



Village of Pleasantville

Building Department

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

PLEASANTVILLE ZONING BOARD MEETING

To: Zoning Board Members:

There will be a meeting of the Pleasantville Zoning Board on Thursday, July 31, 2025, at 8:15 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York.

Meeting Access

Topic: ZBA

Time: Jul 31, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86432539894?pwd=hTHabr7IQXQHmNALOaeg0P1t4UV8u7.1>

Meeting ID: 864 3253 9894

Passcode: 293101

One tap mobile

+16465588656,,86432539894# US (New York)

Note: one member will be attending remotely at the following location:

2 Cliffhanger Lane, Seal Harbor, ME 04675

AGENDA

1. 15 Great Oak Lane

Case No. 2025-12 - Daniel and Meghan Bruen - 15 Great Oak Lane - Proposed parking area within the existing front yard off Rebecca Avenue on-site in violation of Section 185-38.E "Layout, location and ownership of off-street parking facilities" which prohibits parking within the front yard other than located within driveways

2. 80 Oak Ridge Road

Case No. 2025-13 - Michael Arcidiacono - 80 Oak Ridge Road - Proposed legalization of the existing open wood deck at the rear of the existing single family dwelling on-site in violation of Section 36.B (1) Schedule I "Bulk Requirements" regarding deficient side yard setback

3. Minutes of Meeting

Meeting of June 5, 2025

Very truly yours

Robert Hughes
Building Inspector



Meeting Access

Topic: ZBA

Time: Jul 31, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86432539894?pwd=hTHabr7IQXQHmNALOaeg0P1t4UV8u7.1>

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2 Cliffhanger Lane, Seal Harbor, ME 04675



15 Great Oak Lane

Case No. 2025-12 - Daniel and Meghan Bruen - 15 Great Oak Lane - Proposed parking area within the existing front yard off Rebecca Avenue on-site in violation of Section 185-38.E “Layout, location and ownership of off-street parking facilities” which prohibits parking within the front yard other than located within driveways

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	7/24/2025
Principal points letter	Backup Material	7/7/2025
Proposed site plan	Backup Material	7/7/2025
Property surveys	Backup Material	7/7/2025
Site photos	Backup Material	7/7/2025
Architectural plans	Backup Material	7/7/2025
Aerial view	Backup Material	7/7/2025
ZBA application	Backup Material	7/7/2025
EAS form	Backup Material	7/7/2025
BP application	Backup Material	7/7/2025
Public Notice	Backup Material	7/7/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

**Daniel & Meghan Bruen
15 Great Oak Lane
Pleasantville, New York 10570**

PARCEL ID

Sec – 106.6

Blk – 2

Lot – 20

Re – Building Permit Application dated July 2, 2025, for proposal to create a parking area within the front yard of the existing single-family dwelling located at 15 Great Oak Lane, within the Village of Pleasantville, on-site in violation.

Date: July 3, 2025

Dear Daniel & Meghan:

This notice is to inform you that your proposal to create a parking area within the front yard of the existing single-family dwelling located at 15 Great Oak Lane on-site in violation, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in an R-1 “One-Family Residence” zoning district within the Village of Pleasantville, New York.
2. To create the parking area as proposed would not comply with Section 185-38.E “Layout, location, and ownership” of the Village Municipal Code which prohibits parking within the front yard other than located in driveways

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

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

Very truly yours,

Robert Hughes
Building Inspector

Mary Faithorn Scott, Architect
33 Fairways Drive, Mount Kisco, NY 10549
914 241 6262 mfscottarch@gmail.com

July 2, 2025

BRUEN RESIDENCE
15 GREAT OAK LANE, PLEASANTVILLE, NY

REQUEST FOR AREA VARIANCE

PROJECT DESCRIPTION AND STATEMENT OF PRINCIPAL POINTS

The one family home at 15 Great Oak Lane was formerly owned by Dr. Frank Stapleton – a dentist whose dental practice was located in his home for over 30 years. When the Bruens bought the property in September, 2024, the exam rooms, lab and waiting room had been gutted, leaving 936 square feet of vacant space. The proposed renovation of that space includes adding a guest bedroom, bathroom, playroom, powder room, mudroom and home office. The plan calls for moving the side entry door that was used by patients approximately 12 feet to the east to create an entrance to the mudroom with a direct connection to the expanded kitchen. The Bruens would like to be able to pull up, park and unload children and groceries from this location. Although the proposed plan eliminates a parking space by creating the new driveway, when the dental practice was active, spaces on Brookside place would have been filled by staff members and patients. The location of the driveway has been approved by Anthony R. Carr, Superintendent of Public Works and Village Engineer.

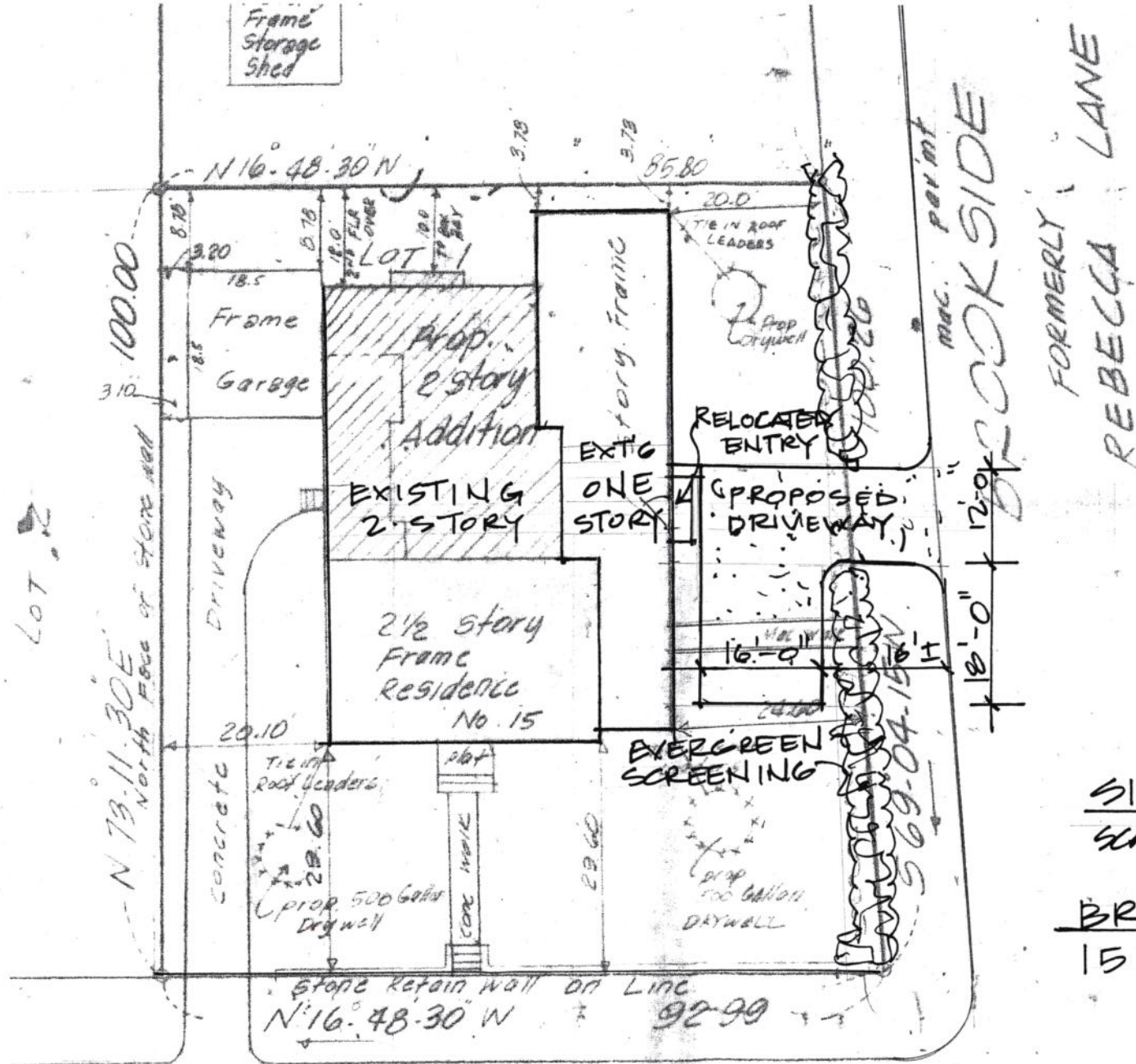
We believe the project will comply with the following Principal Points:

1. The granting of the area variance will add a 12 foot driveway to Brookside Place, but will be in character with other driveways on the street and will not be a detriment to nearby properties. The existing row of bushes edging the yard will be maintained and increased to shield the parking area from the road.
2. The benefit sought is to enter the home on the north side to access the renovated area, which will replace the former dental offices. This is best location for this entry.
3. The request may be considered substantial because it is adding a second curb cut and parking area, but the property is a double lot and there are over 100 additional feet on Brookside Place which will not have a curb cut.
4. The creation of this curb cut and parking area is small, given the size of the Bruens property and will not have an adverse impact on the physical or environmental conditions in the neighborhood.
5. This difficulty is self-created, but we feel it will benefit this young family without creating a detriment to the health, safety or welfare of the neighborhood.

