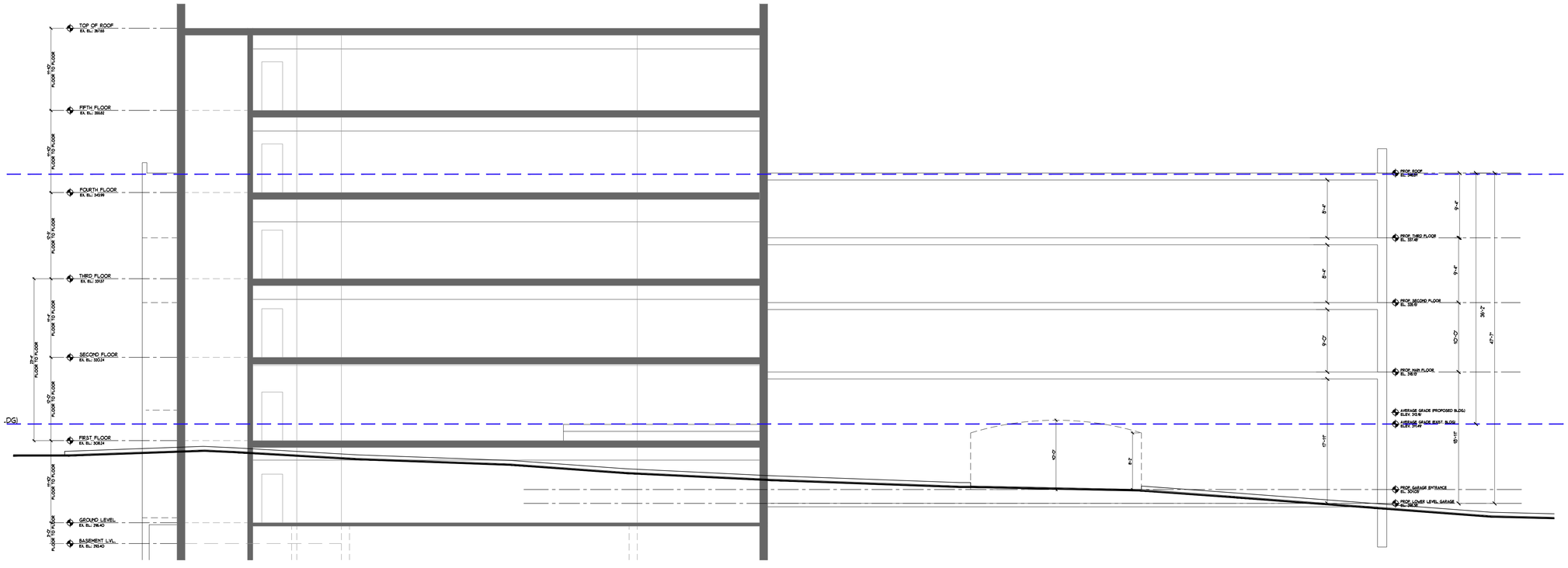
DRAWING BY:
ARQ

CHECKED BY:
JBH

DWG. NO.:
A-203



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



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

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

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

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
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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
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
SCHEMATIC SECTIONS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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EXP: 3-31-2026

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

80 Wheeler Ave,
Pleasantville, NY 10570 N.T.S.

PROPOSED NEW BUILDING
THE LANDMARK N.T.S.

96 Wheeler Ave,
Pleasantville, NY 10570 N.T.S.

PROPOSED NEW BUILDING
THE LANDMARK N.T.S.

360 Manville Rd,
Pleasantville, NY 10570 N.T.S.

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LICENSE NUMBER: 030424-1
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PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
NEIGHBORHOOD ANALYSIS OF TRANSITIONAL MATERIALS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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

DWG. NO.: A-400

POSIBLE
FUTURE EXTENSION ON LEFT SIDE N.T.S.

R-PO
A1

ZONING DIAGRAM N.T.S.

DRONE PICTURE
OF PARTIAL NEIGHBORHOOD N.T.S.

R-PO
A1

PARTIAL ZONING MAP OF PLESANTVILLE N.T.S.

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RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
NEIGHBORHOOD ANALYSIS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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

DRONE
PICTURES

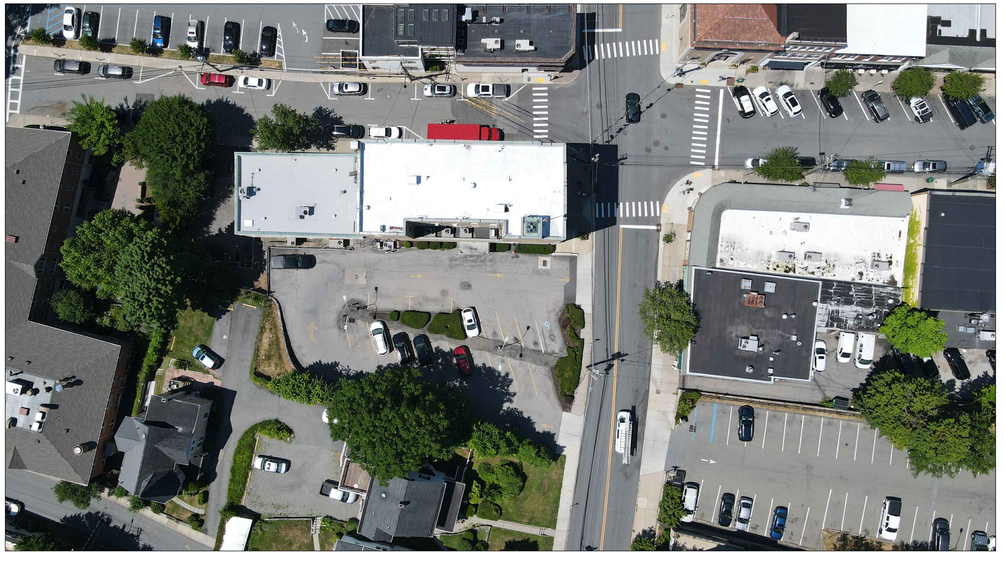
N.T.S.

DRONE
PICTURES

N.T.S.

DRONE
PICTURES

N.T.S.



DRONE
PICTURES

N.T.S.