Very truly yours,



Mary Faithorn Scott



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

BRUEN RESIDENCE
15 GREAT OAK LANE

GREAT OAK LANE
mac. pav't



Share



15 GREAT OAK LANE
FRONT



Share X

May 2019 [See more dates](#)

CORNER OF GREAT OAK AND
BROOKSIDE PLACE



15 Great Oak Ln



Share

53 Brookfield Pl

Pleasantville, New York



Google Street View

May 2019

[See more dates](#)

BROOKSIDE PLACE EXISTING ENTRANCE



BROOKSIDE PLACE LOOKING TOWARDS ADDITIONAL LOT





① FRONT ELEVATION
SCALE: 1/4"=1'-0"



② RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

MARY FAITHORN SCOTT
ARCHITECT
33 FAIRWAYS DRIVE
MOUNT KISCO, NY 10549
PHONE: 914-241-6262



BRUEN RESIDENCE
15 GREAT OAK LANE
PLEASANTVILLE, N.Y.

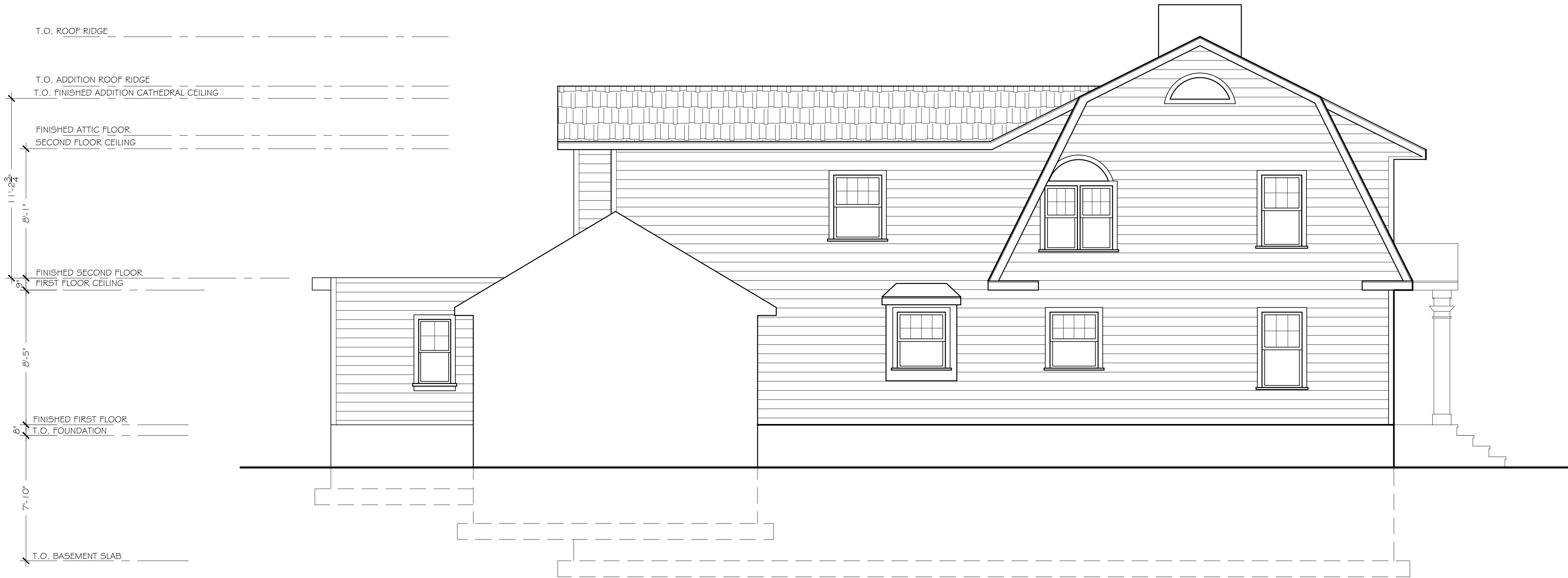
EXISTING AND PROPOSED
EXTERIOR ELEVATIONS

REVISIONS:
DATE: JULY 3, 2025
SCALE: 1/4"=1'-0"

A2
BRUEN



1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

MARY FAITHORN SCOTT
ARCHITECT
33 FAIRWAYS DRIVE
MOUNT KISCO, NY 10549
PHONE: 914-241-6262



BRUEN RESIDENCE
15 GREAT OAK LANE
PLEASANTVILLE, N.Y.

EXISTING AND PROPOSED
EXTERIOR ELEVATIONS

REVISIONS:
DATE: JULY 3, 2025
SCALE: 1/4"=1'-0"

A3
BRUEN



AERIAL VIEW OF
BOTH LOTS



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

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

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

SECTION I – PROJECT ADDRESS: 15 Great Oak Lane, Pleasantville, NY

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

APPLICANT: Mary Faithorn Scott

ADDRESS: 33 Fairways Drive, Mount Kisco, NY 10549

914 914
PHONE: 241-6262 CELL: 907 8318 EMAIL: mfscottarch@gmail.com

OWNER: Daniel and Meghan Bruen

ADDRESS: 15 Great Oak Lane, Pleasantville, NY

914
PHONE: _____ CELL: 224-3286 EMAIL: mbruen@annaly.com

LESSEE: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

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

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

☒ SURVEY & DETAILED DRAWINGS ☒ ADDITIONAL INFORMATION

SECTION IV – APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V – APPLICANT'S CERTIFICATION

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

APPLICANT'S SIGNATURE: _____

DATE: _____

SWORN TO BEFORE ME THIS _____

DAY OF _____

20 _____

NOTARY PUBLIC

RACHEL HOFFMAN
Notary Public, State of New York
Registration NO. 01HO6434407
Qualified in Westchester County
Commission Expires 06/06/2026

SECTION VI – AFFIDAVIT OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I RESIDE AT

_____ IN THE CITY OF _____

COUNTY OF _____ IN THE STATE OF _____

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

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

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

OWNER'S SIGNATURE: _____

DATE: _____

SWORN TO BEFORE ME THIS _____

DAY OF _____

20 _____

NOTARY PUBLIC

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

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

BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V - APPLICANT'S CERTIFICATION (SEE ARCHITECT AS APPLICANT)

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

APPLICANT'S SIGNATURE: Meghan Bruen

DATE: 7/1/25

SWORN TO BEFORE ME THIS 1st

DAY OF July

2025

NOTARY PUBLIC

RACHEL L. FREEDMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FR6297334
Qualified in New York County
My Commission Expires 04-22-2026

SECTION VI - AFFIDAVIT OF OWNERSHIP

I, Meghan Bruen, HEREBY CERTIFY THAT I RESIDE AT

15 Great Oak Lane IN THE CITY OF Pleasantville

COUNTY OF Westchester IN THE STATE OF New York

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE OF PLEASANTVILLE AFORESAID KNOWN AND DESIGNATED AS SECTION: 5 BLOCK: 14 LOT: 15

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

OWNER'S SIGNATURE: Meghan Bruen

DATE: 7/1/25

SWORN TO BEFORE ME THIS 1st

DAY OF July

RACHEL L. FREEDMAN

NOTARY PUBLIC-STATE OF NEW YORK

No. 01FR6297334

Qualified in New York County

My Commission Expires 04-22-2026

NOTARY PUBLIC

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

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

BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: ☐ CHECK #: _____ ☐ CASH

NAME ON CHECK: _____

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">BRUEN RESIDENCE</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-weight: bold; font-size: 1.2em;">15 GREAT OAK LANE</div>			
Brief Description of Proposed Action: ADD ADDITIONAL DRIVEWAY AND BACK UP SPACE ON BROOKSIDE PLACE <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ADD ADDITIONAL DRIVEWAY AND BACK-UP SPACE ON BROOKSIDE PLACE</div>			
Name of Applicant or Sponsor: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">MARY FAITHORN SCOTT, ARCHITECT</div>		Telephone: 914 907 8318 E-Mail: MFSCOTTARCH@GMAIL.COM	
Address: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">33 FAIRWAYS DRIVE</div>			
City/PO: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">MT. KISCO</div>		State: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NY</div>	Zip Code: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">10549</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
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: ZBA approval and Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8939.5 SF acres	
b. Total acreage to be physically disturbed?		534 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17,159.5 SF acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ STORMWATER WILL RUN TO A NEW DRYWELL _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>MARY FAITHORN SCOTT</u> Date: <u>JULY 2, 2025</u> Signature: <u></u> Title: <u>ARCHITECT</u>		



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

BUILDING PERMIT APPLICATION

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

SECTION I – PROJECT ADDRESS: 15 Great Oak Lane

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

APPLICANT: Mary Faithorn Scott, Architect

ADDRESS: 33 Fairways Drive, Mount Kisco, NY 10549

914 914
PHONE: 241 6262 CELL: 907 8318 EMAIL: mfscottarch@gmail.com

PROPERTY OWNER: Daniel and Meghan Bruen

ADDRESS: 15 Great Oak Lane, Pleasantville, NY

914
PHONE: _____ CELL: 224-3286 EMAIL: mbruen@annaly.com

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

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

SECTION IV – USE & OCCUPANCY

EXISTING / CURRENT USE: One family residence

PROPOSED COMMERCIAL USE: (CHECK ALL THAT MAY APPLY)

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

PROPOSED RESIDENTIAL:

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

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

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

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

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: Mary Faithorn Scott, Architect

ADDRESS: 33 Fairways Drive, Mt. Kisco, NY

PHONE: 914 241 6262 CELL: 914 907 8318 EMAIL: mfscottarch@gmail.com

CONTRACTOR: TBD

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII – APPLICANT CERTIFICATION

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

SIGNATURE: Mary Faithorn Scott DATE: 7.2.25

OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

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

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

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

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

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

PUBLIC NOTICE

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, Pleasantville, New York, will hold a Public Hearing on the 31st of July, 2025, 2024 at 80 Wheeler Avenue and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of Mary Faithorn Scott RA on behalf of the owners Daniel and Meghan Bruen residing at 15 Great Oak Lane, Pleasantville, New York, from the decision of Robert Hughes, Building Inspector, dated July 3, 2025 to create a parking area within the front yard of the existing single family dwelling on-site in violation. The property involved is known as 15 Great Oak Lane, Pleasantville, New York and described on the Village Tax Maps as Section 106.6, Block 2, Lot 20 and is located on the easterly side of Great Oak Lane, Pleasantville, New York in an R-1 "One Family Residence District". Said appeal is being made to obtain a variance from Section 185-38.E "Layout, location and ownership of off-street parking facilities" of the Village Municipal Code which prohibits parking within the front yard other than located within driveways

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



80 Oak Ridge Road

Case No. 2025-13 - Michael Arcidiacono - 80 Oak Ridge Road - Proposed legalization of the existing open wood deck at the rear of the existing single family dwelling on-site in violation of Section 36.B (1) Schedule I “Bulk Requirements” regarding deficient side yard setback

ATTACHMENTS:

Description	Type	Upload Date
Denial Letter	Backup Material	7/28/2025
Principal points letter	Backup Material	7/7/2025
Architectural plan	Backup Material	7/7/2025
Property survey - 2025	Backup Material	7/7/2025
Tax map	Backup Material	7/7/2025
Tax parcel maps	Backup Material	7/7/2025
Town of Mt Pleasant Assessors Cards	Backup Material	7/7/2025
CO's from Mt Pleasant and original deck plan from 1979	Backup Material	7/7/2025
Public Notice	Backup Material	7/7/2025
BP application	Backup Material	7/7/2025
EAS form	Backup Material	7/7/2025
ZBA application	Backup Material	7/7/2025



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

Michael Arcidiacono
80 Oak Ridge Road
Pleasantville, New York 10570

PARCEL ID

Sec – 99.15

Blk – 3

Lot – 41

Re – Building Permit application dated June 14, 2025 for a proposal to legalize an existing open wood deck at the rear of the existing single-family dwelling structure on-site in violation located at 80 Oak Ridge Road, within the Village of Pleasantville, on-site in violation.

Date: July 3, 2025

Dear Michael:

This notice is to inform you that your building permit application submitted to this Department dated June 14, 2025 for a proposal to legalize an existing open wood deck at the rear of the existing single-family dwelling structure located at 80 Oak Ridge Road, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

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

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Side yard setback..... (southern side to rear deck)	20 feet	15.07 feet	4.93 feet

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

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

Very truly yours,

Robert Hughes
Building Inspector

Michael A. Testa, Jr.
1114 State Route 22
Pawling, New York 12564
845-855-5128 Hm
914-760-4319 cell

Zoning Board of Appeals
Village of Pleasantville
80-Wheeler Avenue,
Pleasantville, New York 10570

Re: Zoning Board of Appeals Letter of Principal Points for Mr. Michael Arcidiacono located at 80 Oak Ridge Road, Pleasantville New York 10570

Date: June 30, 2025

Dear Mr. Chairman and Board Members:

Please accept this as my Letter of Principal Points involving my application to the Zoning Board of Appeals to obtain a variance to legalize a wooden deck located to the rear of the Arcidiacono residence.

I understand that to meet the burden of establishing an area variance, I must present my case in regards to the following five issues, for the Board of Appeals to consider in balancing the benefit to my client's property from the variance and any detriment to the health, safety and welfare of the community or neighborhood that would occur if the variance were to be granted. These five factors are as follows:

Issue 1: Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the grant of a variance.

The existing residence is classified as a legal single-family dwelling that was constructed in 1965. The residence is located at 80 Oak Ridge Road and is located in both the Village of Pleasantville and the Town of Mount Pleasant per new survey attached depicting the separation lines of both Municipalities. Upon speaking with the owner and the Building Inspector for the Village, a side yard waiver would be required due to a deficient side yard setback. The RRR Zoning district in which the house is located sets forth a required minimum side yard setback of 20.00' and the setback to the wooden deck is 15.07' which would require a **waiver of 4.93'** from your board. As stated above, the house was built in 1965 and subsequently, the Town of Mount Pleasant granted the previous owners a permit in 1979 (see attached) which stood till 2017 at which time Mr. Arcidiacono demolished the deck and built another deck with a upper and lower section which is the subject of this discussion. The southerly projection of the lower deck is where the encroachment is located. We believe that the fact these decks have existed as constructed for the past eight (8) years without any neighborhood opposition, the wooden deck encroachment will not create an undesirable change in the character of the neighborhood.

Issue 2: Whether the benefits sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

Given the deck is existing, no other feasible solution exists other than demolishing the deck and constructing a much smaller deck which my clients feel would clearly not be feasible. Additionally, the property is in contract to be sold and removing the deck could risk the sale of the property

Issue 3: Whether the requested variance is substantial.

The deck as constructed will not alter the existing character of the neighborhood and as stated has been in existence for the last eight (8) years with no complaints of record to our knowledge and is not visible from the street. We believe the waiver being requested is consistent with the surrounding properties and is not substantial

Issue 4: Whether the proposed variance will have an adverse effect on the physical or environmental conditions in the neighborhood or district.

In reviewing the enclosed application to legalize the wooden deck we can think of no adverse physical or environmental issue to the neighborhood or district that would result if this deck were to remain as constructed given the fact it has existed in its current location for the last eight (8) years

Issue 5: Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

The wooden deck, as mentioned above is self-created and was constructed by the current owner of record and no complaints have been filed to our knowledge. Additionally, the assessor has assessed the main upper deck accordingly and the owner has been paying taxes on the upper deck accordingly.

In conclusion, I believe that the criteria to grant relief from the provisions of the Municipal Code pertaining to the required deficient front yard setback to the existing wooden deck from the Zoning Code in the amount of 4.93' can be modified without impacting the neighborhood and allow the deck to remain as constructed.

Once again, thank you for the opportunity to present this at your upcoming meeting.

Very truly yours,

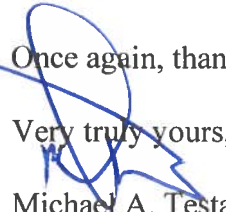
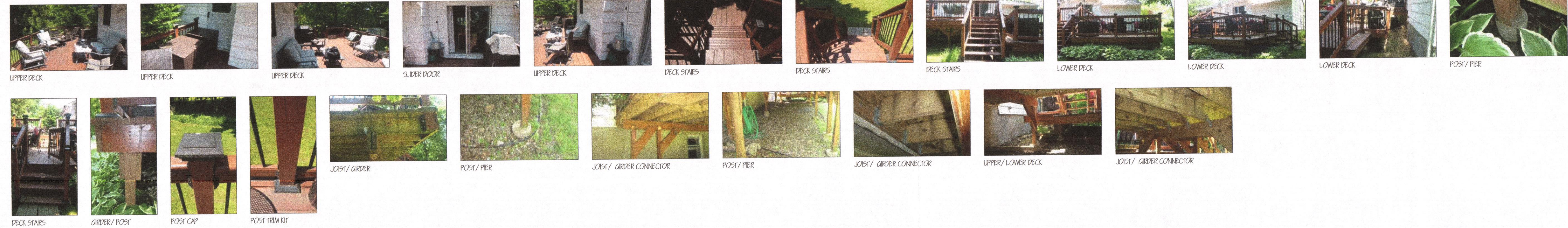