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COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
DRONE PICTURES

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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

DWG. NO.: A-402

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

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

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

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

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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ
COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
EXISTING & PROPOSED
3D VIEWS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

EXP: 3-31-2026

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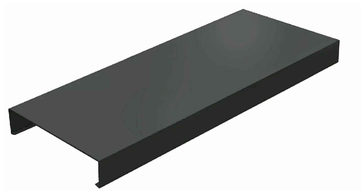


MATERIAL: ALUMINUM.
COLOR: BLACK

PROPOSED COPPING N.T.S.

MATERIAL: ALUMINUM.
COLOR: BLACK

PROPOSED WINDOWS N.T.S.

MATERIAL: ALUMINUM.
COLOR: BLACK

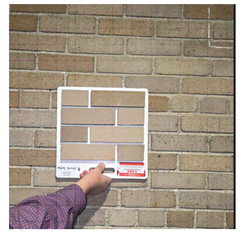
PROPOSED OUTDOOR WALL LIGHT N.T.S.

MATERIAL: ALUMINUM.
COLOR: BLACK

PROPOSED CANOPY N.T.S.

DESIGN: STANDARD
RECTANGULAR SHAPE
MATERIAL: ALUMINUM.
COLOR: BLACK

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
POLISHED FACE TEXTURED
PFT-302

PROPOSED CONCRETE STUCCO N.T.S.

COLOR: SMOOTH
LIMESTONE

PROP. LIMESTONE N.T.S.

MATERIAL: ALUMINUM.
COLOR: BLACK

PROPOSED RAILING N.T.S.

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LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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COMMENTS	7/3/2025	ARQ
RESOLUTION	7/11/2025	ARQ

DRAWING TITLE:
PROPOSED
MATERIALS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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

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

DWG. NO.: A-404

SEQRA

State Environmental Quality Review Act
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date of Adoption: _____

Implementing Regulations: This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

Determination: The Village of Pleasantville Planning Commission, as Lead Agency, has determined that the Proposed Action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: The Landmark at 444 – 444 Bedford Road

SEQRA Status: Type I Action

Conditioned Negative Declaration: No

Location: The 0.513-acre adjoining parcels are known as tax lots 106.6-5-16, 17, 18, 19 and 20 on the Village of Pleasantville tax assessment maps and are located at 444 Bedford Road within the Central Business A-1 zoning district (collectively the "Site" or "Subject Property").

Description of Action: The Proposed Action consists of Subdivision and Site Plan Approval to construct a 36-unit residential building with 2,146 square feet of retail space and associated improvements including 51 parking spaces (the "Project" or "Proposed Action").

Reasons Supporting This Determination:

Specifically with respect to the Proposed Action:

1. **The Proposed Action will not have a significant adverse environmental impact with respect to the construction on, or physical alteration of, the land surface of any properties.**

   The construction of the proposed building and site improvements will involve physical alteration of the Site. The Site has been previously disturbed and does not contain steep slopes or any unique geological features.

Given the Site's previous history of disturbance and with incorporation of soil erosion and sediment measures as part of the Project, the Planning Commission finds that the Project will not have a significant adverse impact on land. All disturbed soils will be protected in accordance with acceptable erosion and sediment control practices detailed in NYS Standards and Specifications for Erosion and Sediment Control.

2. The Proposed Action will not have a significant adverse environmental impact with respect to any unique or unusual landforms.

There are no unique or unusual landforms present in the area of the Proposed Action, and the area of the Proposed Action is not adjacent to any geological feature listed as a registered National Natural Landmark.

3. The Proposed Action will not have a significant adverse environmental impact on any wetlands or other surface water bodies.

The Subject Property does not contain any wetlands as defined by the Village Wetland Law, New York State Department of Environmental Conservation or Federal regulations.

4. The Proposed Action will not have a significant adverse environmental impact with respect to new or additional use of ground water, and will not have a significant adverse environmental impact with respect to the introduction of contaminants to ground water or an aquifer.

As proposed, the Proposed Action will connect to the existing public water distribution system. Therefore, there will be no use of groundwater for the development of the Site. As proposed, the Proposed Action will use the existing public sewer system which will prevent the introduction of contaminants into the groundwater supply. All stormwater run-off will be directed into the on-site drainage management system.

5. The Proposed Action will not have a significant adverse environmental impact with respect to the development of lands subject to flooding.

The Site has no historical record of flooding and it is not located in a flood zone. The Proposed Action will not result in development in a designated floodway, a 100-year floodplain or a 500-year floodplain. Stormwater will be directed into the on-site drainage management system.

6. The Proposed Action will not have a significant adverse environmental impact on any State regulated air emission source.

There is no State-regulated air emission source associated with the Proposed Action. The Project does not require Federal or State air emission permits and will not emit one or more greenhouse gases at or above the following levels:

a. More than 1,000 tons/year of carbon dioxide (CO_2)
b. More than 3.5 tons/year of nitrous oxide (N_2O)
c. More than 1,000 tons/year of carbon equivalent of perfluorocarbons (PFCs)
d. More than 0.045 tons/year of sulfur hexafluoride (SF_6)
e. More than 1,000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions
f. More than 43 tons/year or more of methane (CH_4)

The Proposed Action will not generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants, or reach 50% of any of these thresholds.

The Proposed Action will not require a State air registration, or produce an emissions rate of total contaminants that exceed 5 lbs. per hour, or include a heat source capable of producing more than 10 million BTUs per hour, or reach 50% of any of these thresholds. Also, the Proposed Action will not result in the combustion or thermal treatment of more than one ton of refuse per hour.

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes.

7. The Proposed Action will not have a significant adverse environmental impact with respect to the loss of flora or fauna.

The Site was previously developed as a commercial business located in the Village center. There are no records of rare or State-listed animals or plants, or significant natural communities on the Subject Property.

The Site is not registered as a National Natural Landmark. The Proposed Action will not result in the removal of, or ground disturbance in, any portion of a designated significant

natural community. The Proposed Action does not require the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.

8. The Proposed Action will not have a significant adverse environmental impact on agricultural resources.

The Proposed Action does not contain any agricultural resources.

9. The Proposed Action will not have a significant adverse environmental impact on any scenic or aesthetic resources.

The Proposed Action will not result in the obstruction, elimination or screening of significant scenic views, or be visible from any established publicly accessible, scenic vantage points either seasonally or year-around.

10. The Proposed Action will not have a significant adverse environmental impact on any historic or archaeological resources.

The area of the Proposed Action is not wholly or partially within, or substantially contiguous to, any building, archaeological site or district which is listed on or has been nominated by the New York State (NYS) Board of Historic Preservation for inclusion on the State or National Register of Historic Places.

The existing building is eligible for listing in the State and National Registers of Historic Places as an example of early nineteenth century Art-Deco-style commercial architecture. The NYS Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) was consulted and reviewed the application materials. The OPRHP provided a recommendation regarding the windows in the existing building for the Planning Commission's consideration. No impacts on any historic sites were noted by the OPRHP.

11. The Proposed Action will not have a significant adverse environmental impact with respect to the loss of recreational opportunities or with respect to a reduction of an open space resource designated in any adopted municipal open space plan.

The area of the Proposed Action is not designated as open space. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource.

12. The Proposed Action will not have a significant adverse environmental impact on a Critical Environmental Area (CEA).

There are no Critical Environmental Areas in or adjacent to the area of the Proposed Action.

13. The Proposed Action will not have a significant adverse environmental impact on existing transportation systems.

The Applicant submitted two traffic reports: a Traffic Trip Generation Letter Report prepared by Creighton Manning, dated November 18, 2022, and a Traffic Assessment Letter Report prepared by LaBella, dated August 30, 2024.

The trip generation analysis concluded that the proposed development—consisting of 36 residential units and 2,145 square feet of commercial space—would generate approximately 16 vehicle trips during the weekday AM peak hour and 15 trips during the PM peak hour.

Detailed sight distance evaluations were completed for the proposed parking garage driveways on Bedford Road and Wheeler Avenue. A one-week speed study was conducted along the Bedford Road site frontage to determine the 85th percentile speed, which was then used to calculate the required Intersection Sight Distance (ISD) and Stopping Sight Distance (SSD). To meet these requirements, the originally proposed Bedford Road garage entrance was relocated. Both driveway locations now comply with applicable sight distance standards.

Based on the findings of the trip generation and sight distance analyses, the Project is not expected to have an adverse environmental impact on the existing transportation network.

14. The Proposed Action will not have a significant adverse environmental impact as a result of an increase in the use of any form of energy.

It is anticipated that the existing energy infrastructure would continue to serve the Proposed Action and that enough surplus exists to meet potential demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

15. The Proposed Action will not have a significant adverse environmental impact as a result of an increase in noise, odors or outdoor lighting.

Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. Temporary noise that exceeds local ambient noise levels may occur during construction activities. Construction activity shall be performed in accordance with Chapter 123, Noise, of the Village Code. To reduce noise from construction activities the project will minimize the idling of machinery to the maximum extent practicable. There is no blasting expected with construction of the Proposed Action.

Should any blasting become necessary, it will occur in full compliance with Federal, State, County and Village laws. In addition, there are no significant noise impacts anticipated post-construction. The hours of the rooftop outdoor amenity space and pool have been restricted to comply with the Village Noise ordinance. The Proposed Action is not anticipated to generate any noxious odors. All lighting will be directed and/or shielded so as to preclude objectionable glare from being observable from adjoining streets and properties.

16. The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

The Proposed Action is not anticipated to cause any impacts on human health as a result of exposure to new or existing sources of contaminants.

17. The Proposed Action will not have a significant adverse environmental impact as a result of being inconsistent with adopted land use plans.

The Proposed Action is located within the Central Business A-1 zoning district. The proposed residential and retail uses are permitted uses in the A-1 district. The Proposed Action will not replace or eliminate existing facilities, structures, areas of historic importance to the community, or create significant adverse demand for additional community services (e.g., schools, police and fire), as capacity of existing community services are expected to be adequate.

18. The Proposed Action will not have a significant adverse environmental impact as a result of being inconsistent with the existing community character.

The property is located within the Central Business A-1 district and would be consistent with the existing community character. The Applicant has worked with the Planning Commission in their role as the Architectural Review Board on the architecture of the proposed building to ensure that it fits with the character of the Village.

Based upon this information and the information in the Full Environmental Assessment Form, as well as all other information submitted to the Planning Commission, the Planning Commission finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement needs to be prepared and that the SEQRA process is complete.

Lead Agency: Village of Pleasantville Planning Commission
80 Wheeler Avenue
Pleasantville, NY 10570
Attn: Russell Klein, Chairman

For Further Information:

Robert Hughes, Building Inspector
80 Wheeler Avenue
Pleasantville, NY 10570
(914) 769-1926
rhughes@pleasantville-ny.gov

RESOLUTION

THE LANDMARK AT 444 – 444 BEDFORD ROAD

APPLICATION FOR PRELIMINARY AND FINAL SUBDIVISON
AND SITE PLAN APPROVAL

After due discussion and deliberation, on motion by _____, seconded by _____, the following resolution was not adopted:

WHEREAS, 444 Associates, LLC has submitted an application to the Planning Commission of the Village of Pleasantville for approval of a Subdivision (lot merger) and Site Plan pertaining to a property approximately 0.513 acres in area as depicted on a plan labeled Sheet S-101, "Proposed Site Plans, Development Plans, Zoning Data and Images," last revised 7/11/25, prepared by ARQ Architecture, P.C., said properties being known as tax lots 106.6-5-16, 17, 18, 19 and 20 on the Village of Pleasantville tax assessment maps and are located at 444 Bedford Road within the Central Business A-1 zoning district (the "Site"); and

WHEREAS, the Proposed Action consists of Subdivision (lot merger) and Site Plan Approval to construct a 36-unit residential building and 2,146 square foot retail space with associated improvements including 51 parking spaces (the "Project"); and