Michael A. Testa, Jr. (Agent) for Mr. Michael Arcidiacono

PHOTO VIEWS

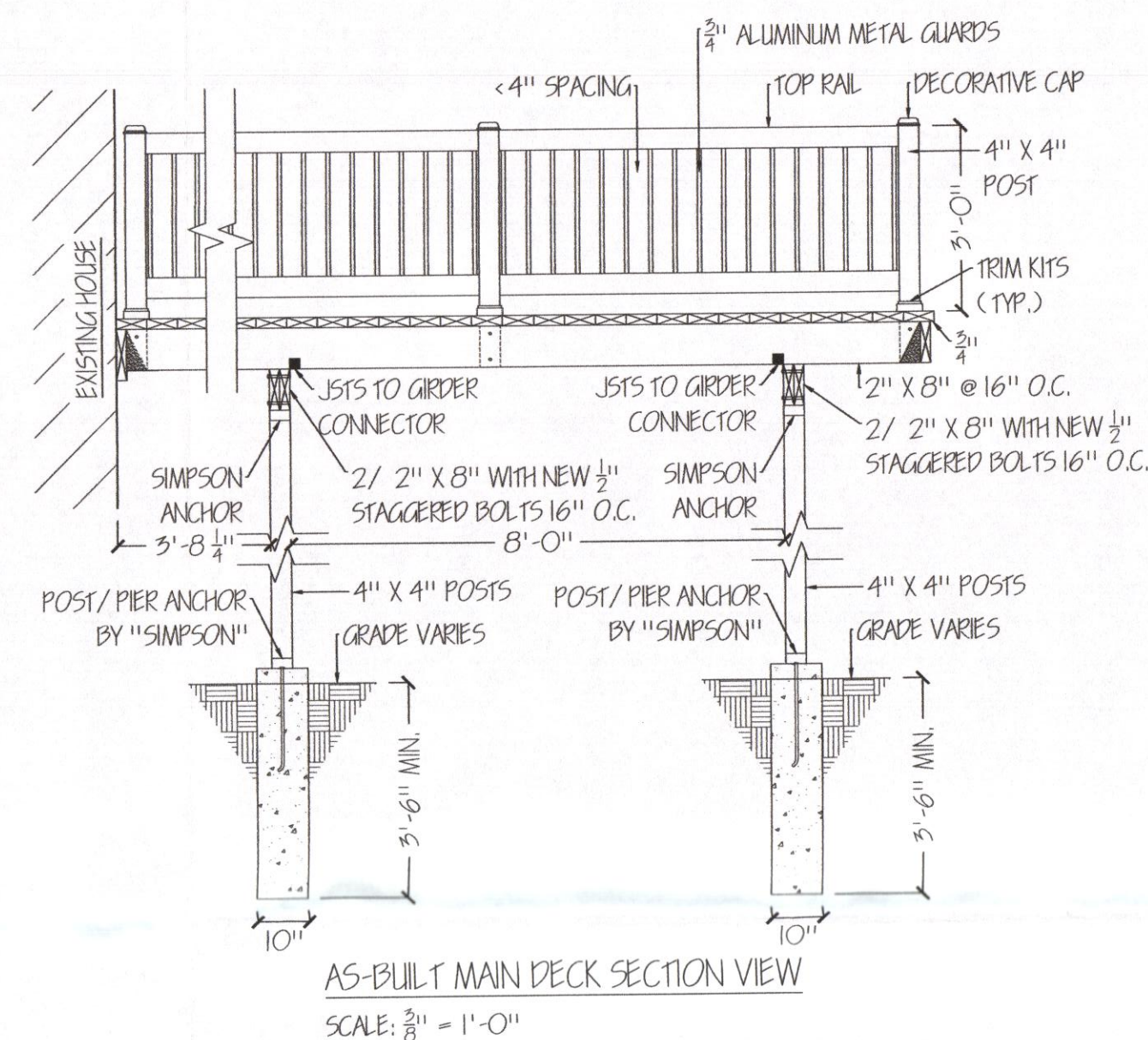
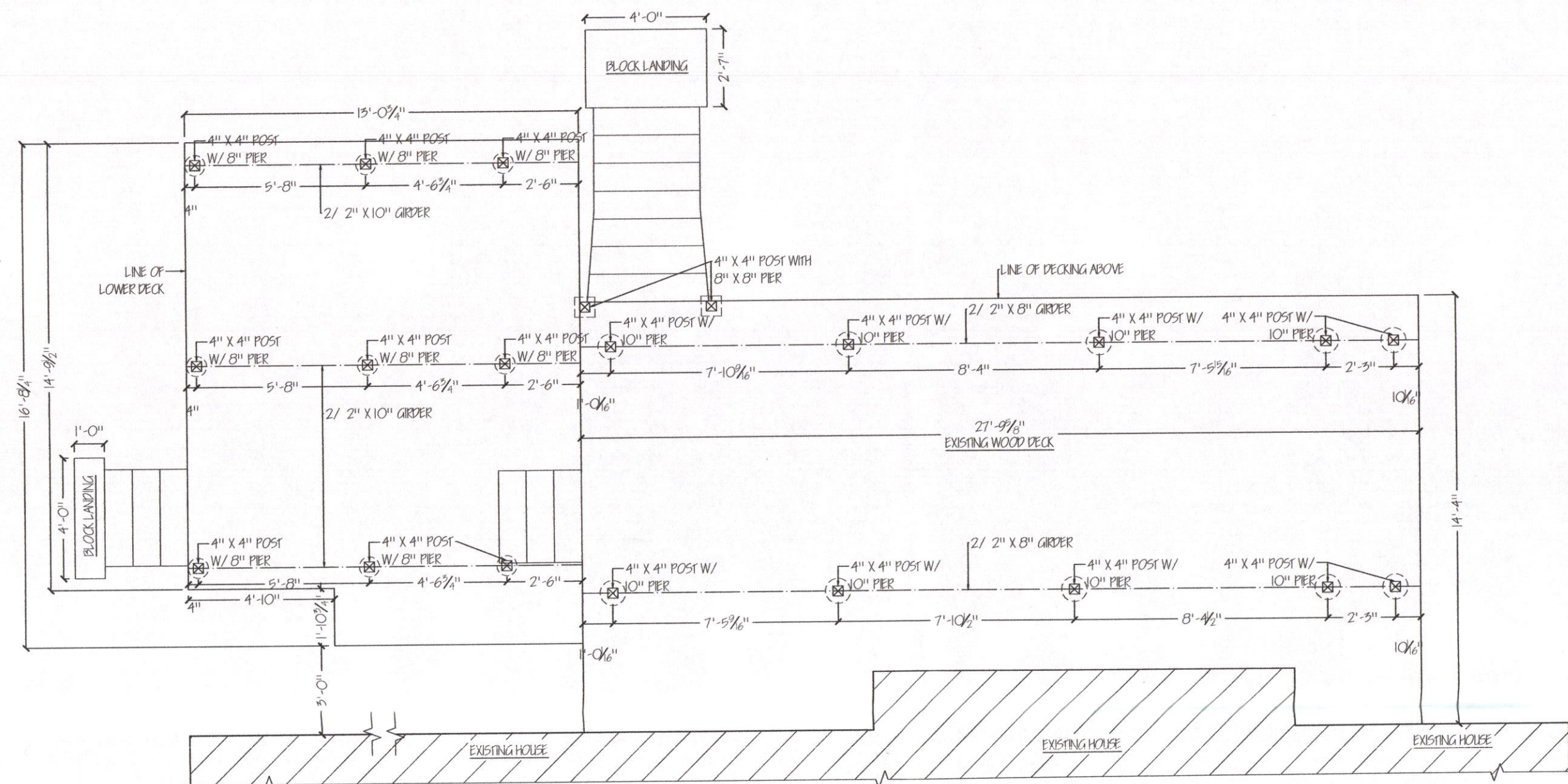


SD / CO
Note: Residence to be provided with new smoke and CO detectors per NY State Code

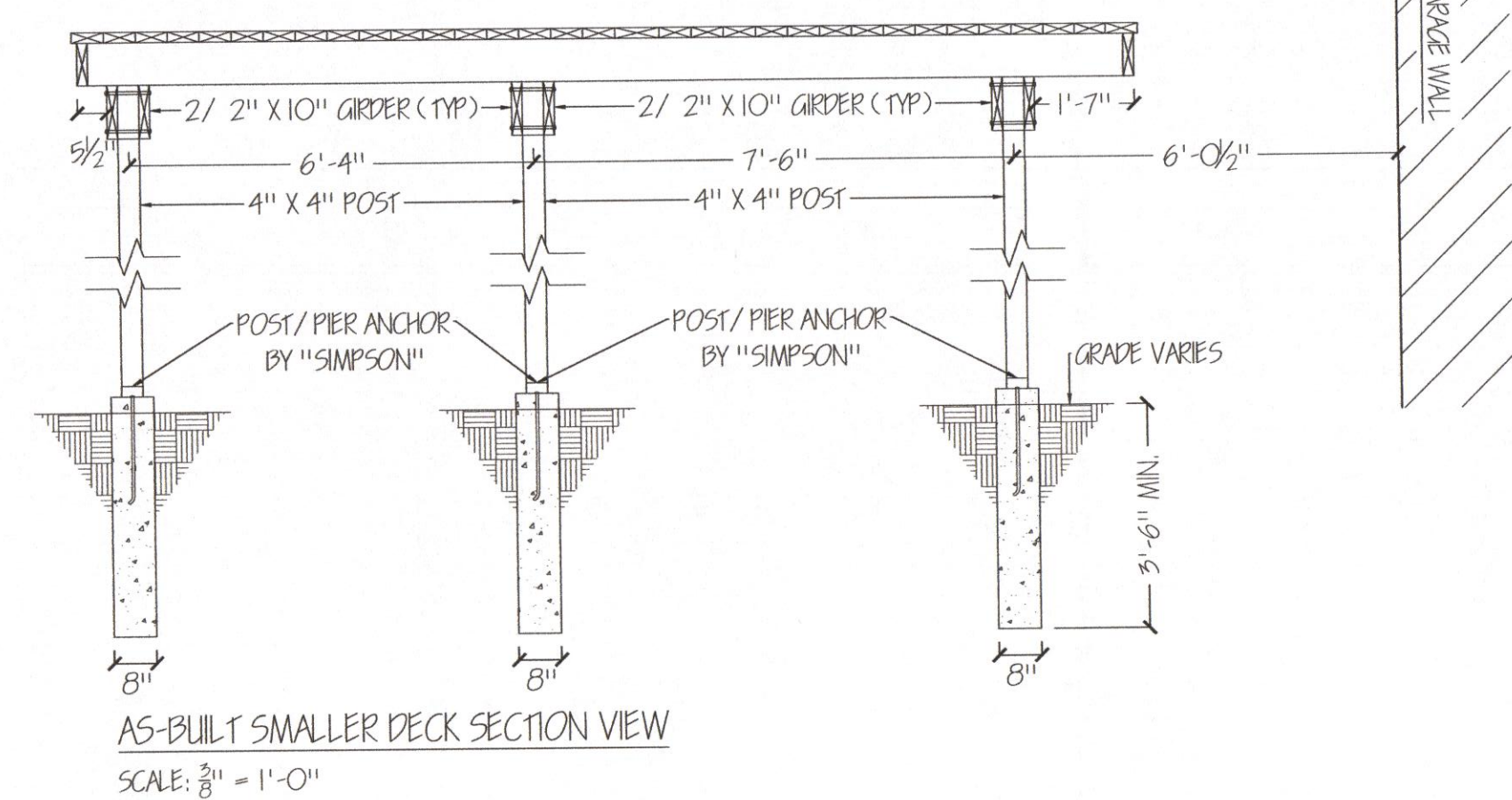
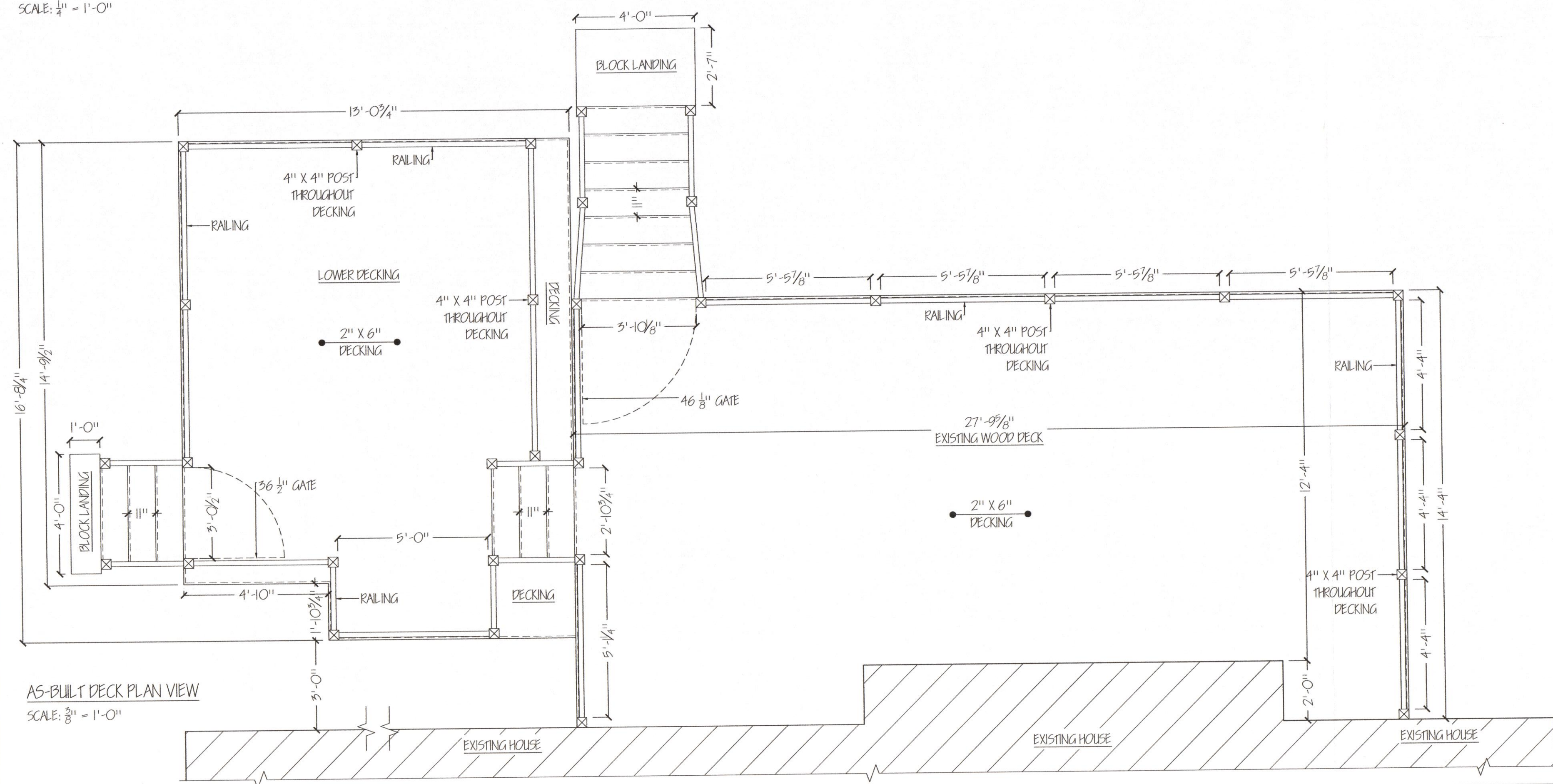
- ☐ Smoke Detector
- ☐ Carbon Monoxide Detector
- ☐ Heat Detector

General Notes (where applicable)

- All work shall conform to local and state building codes and regulations of all other agencies having jurisdiction.
- Contractor shall obtain and pay for all required permits.
- All materials shall be new and of best quality.
- Contractor is to be fully covered by Workmen's Compensation Liability Insurance as may be required by local jurisdiction.
- Contractors to remove all debris from premises as required.
- Tape and spackle as required.
- Patch and repair interior and exterior walls, floors and ceilings as required.
- All new appurtenances to align with existing.
- Fire stopping to be installed as required by code. Concealed spaces within the walls, partitions, floors, stairs and around chimneys, pipe and duct openings in such construction, shall be fire stopped to prevent the passage of flame, smoke, fumes and hot vapors.
- Fire stopping to be installed where new work joins existing.
- Smoke detection, regardless of the category of work, smoke detectors shall be provided where required by R-515 of NYC Residential Code.
- Smoke detectors shall have an audible alarm. Both battery and electrically operated hand-held devices are acceptable.
- Carbon monoxide detector to be installed as per New York state codes, (as needed).
- All framing to be done in accordance with the latest addition of the "National design specification for stress graded lumber and it's fastenings" as published by the national lumber manufacturers association.
- All lumber and wood shall be kiln dried, free from rot, large loose knots and other imperfections.
- Framing lumber shall be Douglas fir / Larch No. 2 or better with min. FB=1200 p.s.i. and E=1,700,000 p.s.i..
- All framing lumber shall bear visible grade stamp.
- Provide all needed blockings, blocking, rafters, cuts, grounds and framing hardware for a complete job.
- Set posts and rafters with crown up.
- All lumber in contact with masonry to be pressure-treated.
- Plywood for sub-floor shall be APA rated solid-Floor exp. 1. T&G edges.
- Plumbed room and wall sheathing shall be APA rated for sheathing. Grade stamp visible on all sheets. Support all edges.
- Provide X bracing or solid blocking at mid span of joists and rafters or at 8 ft. on center intervals.
- Pressure treated (PT) wood shall be treated Southern yellow Pine. Sawnlods and wood scraps shall be contained and disposal of recommended by NYSDEC. Pressure treated wood shall not be burned.
- All nails and screws, bolts and other metal coming in contact with pressure treated wood shall be hot dipped galvanized.
- Contractors to provide all temporary shoring and partitions as needed.
- Electrical work, wiring and equipment shall conform to the National Electrical code (NEPA) latest addition and all regulating agencies.
- Contractor to remove existing debris as needed.