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

- Application for Site Plan dated November 24, 2022;
- Application for Preliminary and Final Subdivision Plat Approval;
- Full Environmental Assessment Form (Part 1) dated November 30, 2022;
- A Trip Generation Letter Report prepared by Creighton Manning, dated November 18, 2022;
- Traffic Assessment Letter Report prepared by LaBella, dated August 30, 2024;
- Architectural Design Standard Development Incentive Narrative prepared by Jeffrey W. Gasbarro, Esq. and Jorge B. Hernandez, R.A., AIA, dated September 25, 2024;
- Comments from the Conservation Advisory Council dated November 6, 2023;
- A memo from the Village Engineer dated April 17, 2025;

- A set of plans entitled, “The Landmark at 444” prepared by ARQ Architecture, P.C. last revised 7/11/25:
    - Sheet T-100, “Title Sheet,”
    - Sheet S-100, “Existing Site Plan and Images,”
    - Sheet S-101, “Proposed Site Plans, Development Plans, Zoning Data and Images,”
    - Sheet S-100(A), “Proposed Site Plan 3D View,”
    - Sheet S-102, “Exist. And Prop. Schematic Plan & Drone Photo,’”
    - Sheet S-103, “Ramsey Land Survey,”
    - Sheet S-104, “Cross Sections Along Bedford Road,”
    - Sheet S-105, “Proposed Intersection Sight Distance Plans,”
    - Sheet S-106, “Proposed Intersection Sight Distance Plan w/ Aerial View,”
    - Sheet S-107, “Proposed Intersection Sight Distance, Stopping Sight Distance Plans & Profiles,”
    - Sheet S-108, “Proposed Vehicle Maneuverability Plans and Proposed Civic Space,”
    - Sheet S-109, “Key Maps, Table and Proposed Development Elevations,”
    - Sheet S-110, “Exist. & Proposed Pervious Area and Landscaping Plan,”
    - Sheet S-111, “Green Roof Details & Specification Sheets,”
    - Sheet S-112, “Phase Plans and Construction Sequence,”
    - Sheet S-113, “Key Plan & 3D Views,”
    - Sheet S-114, “Key Plan & View to Equipment Screening;”

- A set of architectural plans entitled, “The Landmark at 444” prepared by ARQ Architecture, P.C. last revised 7/11/25:
    - Sheet A-100, “Exist. & Proposed Floor Plans,”
    - Sheet A-101, “Exist. & Proposed Floor Plans,”
    - Sheet A-102, “Typical Duplex & Schematic Interior 3D,”
    - Sheet A-200, “Exist. & Proposed 3D Views,”
    - Sheet A-201, “Exist. & Proposed Rendered Elevations,”
    - Sheet A-202, “Exist. & Proposed Elevations,”
    - Sheet A-203, “Exist. & Proposed Elevations,”
    - Sheet A-204, “Proposed Fenestration and Schematic Details,”
    - Sheet A-300, “Schematic Sections,”
    - Sheet A-400, “Neighborhood Analysis of Transitional Materials,”
    - Sheet A-401, “Neighborhood Analysis,”
    - Sheet A-402, “Drone Pictures,”
    - Sheet A-403, “Existing & Proposed 3D Views,”
    - Sheet A-404, “Proposed Materials;”

- Photometric plans prepared by NY Lighting Group dated 6/20/25; and

WHEREAS, the Project proposes the adaptive re-use and preservation of the existing building located at 444 Bedford Road and the construction of additions to the building for residential apartments and a retail space on the first floor of the existing building; and

WHEREAS, during the course of its review, the Planning Commission raised concerns that the location of the parking garages ingress and egress, layout and maneuverability of the parking garages, and the design and architecture of the proposed building; and

WHEREAS, in response to the Planning Commission's comments, the Applicant redesigned the building to move the ingress/egress of the Bedford Road garage, revised the internal layout of both parking garage, and amended the exterior of the proposed building; and

WHEREAS, in accordance with Village of Pleasantville Zoning Code § 185-19[H][8][a][3], the Applicant has proposed to use the architectural guidelines incentive to increase the maximum floor area ratio (FAR) of 2.0 to an FAR of 2.17 resulting in a floor area of 48,510 square feet; and

WHEREAS, the Planning Board has determined that the proposed building elements and features satisfy the requirements of the FAR bonus; and

WHEREAS, the Westchester County Department of Planning has reviewed the Application pursuant to the provisions of Sections 239 L, M, and N of the General Municipal Law and Section 277.61 of the County Administrative Code, and has determined, in a letter dated March 25, 2025, that the Project is consistent with the County Planning Board's long-range planning policies, as set forth in *Westchester 2025 – Context for County and Municipal Planning and Policies to Guide County Planning*, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, because the Project will direct new development to an existing center where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality; and

WHEREAS, the Planning Commission determined that the Proposed Action is an Type I Action with respect to the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, a duly advertised public hearing on the application for Preliminary Subdivision and Site Plan Approval was held by the Planning Commission on May 14, 2025, June 25, 2025 and July 9, 2025 at the Village Hall, 80 Wheeler Avenue, Pleasantville, New York, at which times all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, on July 9, 2025, on motion by Mr. Brotheron, seconded by Mr. Keller and carried, the public hearing on said application was closed; and

WHEREAS, the Village Superintendent of Public Works reviewed the Site Plans and determined that they are acceptable; and

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

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

WHEREAS, the Planning Commission has determined that the proposed addition of thirty-six (36) new residential units will contribute to the existing unmet need for additional park and recreational facilities in the Village, which need cannot be met on the subject site in accordance with the provisions if § 159-24A(4) of the Code of the Village of Pleasantville given its size and characteristics, and on that basis, has determined that the best interests of the Village and future residents of the proposed subdivision will be better served by requiring a cash payment to be earmarked for park, playground and/or other recreational purposes; and

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

WHEREAS, pursuant to Chapter 159 of the Village Code, the Planning Commission has reviewed the Subdivision Plat in accordance with the design standards set forth in Article V of such Chapter, and has determined that the Subdivision Plat is consistent with the requirements set forth therein as the Project represents and orderly, efficient and economic redevelopment of the Site.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, serving as Lead Agency, adopts a Negative Declaration under SEQRA, finding that the proposed Project will not have a significant adverse effect on the environment, based on the criteria listing in 6 NYCRRR Section 617.7(c), including the Full Environmental Assessment Form, the Application, and all materials submitted by the Applicant relating thereto, as well as comments from Involved and Interested Agencies, Village staff, Village consultants, and the public; and

BE IT FURTHER RESOLVED, that the Planning Commission hereby grants Preliminary Subdivision Plat Approval to the Project as herein defined.