AS-BUILT DECK PLAN VIEW
SCALE: $\frac{3}{8}" = 1'-0"$

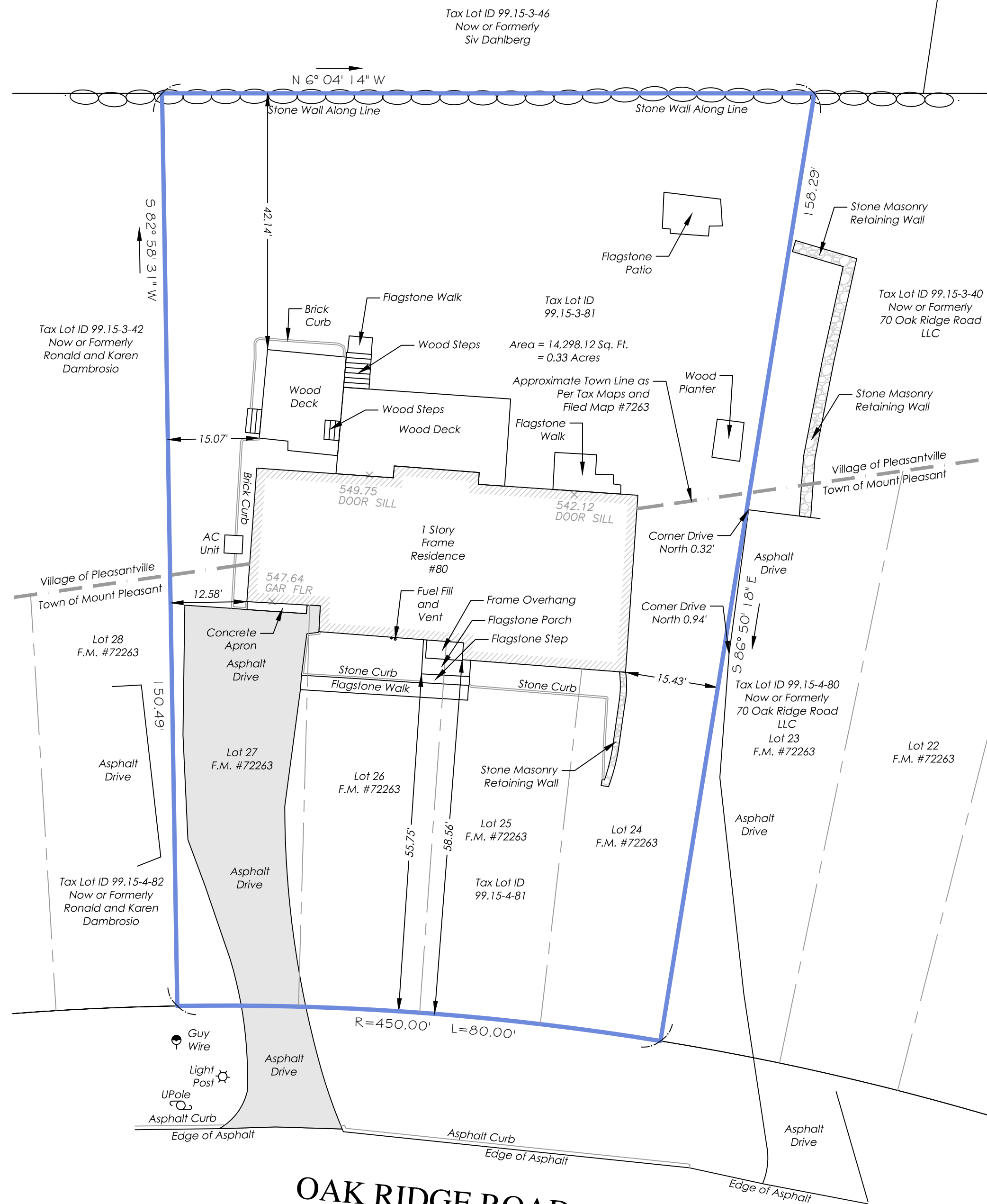


AS-BUILT DECK LEGALIZATION FOR RESIDENCE OF MR. MICHAEL ARCIADINO
LOCATED AT 80 OAK RIDGE ROAD PLEASANTVILLE, NEW YORK

Approved by: Michael A. Testa, Jr.

Date 6 / 24 / 2025
REVISD Sheet
Scale AS NOTED PAGE 1 OF 1
FOR BUILDING DEPARTMENT FILE / LEGALIZATION





IMPERVIOUS SURFACES	
BUILDINGS COVERAGE	1,726.79 S.F.
DRIVEWAYS	1,062.47 S.F.
DECKS/PORCHES	643.30 S.F.
WALKS/PATIOS	235.98 S.F.
WALLS	19.55 S.F.
UTILITIES	9.00 S.F.
TOTAL LOT AREA	14,298.12 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE	3,697.09 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE (%)	25.86%

<i>Project:</i> 25-244	<i>Reference:</i> 95-046
<i>Field Survey By:</i> PR	<i>Drawn By:</i> BJC
<i>Project Manager:</i> BJC	<i>Checked By:</i> DM

By: Daniel T. Merrill
New York State Licensed Land Surveyor No.050604

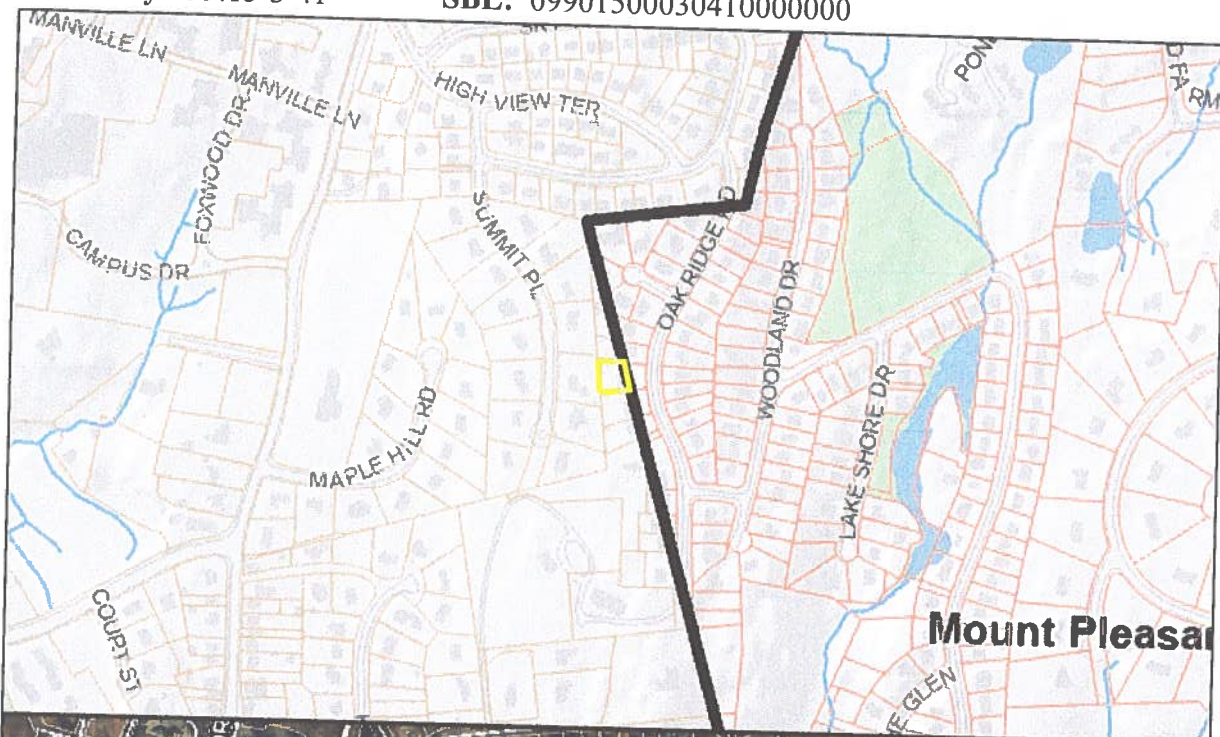


Tax Parcel Maps

Address: 80 OAK RIDGE RD

Print Key: 99.15-3-41

SBL: 09901500030410000000



Disclaimer:

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

+

44 SUMMIT PL
99.15-3-54

54 SUMMIT PL
99.15-3-53

57 SUMMIT PL
99.15-3-35

51 SUMMIT PL
99.15-3-34

76 SUMMIT PL
99.15-3-51

88 SUMMIT PL
99.15-3-50

100 SUMMIT PL
99.15-3-49

97 SUMMIT PL
99.19-2-5

95 SUMMIT PL
99.15-3-48

83 SUMMIT PL
99.15-3-47

75 SUMMIT PL
99.15-3-46

12 THE KNOLL
99.15-4-76

14 THE KNOLL
99.15-4-77

7 THE KNOLL
99.15-4-73

45 OAK RIDGE RD
99.15-4-65

90 WOODLAND RD
99.15-4-43

84 WOODLAND RD
99.15-4-44

61 OAK RIDGE RD
99.15-4-52

65 OAK RIDGE RD
99.15-4-61

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ADDRESS OF 80 OAK RIDGE RD. FILE
PROPERTY

4 15 24 2775 V69 250
SALVATORE CALI & SADIE

250 75 175

P 250 S 250 P 250

Swamp Village and 99.015-000-041-1

Table A.V. PROPERTY INFORMATION L.S. 6/2

[illegible]

BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY						ASSESSMENT RECORD											
DATE		6/9/79		PERMIT NO. 79-142-8621		LAND		BUILDINGS		TOTAL		EXEMPTIONS		NET TOTAL		YEAR	
TYPE BLDG-add deck				NO. STORIES \$562.		1900				1850						19	
TYPE CONST. # 57		7-1-79		NO. FAMILIES 412		1650		6470		8100						19	
Sept 92 / 192-1565 / 14586		Repair Fire Damage Interior				1650				9200						19	
BGMT.		1ST		2ND		50		3000		3050		exemption 60 (for new) base charge				19	
REC. RM.		3RD		A												19	
SIZE BLDG:		W		L		H										19	
TOTALS		SQ. FT. @														19	
"		CU. FT. @														19	
COST. OF CONST:																19	
C.O. ISSUED:																19	

Spent a little
50% a little

BUILDING RECORD

OCCUPANCY

COMPUTATIONS

PLOT PLAN AND SKETCH

	HOTEL	ROOMING HOUSE	SQ. FT. UNIT
SINGLE FAMILY	✓		
TWO FAMILY			
APARTMENTS			
STORES			
OFFICES			
COMM. GARAGE			

CONSTRUCTION

FOUNDATIONS

FLOORS

MECHANICAL & OTHER FEATURES

CU. FT. UNIT

SQ. FT. UNIT

AMOUNT

TOTAL

ADDNS. & PCNS.

WALLS

FINISH

ROOFS

HEATING

PLUMBING

M. F.

TOTAL

FACTOR - 5

REPL. VALUE

REMODELING DATA

GENERAL

KITCHEN

PLUMBING

HEATING

MISCELLANEOUS

BSMT. FINISH

APARTMENT

LAUNDRY ROOM

RECR. ROOM

FIN. FLR.

FIN. CLG.

FIN. WALLS

DESIGN

MODERN

RANCH

SPLIT LEVEL

EXP. ATTIC

S.F.

GRADE FACTOR

L.F.

NO LIGHTING

LIGHTING

NO LIGHTING

REPL. VALUE

COND.

REMOD.

AGE

GRADE

TYPE

OCCUPANCY

DWELLING

GARAGE

SWIM. POOL

BARN

COMMERCIAL

TOILET ROOM

STALL SHOWER

WATER CLOSET

LAVATORY

KITCHEN SINK

NO PLUMBING

DATE INSP.

INSP.

MEAS.

AREA

PRICED

REVD.

CHECKED

HEARINGS

TOTAL VALUE

PHYS. VALUE

PHY. DEP.

STRUCT. OBSOL.

INT. LAYOUT

OVERBUILT

NO FLOOR

BSMT. GARAGE

BLT. IN 1ST FLR.

PAVED DRIVE

177

REMODELING DATA

GENERAL

KITCHEN

PLUMBING

HEATING

MISCELLANEOUS

BSMT. FINISH

APARTMENT

LAUNDRY ROOM

RECR. ROOM

FIN. FLR.

FIN. CLG.

FIN. WALLS

DESIGN

MODERN

RANCH

SPLIT LEVEL

EXP. ATTIC

S.F.

GRADE FACTOR

L.F.

NO LIGHTING

LIGHTING

REPL. VALUE

COND.

REMOD.

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OCCUPANCY

DWELLING

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BLT. IN 1ST FLR.

PAVED DRIVE

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KITCHEN

PLUMBING

HEATING

MISCELLANEOUS

BSMT. FINISH

APARTMENT

LAUNDRY ROOM

RECR. ROOM

FIN. FLR.

FIN. CLG.

FIN. WALLS

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S.F.

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KITCHEN SINK

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DATE INSP.

INSP.

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HEARINGS

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STRUCT. OBSOL.

INT. LAYOUT

OVERBUILT

NO FLOOR

BSMT. GARAGE

BLT. IN 1ST FLR.

PAVED DRIVE

177

REMODELING DATA

GENERAL

KITCHEN

PLUMBING

HEATING

MISCELLANEOUS

BSMT. FINISH

APARTMENT

LAUNDRY ROOM

RECR. ROOM

FIN. FLR.

FIN. CLG.

FIN. WALLS

DESIGN

MODERN

RANCH

SPLIT LEVEL

EXP. ATTIC

S.F.

GRADE FACTOR

L.F.

NO LIGHTING

LIGHTING

REPL. VALUE

COND.

REMOD.

AGE

GRADE

TYPE

OCCUPANCY

DWELLING

GARAGE

SWIM. POOL

BARN

COMMERCIAL

TOILET ROOM

STALL SHOWER

WATER CLOSET

LAVATORY

KITCHEN SINK

NO PLUMBING

DATE INSP.

INSP.

MEAS.

AREA

PRICED

REVD.

CHECKED

HEARINGS

TOTAL VALUE

PHYS. VALUE

PHY. DEP.

STRUCT. OBSOL.

INT. LAYOUT

OVERBUILT

NO FLOOR

BSMT. GARAGE

BLT. IN 1ST FLR.

PAVED DRIVE

177

REMODELING DATA

GENERAL

KITCHEN

PLUMBING

BUILDING RECORD

[illegible]

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT — TOWN OF MOUNT PLEASANT

70 BROADWAY, HAWTHORNE, NEW YORK

ROgers 9-1420

Date March 15, 1965

No 2514


THIS CERTIFIES that the building located at 80- Oak Ridge Rd. Street,
Section No. 4, Block No. 15, Lot No. 24-27&35, Tax Map of
the Town of Mount Pleasant, conforms substantially to the approved plans and specifications heretofore
filed in this office with Application for Building Permit dated May 19, 1964,
pursuant to which Building Permit No. 4269, dated May 19, 1964,
was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy
for which this certificate is issued is one family dwelling with one car garage under

This certificate is issued to J. Elluzzi
(owner, ~~XXXXXXXX~~)
of the aforesaid building.

C. O. Fee 2.00

Additional Permit Fee --

TOTAL FEE 2.00


Superintendent of Buildings

(The Certificate of Occupancy will be issued only after the Superintendent of Buildings is convinced of the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing, or sanitation certificate, an approval of any private sanitary disposal system by the Westchester County Dept. of Health and an affidavit of final cost of construction will be required before the issuance of the Certificate of Occupancy.)

77-142

Certificate of Occupancy

BUILDING DEPARTMENT — TOWN OF MOUNT PLEASANT

79 BROADWAY, LAWRENCE, NEW YORK 10512
1 TownHall Plaza, Valhalla, New York
ROgers 9-6420 8300

SEP 14 1979

Date, 19.....

Nº 5684

THIS CERTIFIES that the building located at 80 Oak Ridge Rd. Street,
Section No. 4, Block No. 15, Lot No. 24-27, 35, Tax Map of
the Town of Mount Pleasant, conforms substantially to the approved plans and specifications heretofore filed in
this office with Application for Building Permit dated June 11, 1979,
pursuant to which Building Permit No. 8621, date June 11, 1979,
was issued, and conforms to all of the requirements of the applicable provisions of the law. The occupancy for which
this certificate is issued is deck for one family dwelling

This certificate is issued to Joseph & Jeanne M. Elluzzi

(owner, lessee or tenant)

of the aforesaid building.

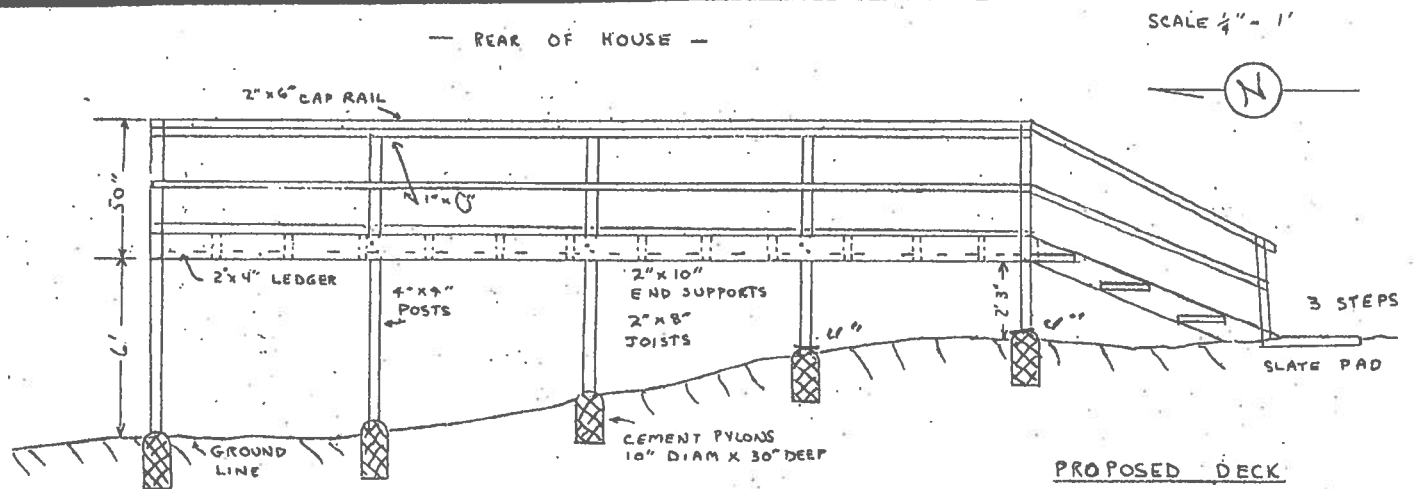
C. O. Fee 5.00

Additional Permit Fee --

TOTAL FEE 5.00

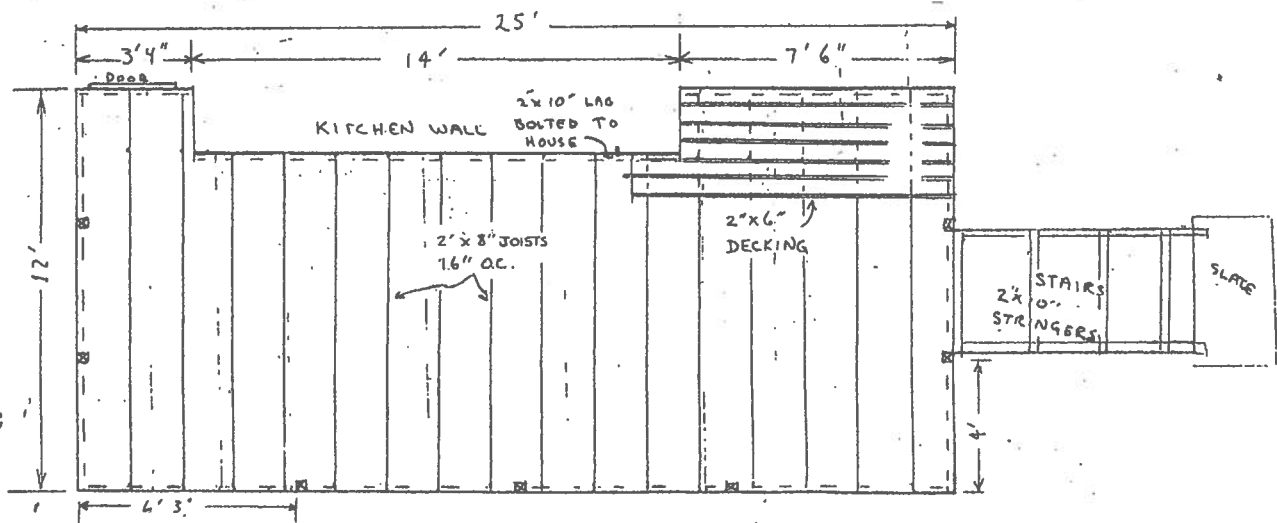
Cy Muscaliso
Superintendent of Buildings