BE IT FURTHER RESOLVED, that the Planning Commission hereby waives the

Public Hearing on the Final Subdivision Plat because the Final Subdivision Plat is in substantial conformance with the Preliminary Subdivision Plat.

BE IT FURTHER RESOLVED, that the Planning Commission hereby grants Final Subdivision Plat Approval to the Project which consists of the consolidation of five (5) existing tax lots into one (1) tax lot, as herein defined and as shown on the subdivision plat entitled "The Landmark at 444" prepared by Ramsay Land Surveying, PC, dated January 21, 2025, subject to the following conditions and modifications which must be satisfied prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Commission:

A. All references to "the Applicant" shall include the Applicant's successors and assigns.

B. The preparation and submission to the Village of Pleasantville, subject to the approval of the Village of Pleasantville Building Inspector and the Village of Pleasantville Superintendent of Public Works, of a plat in final form suitable for filing, to be signed by the Planning Commission Chairman within one hundred eighty (180) days of the date of this resolution granting conditional final subdivision plat approval, showing all items of information enumerated in §§A-1 and A-3 of Appendix A of Village Code Chapter 159. Ninety (90)-day extensions may be granted by the Planning Commission provided that the Applicant makes application to the Planning Commission not less than thirty (30) days prior to the expiration of the original approval. A request for an extension of time to submit a final plat must include information regarding the date that the Planning Commission granted final subdivision approval and a statement as to whether any prior application for extension of time had been made by the Applicant and the action taken by the Planning Commission on such application. The Applicant shall file the Final Subdivision Plat in the Office of the Westchester County Clerk no less than sixty-two (62) days after the Final Subdivision Plat has been signed by the Planning Commission Chairman. The Applicant shall submit five (5) copies of the filed Final Subdivision Plat with proof of filing to the Building Inspector within 30 days of the date of filing.

C. The Applicant shall secure approval and endorsement of the subdivision plat by the Westchester County Department of Health. A copy of the plan containing the endorsement of the Westchester County Department of Health shall be submitted to the Village Building Inspector prior to the signing of the final subdivision plat.

D. Payment of all fees for the cost of engineering, planning, environmental or other technical services required in connection with the review of this application shall be required.

E. Except as otherwise provided herein, all agreements that are intended to be recorded in the office of the Westchester County Clerk shall be recorded simultaneously with the filing of the final subdivision plat.

F. Prior to the filing of the final subdivision plat with the Village of Pleasantville, the Applicant shall furnish a certificate from the tax collecting officer of the Village of Pleasantville stating that all taxes levied and, in addition, all taxes that are a lien against the property, have been paid.

G. Compliance with all applicable local laws and ordinances of the Village of Pleasantville and any conditions attached to the permits issued thereunder; and

BE IT FURTHER RESOLVED, that if said conditions be not fully complied with within the above time limit, that said preliminary subdivision plat and final subdivision plat shall be disapproved.

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

A. Prior to the signing of the Site Plan Drawings by the Planning Commission Chairman, the following conditions shall be fulfilled to the satisfaction of the Planning Commission:

1. Compliance with all applicable local laws and ordinances of the Village of Pleasantville and any conditions attached to the permits issued thereunder.

2. Proof of filing of the approved Subdivision Plat with the Westchester County Clerk.

3. The Applicant shall pay all outstanding consultant review fees in connection with the Planning Commission's review of this Application.

B. Prior to the issuance of a Building Permit or Street Opening Permit, the following conditions shall be fulfilled to the satisfaction of the Village Building Inspector and/or the Village Superintendent of Public Works:

1. The Applicant shall submit an estimated cost for construction of all required public improvements to be reviewed and approved by the Village Building Inspector and/or Village Engineer.

2. Pursuant to Sections 159-14 and 185-50.F(10) of the Village Code, the Applicant shall provide a performance bond, letter of credit or other security in a form acceptable to the Village Attorneys and approved by the Village Board in an amount as determined by the Village Building Inspector and/or Village Engineer as sufficient to secure to the Village the satisfactory construction, installation and completion of the required public improvements, and roadways, water and sewer facilities, drainage and erosion controls and soil stabilization improvements, as applicable.

3. Pursuant to Section 159-15.C of the Village Code, the Applicant shall submit an inspection fee in an amount set forth in the Village Master Fee Schedule.

4. The submission of final construction drawings showing all items of information enumerated in §A-4 of Appendix A of Village Code Chapter 159.

5. The Planning Commission determines that the proposed addition of thirty-six (36) new residential units will contribute to the existing unmet need for additional park and recreational facilities in the Village, which need cannot be met on the subject site in accordance with the provisions if § 159-24A(4) of the Code of the Village of Pleasantville given its size and characteristics, and on that basis, has determined that the best interests of the Village and future residents of the proposed subdivision will be better served by requiring a cash payment to be earmarked for park, playground and/or other recreational purposes. Prior to the issuance of a building permit, the Applicant shall submit payment of the recreation fee to the Village of Pleasantville in an amount as set forth on the Village of Pleasantville Master Fee Schedule.

6. Ten percent (10%) of the thirty-six (36) apartment units, or four (4) units shall be designated as affordable pursuant to the requirements of Section 185-44 of the Village Zoning Law for a period of no less than fifty(50) years, and such affordable units shall be dispersed throughout the building, shall be distributed among various sizes (one- and two-bedroom units) in the same proportion as all other units in the development, and shall not be distinguishable from other units when viewed from the exterior. Prior to the issuance of a Building Permit, the Applicant shall submit, pursuant to Section 185-44.D of the Village Zoning Law, a mechanism such as a declaration of restrictive covenants in recordable from acceptable to the Village Attorney which shall ensure that the affordable units shall remain subject to affordable regulations for the minimum fifty-year period of affordability and shall contain such other provisions as are required by Section 185-44 of the Village Zoning Law. Such mechanism shall be recorded in the Westchester County Clerk's Office and proof of such

recording submitted to the Village Building Inspector prior to the issuance of the first Certificate of Occupancy for the Project.

7. The Applicant shall pay all outstanding consultant review fees in connection with the Planning Commission's review of this Application.

C. The following are general conditions which shall be fulfilled:

1. The hours of operation for the pool shall be from 9:00 AM to 9:00 PM. The roof top area shall operate from 7:00 AM to 10:00 PM. The pool and roof top area are subject to the Village Noise Ordinance.

2. The mechanical equipment on the rooftop shall be located and screened in accordance with the specifications noted on Sheet S-114, "Key Plan & View to Equipment Screening." Any revisions or changes shall be reviewed and approved by the Planning Commission.

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

4. Significant deviation, as determined by the Building Inspector, from the Approved Site Plan shall require an Amended Site Plan Review and Approval from the Planning Commission.

5. All landscaping shown on the approved Site Plan shall be maintained in perpetuity in a healthy growing condition. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season.

6. The Applicant shall be responsible for maintaining in perpetuity all stormwater management measures as indicated in the approved Site Plan. Such maintenance shall ensure the functionality and effectiveness of all stormwater management measures.

7. Prior to the commencement of any construction work, the Applicant shall submit to the Village Building Inspector a construction phasing plan, including plans for the phased installation of soil erosion and sedimentation control measures and a plan for construction supervision. Said construction phasing plan may be amended from time to time as needed, with the approval of the Village Building Inspector.

8. Throughout the construction phase, the Applicant shall maintain compliance with all applicable Village regulations, including but not limited to the Village's noise regulations. The Applicant shall designate a contact person to handle any complaints or concerns from residents within the vicinity of the Site. Said person shall be on-site during construction hours, and a telephone number and/or email address for the contact person shall be made publicly available.

9. The Applicant shall pay all outstanding consultant review fees in connection with the Planning Commission's review of this Application.

BE IT FURTHER RESOLVED, that the Planning Commission hereby grants the FAR bonus for an FAR of 2.17 to the Project, as shown on the Site Plan Drawings and other application materials enumerated above.

VOTE: Ayes –
Noes –
Abstentions -
Absent –

DATE:

CERTIFICATION:

_____
Russell Klein, Chairman
Village of Pleasantville Planning Commission

Minutes of Meeting
Meeting of July 9, 2025

ATTACHMENTS:

Description	Type	Upload Date
ARB Meeting 7.9.25	Backup Material	7/21/2025
PC Meeting 7.9.25 - revised review	Backup Material	7/22/2025

Pleasantville Board of Architectural Review
July 9, 2025

The Pleasantville Board of Architectural Review meeting was called to order by Russell Klein, Chairman, at approximately 8:00 pm on Wednesday, July 9, 2025. Attending the meeting were Russell Klein, Chairman, Erik Brotherton, Perry Freitas, David Keller, Henry Leyva, Members, and Robert Hughes, Building Inspector.

Applications specific to the Board of Architectural Review:

1. **343 Manville Road - Sonny Pilates LLC** – Proposed new business signage for new service tenant – ***New application***. Present: Applicants.

The applicant had samples of both the letters and the awning material.

The applicant pointed out that the building was recently painted and the colors in the proposed awning—white and blue striped—complemented the building. The letters will be 8-inch black metal and will be placed above the awning on the building façade.

The signage proposal includes a round sign that will come out perpendicularly from the front of the building. There is already a metal holder mounted to the building that will accommodate the sig. It will meet the 7-foot minimum height requirement.

Mr. Klein said he liked the fabric of the awning but pointed out that all the other awnings on the building were black and thought it made more sense to be uniform. The applicant said it was a corner location, and that they were taking inspiration from Lulu's across the street. They think it will be youthful and fun. Mr. Klein agreed, but thought in context, with the other three stores being black, it didn't work. The applicant pointed out that Coldwell Banker had a different awning.

The applicant said they explored using black for the awning, but they felt it would be too harsh for what they want to represent.

Mr. Freitas agreed with Mr. Klein and pointed out that the window frames were also black.

Mr. Leyva said he liked the awning in isolation but agreed it looked out of place on the building where all the other awnings were black. Mr. Leyva suggested using the color as an accent on the window and confirmed with Mr. Hughes that they were allowed 25% of signage on the glass. Mr. Leyva suggested incorporating color in the lettering.

Mr. Klein explained that a black awning is preferred as it generally matches architecturally. Mr. Brotherton agreed. Mr. Keller said all the members like how the awning looks; but when talking

about the street as a whole, it makes more sense from an architectural standpoint to have the awnings uniform.

The applicant said the landlord loved it. Mr. Klein said they were welcome to come back, noting that maybe other tenants would be willing to switch from the black. However, the black awnings are somewhat new and asking someone to cover the expense of a new awning that they don't need might be a hard sell.

Mr. Klein said they could vote on it as if it would be black and then if anything changed, the applicant could come back with the striped proposal.

The applicant said they might rather have no awning at all.

Mr. Klein clarified that the applicant wanted the font on the building with the metal letters as proposed and did not want to put any text on the awning.

The applicant pointed out that the awnings on the building all had different text, so that was not consistent and said they wanted to have the letters on the building.

Mr. Klein said they would vote on the standard black awning with the 8-inch black letters above it as well as the round sign sticking out from the side of the building. The applicant confirmed that the font on the building would match the font on the round sign.

Mr. Klein asked that the light for the round sign be a warmer light at 3,000 or 3,500 kelvin. The Board liked the sign.

A motion to approve the application was made by Mr. Keller and seconded by Mr. Brotherton. VOTING took place as follows:

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

The Board of Architectural Review portion of the meeting adjourned at approximately 8:15 pm.

Respectfully submitted,

Mary Sernatinger
Secretary

Pleasantville Planning Commission
July 9, 2025

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at approximately 8:15 pm on Wednesday, July 9, 2025. Attending the meeting were Russell Klein, Chairman, Erik Brotherton, Perry Freitas, David Keller, Henry Leyva, Members, Malcolm Simpson, Planning Consultant, and Robert Hughes, Building Inspector.

Applications specific to the Planning Commission:

2. **26 Bedford Road – Ryan Touchton** – Proposed garage addition to the existing single-family dwelling with the Village wetlands buffer area – ***New application for Wetlands Permit.*** Present: David Verespy, Architect.

Mr. Verespy said they applicant is seeking a two-car garage addition within the 50-foot wetlands setback.

The .86-acre property is generally flat. There is a small manmade pond in the backyard and a drainage ditch that runs off of the pond extending along the property. The drainage ditch goes out underneath Bedford Road.

Mr. Verespy said the homeowner has been working to clean up a lot of invasive species around the pond.

There is currently a spruce tree and a planting bed with perennials and ferns and other ornamental plants in the area where the garage is proposed to be.

The proposed garage addition is 20' x 24' with a breezeway connecting it to the existing building. The new addition would be over the existing driveway.

New plantings are proposed along the drainage ditch. Three native evergreens would be planted to replace the existing evergreen that will be removed. Mr. Verespy pointed out that the plans were more conceptual at this time, and they will elaborate more on the plantings if the Commission approves the proposal.

Mr. Verespy said they would not be changing the drainage patterns of the property, and they would not be affecting the wetlands other than the fact that the structure would be in the setback. He said there will be a rain garden for additional runoff, which will replace part of the lawn. They will also plant more buffer plants to distinguish the areas.

Mr. Klein pointed out that there currently is a two-car garage on the property and the applicant wants to add another two-car garage, which would be 100% in the wetlands buffer. Mr. Verespy said on the original survey, the drainage ditch he referred to earlier is labeled as a brook, but it really is more of a ditch. The applicant has to clear sticks and branches out of the ditch periodically to keep water flowing. Mr. Verespy added that the pipe that is underneath Bedford Road is undersized and often the water backs up.

Mr. Klein said he would have a hard time permitting a complete incursion into the wetlands buffer as there were very few in the town, and the Commission tries to preserve whatever wetlands still exist. He added it would have to be a very compelling case for why they need to build into the wetlands setback. Mr. Keller agreed with Mr. Klein, noting that when this house was built, efforts were made to keep it out of the wetlands buffer, and the Board tries to preserve what is left. Mr. Freitas said if the applicant didn't have any garage, there might be more of a case; but the fact that there is already a functioning two-car garage makes it hard to support. Given the layout of the home, M. Leyva said there were alternatives to building a garage other than doing so in the wetlands setback.

Mr. Verespy said they looked at putting the additional structure as a build-off of the existing garage but instead of a full 2-car garage, it would be more like a 1.5-car garage, and there would still be incursion into the setback. Mr. Leyva said they could build a deeper garage so that it was 2 cars deep – either bumping out the back or adding to the front of the current garage and there would be no encroachment on the wetlands buffer.

Mr. Keller said there was ample spots on the property which were paved and could accommodate parking and so he didn't think it came anywhere close to a degree of hardship.

Mr. Simpson said the landscaping and rainwater garden being proposed are mitigation, but action to create the garden and plant the landscaping might also be considered disturbance within the wetlands buffer. Mr. Verespy said the applicant would be open to plantings suggested by the Board and/or the consultant but were proposing to replace the tree they would take down (a Norway Spruce) with either another Norway Spruce, American Holly, Tamarack, Hemlock or any other suggested 3 to 1 replacement. In addition to that, Mr. Verespy said they were proposing two deciduous trees.

Mr. Klein noted that Mr. Verespy was there to take the temperature of the Board and the response was consistent: the Board does not support the proposal as it is.

Mr. Verespy said they could still build the 1.5-car garage on the other highlighted area of the property without approval, but in that case the wetlands would not benefit from the many positive things being proposed. Mr. Hughes pointed out they would still need to account for stormwater.

Mr. Leyva said there were other solutions to achieve the applicant's objective. Mr. Klein thought that Mr. Leyva's recommendation to make the existing garage deeper would be the easiest solution. Mr. Leyva added they could expand the driveway if they wanted more driveway space.

Mr. Verespy said he would discuss it with his client and either come back to the Board with another option or contact Mr. Hughes for a building permit if they decide to build a structure as of right.

3. **444 Bedford Road – The Landmark at 444** – Proposed mixed-use development consisting of 36 apartment units and retail shop – ***Continued Public Hearing and final review***. Present Michael and Alex Baldotti, building owners/applicants; JB Hernandez, Architect; and Jeffrey Gasbarro, Attorney.

Mr. Simpson said the application materials came in on Friday and his office was closed for the 4th of July, so he was not able to conduct a review in time for this meeting. Mr. Hughes said a lot of Ms. Brown's comments were addressed in the previous meetings aside from some plantings, but a lot of the items were more architectural in nature.

Mr. Gasbarro reviewed the additions made to the drawings. He said the location of proposed utility hookups had been added, as requested by the Village Engineer. Mr. Hughes said it appears that the applicant addressed the Engineer's last comment.

Mr. Gasbarro said the next comment was to identify trees that they were proposing to remove. They have labeled the trees and included their diameters. One tree on Village property will need to be removed due to the widening of the sidewalk on Wheeler, as its location would end up being in the center of the new sidewalk. Mr. Hughes said the Village Board was already aware of the likelihood that that particular tree would need to be removed.

Mr. Gasbarro said there was a comment by H&H to include more planting in the courtyard and the rooftop s to make them denser, which they did.

Mr. Gasbarro said last time it was pointed out that one of the renderings didn't match one of the floor plans and they fixed that.

Mr. Gasbarro said the final thing they were addressing was the samples of the materials that the Board asked to see. Mr. Baldotti brought samples in, and Mr. Gasbarro pointed out that they were trying to match the materials to the old bank building.

Mr. Klein confirmed that the elevation was unchanged.

Mr. Simpson said he would like to leave the changes on the plantings as conditions and Ms. Brown could verify them before moving forward with the Resolution.

Mr. Leyva asked what size the limestone panels would be. Mr. Hernandez said the new building would be 8 x16. The original bank building elongated panels are more elongated, measuring around 8x24.

Mr. Leyva confirmed that samples would be left with them so that if they want, they could take them over to the building to compare in person.

Mr. Klein said he liked the photo Mr. Leyva had sent after the last meeting, suggesting more embellishment to the windows, picking up a few more details from the old bank building. However, the applicant maintained they would not be adding any of that and would keep the design as is.

Mr. Brotherton thought the proposed materials matched pretty well.

Mr. Keller had no new comments.

Mr. Freitas thought the materials matched well and did not have any additional comments.

A motion to take public comments was made by Mr. Keller, seconded by Mr. Freitas and unanimously carried.

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

Mr. Gasbarro asked Mr. Simpson to relay that they were happy to speak with Ms. Brown again if there were any other issues or comments with the adjustments they made to the plantings. Mr. Simpson confirmed with the Board that if Ms. Brown had any outstanding issues, she could contact

the applicant directly before the next meeting. Mr. Hughes said it would be best if the applicant made any changes to the plans prior so that they didn't have too many conditions in the resolution.

Mr. Brotherton pointed out that there was a comment at a previous meeting about rooftop pool hours and thought the hours should be a condition in the resolution. Mr. Gasbarro said because it was a shared amenity for residents, they wanted it to be used in a way that would not disturb other residents and in turn it would not disturb the neighborhood. Mr. Keller agreed there needed to be a condition in the resolution with rules for the rooftop. Mr. Hernandez said he recalls discussing the pool closing at 9 pm. Mr. Hughes added that there is also a Village noise ordinance: in the morning in the downtown area, 'louder' noise was permitted after 7 am. If the police are called with a complaint, they make a judgement as to whether or not the noise is a violation.

Mr. Keller suggested the condition be that pool hours and amplified music conclude at the same time.

Mr. Hughes did not know of a rule restricting alcohol since it was a private pool.

Mr. Hughes said the Village noise ordinance evening general restriction begins at 10 pm and construction noise is permitted from 7 am 7 pm. Mr. Klein suggested the hours match the noise ordinance in the code, 10 pm, and just have the entire roof close at 10pm. The specific closing hour for the pool could be 9 pm.

Mr. Klein mentioned that the Burns Center had talked about showing movies on the rooftop of their Media Lab and there were long discussions about potential disturbance from movies and people making noise. Ultimately, it never happened.

Mr. Gasbarro confirmed that they would do 9 am-9 pm for pool hours and the rest of the roof would be open until 10 pm, as set by the Village noise ordinance. Mr. Klein suggested signage on the roof to indicate that.

Mr. Hughes clarified that the Village code talks about hours of loading and unloading to ensure that activities that make noise won't take place too early or late. The ordinance doesn't completely restrict work from happening but only requires noise to be reasonable within the designated hours. Having a cup of coffee on the roof before it technically opens is a quiet activity. Mr. Klein agreed

and added they were not trying to restrict that – they were focused more on the pool and the noise that would come from it.

Mr. Simpson confirmed with Mr. Gasbarro that there would likely not be a lifeguard on duty at the pool. Mr. Hughes said because it was private, a lifeguard was not required. Mr. Simpson questioned whether a sign that stated don't use the pool after 9 pm would ensure people left at that time. Mr. Gasbarro said the pool would be actively managed and would be locked at closing time. Mr. Klein said they could put in the resolution that management or whoever was responsible for locking the gate to the pool do so at 9 pm and open it at 9 am.

Mr. Gasbarro added that it would only be open Memorial Day to Labor Day or something similar to that timeline.

Mr. Hernandez said the pool measured 8 x 30 feet and it was 5 feet deep.

Mr. Gasbarro said he understood that if the Public Hearing was closed that evening there would be a 62-day time frame for the Board to act. Mr. Gasbarro gave his consent to extend the 62-day deadline by at least 1 day, to September 10, 2025, to allow for one more meeting if needed.

Mr. Klein said they would close the Public Hearing that evening. He asked that Mr. Simpson and Ms. Brown prepare the resolution, SEQRA determination and other documents to potentially be voted on at the next meeting. Mr. Simpson said he anticipated that when Ms. Brown returned to the office she would have everything she needed to prepare the documentation for the next meeting. Once that is done, Ms. Brown will reach out to both Mr. Hughes and the applicant to let them know they can submit a final draft of the plans.

Mr. Klein said there had been several late submissions during the course of the application process and if for some reason there is another delay on the applicant's end he didn't want to be at their mercy to delivery on time. Mr. Hughes explained that the deadline for the next meeting was (today). He typically gets the agenda to the Board the Friday before the meeting and added that if the consultant doesn't receive documents with enough time to review them and make comments, that could delay things. Mr. Hughes said that just because their application is on the agenda doesn't mean they will receive approval or that things will move forward.

Mr. Simpson confirmed with Mr. Hughes that the pool hours and locking of the gate should be a condition as well as in the resolution. There will also be signage by the pool to indicate the hours.

Mr. Hughes said the only other change would come if Ms. Brown picked something up that wasn't addressed this evening. Mr. Simpson said she would not be able to look at the information until Monday at the earliest. Mr. Klein said that was okay, that the deadline for the applicant to submit everything was Friday, July 11.

Mr. Hughes asked that the applicant date the final plans to ensure no confusion with the several previous submissions.

Mr. Gasbarro summed up that the Board would close the public hearing, they would return on 23rd for the next meeting and hopefully there would be a resolution prepared by that meeting. If for some reason they couldn't go forward in two weeks, the next meeting would be September 10th.

Mr. Hughes assured Mr. Leyva that the comments and illustrations he sent directly to the applicant would be kept in the public record of the meetings and be a permanent part of the file.

A motion to close the Public Hearing was made by Mr. Brotherton and seconded by Mr. Keller. The motion was approved by Messrs. Klein, Freitas, Keller and Brotherton and opposed by Mr. Leyva. Mr. Klein said by a vote of 4 to 1, the Public Hearing was closed.

A motion to have the Planning Consultant prepare a Resolution for the next meeting was made by Mr. Keller and seconded by Mr. Freitas. The motion was approved by Messrs. Klein, Freitas, Keller and Brotherton and opposed by Mr. Leyva. Mr. Klein said by a vote of 4 to 1, the motion carried.

3. <u>Minutes</u>

A motion to approve the minutes of the June 25, 2025, meeting was made by Mr. Brotherton, seconded by Mr. Keller and carried.

The meeting was adjourned at approximately 9:30pm.

Respectfully submitted,

Mary Sernatinger
Secretary

These minutes include one correction from Mr. Klein but have not been approved for filing.