(The Certificate of Occupancy will be issued only after the Superintendent of Buildings is convinced of the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances of regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical and plumbing, or sanitation certificate, an approval of any private sanitary disposal system by the Westchester County Dept. of Health and an affidavit of final cost of construction will be required before the issuance of the Certificate of Occupancy.)



PROPOSED DECK

J.S. & J.M. ELLUZZI
OAK RIDGE RD. PLYL.



ORIGINAL WOODEN
Deck (Approved 6/11/1979)
Permit # 8621

PUBLIC NOTICE

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Pleasantville, New York, will hold a Public Hearing on the 31st of July, 2025, in person at 80 Wheeler Avenue, Pleasantville, NY and via teleconference beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of Michael A Testa, Jr on behalf of the owner Michael Arcidiacono residing at 80 Oak Ridge Road, Pleasantville, New York, from the decision of Robert Hughes, Building Inspector, dated July 2, 2025 for a permit to legalize an existing open wood deck at the rear of the existing single family structure on-site in violation. The property involved is described on the Village Tax Maps as Section 99.15, Block 3, Lot 41, and is located on the western side of Oak Ridge Road, Pleasantville, New York in an RRR "One-Family Residence" zoning district. Said appeal is being made to obtain a variance(s) from Section 185-36.B (1) Schedule I "Bulk Requirements", of the Village Municipal Zoning Ordinance which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Side yard setback..... (southern side to rear deck)	20 feet	15.07 feet	4.93 feet

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



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

BUILDING PERMIT APPLICATION

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

SECTION I – PROJECT ADDRESS: 80 OAKRIDGE ROAD Pleasantville New York 10570

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

APPLICANT: Michael A. Testa JR

ADDRESS: 1114 State Route 22 Pawling New York 12564

PHONE: 815-855-5123 CELL: 914-760-4319 EMAIL: matestajr@gmail.com

PROPERTY OWNER: Michael & Mary E. Arcidiano

ADDRESS: 80 Oak Ridge Road Pleasantville New York 10570

PHONE: 914-552-6332 CELL: 914-552-6332 EMAIL: mike Arcidiano 735@gmail.com

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

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

Legalization of Existing Rane wooden Deck done circa 2017

SECTION IV – USE & OCCUPANCY

EXISTING / CURRENT USE: Existing Single Family Dwelling (no change)

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

Legalization (wooden deck)

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

TOTAL COST OF CONSTRUCTION (BASED ON FAIR MARKET VALUE LABOR & MATERIALS): \$ 20,000

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

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

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

ARCHITECT/ENG: Anthony Pisanni P.E.
ADDRESS: 3 Rosalind Drive, Cortland Manor N.Y. 10567
PHONE: 914-739-6590 CELL: 914-329-1605 EMAIL: apisanni@aol.com
CONTRACTOR: (Self) Michael Arcidiacono (See CE-200 form Attached)
ADDRESS: 80 Oak Ridge Road Pleasantville NY 10570
PHONE: 914-557-6332 CELL: 914-557-6332 EMAIL: mike Archis-735@gmail.com
PLUMBER: Agua Mechanics LLC.
ADDRESS: 7 Prospect Place, Suffern NY 10901
PHONE: 914-943-6339 CELL: same EMAIL: aguanmechanicsph@gmail.com
ELECTRICIAN: Evolution Electric Inc.
ADDRESS: 132 Fairfax Ave., Hawthorne N.Y. 10532
PHONE: 914-541-4635 CELL: same EMAIL: evolutionelectrico.com

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: [Signature] DATE: 6/4/25

OFFICE USE ONLY — DO NOT WRITE BELOW THIS LINE

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

BUILDING DEPARTMENT CHECKLIST:

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

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

NAME ON CHECK: _____

FINAL DESCRIPTION OF WORK: _____

PERMIT CONDITIONS:

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

BLDG. INSPECTOR SIGN OFF: _____ DATE: _____

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:

Michael and Mary E. Arcidiacono

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

30 Oak Ridge Road Pleasantville NY 10570

Brief Description of Proposed Action:

Legalization of Existing Wooden Deck built circa 2017

Name of Applicant or Sponsor:

Michael A. Testa Jr.

Telephone: 914-760-4319

E-Mail: matestajr@gmail.com

Address:

1114 State Route 22

City/PO:

Pawling

State:

NY

Zip Code:

12564

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

☒

☐

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

NO

YES

☒

☐

3. a. Total acreage of the site of the proposed action?

14,298.12 sf - 32 acres

b. Total acreage to be physically disturbed?

613.12 sf

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0.104 ac

Deck Area

0 acres

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

☐ Urban

☐ Rural (non-agriculture)

☐ Industrial

☐ Commercial

☒ Residential (suburban)

☐ Forest

☐ Agriculture

☐ Aquatic

☐ Other(Specify):

☐ Parkland

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

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, briefly describe:

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

If Yes, explain the purpose and size of the impoundment: _____

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

If Yes, describe: _____

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

If Yes, describe: _____

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Michael A. Testa Jr Date: 6/14/25

Signature: [Signature] Title: Agent of owner

PRINT FORM



VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

80 WHEELER AVENUE * PLEASANTVILLE, NY 10570

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

WWW.PLEASANTVILLE-NY.GOV

ZONING VARIANCE APPLICATION

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

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

SECTION I – PROJECT ADDRESS: 80 Oak Ridge Road Pleasantville N.Y 10570

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

APPLICANT: Michael A. Testa Jr.

ADDRESS: 1114 State Route 22 Bowling N.Y. 12564

PHONE: 815-855-5128 CELL: 914-760-4319 EMAIL: mutestajr@gmail.com

OWNER: Michael & Mary E. Arcidiacono

ADDRESS: 80 Oak Ridge Road Pleasantville N.Y. 10570

PHONE: 914-552-6332 CELL: 914-552-6332 EMAIL: mike arcia 735@gmail.com

LESSEE: np

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

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

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

☒ SURVEY & DETAILED DRAWINGS ☒ ADDITIONAL INFORMATION

SECTION IV – APPLICATION FEE: \$250

VILLAGE OF PLEASANTVILLE * BUILDING DEPARTMENT

SECTION V — APPLICANT'S CERTIFICATION

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

APPLICANT'S SIGNATURE: Michael Arcidiano

DATE: 6/30/2025

SWORN TO BEFORE ME THIS 30th

DAY OF June

20 25

NOTARY PUBLIC

VALERIE REYNOLDS
NOTARY PUBLIC STATE OF NEW YORK
PUTNAM COUNTY
LIC. #01RE6163491
COMM. EXP. 03/26/2027

SECTION VI — AFFIDAVIT OF OWNERSHIP

I, Michael Arcidiano, HEREBY CERTIFY THAT I RESIDE AT
30 Oak Ridge Road Pleasantville IN THE CITY OF Village of Pleasantville / Town of Mt. Pleasant
COUNTY OF Westchester IN THE STATE OF New York

AND THAT I AM THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED, LYING, AND BEING IN THE VILLAGE
of Pleasantville known and designated as Section: 99.15 BLOCK: 3 LOT: 41

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

OWNER'S SIGNATURE: Michael Arcidiano

DATE: 30th of June 2025

SWORN TO BEFORE ME THIS 30th

DAY OF June

NOTARY PUBLIC

MICHAEL A TESTA JR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TE6035072
Qualified in Dutchess County
My Commission Expires: 12/30/25

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

ZONE: RRR SECTION: 99.15 BLOCK: 3 LOT: 41

ADDITIONAL BOARD / DEPT. APPROVALS REQUIRED:

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

BUILDING DEPARTMENT CHECKLIST:

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

PAYMENT: ☒ CHECK #: 331 (\$250) ☐ CASH

NAME ON CHECK: Michael Arcidiano

BLDG. INSPECTOR SIGN OFF: RA

DATE: 6/30/2025



Minutes of Meeting
Meeting of June 5, 2025

ATTACHMENTS:

Description	Type	Upload Date
Meeting minutes of 6.5.2025	Backup Material	7/24/2025

Pleasantville Zoning Board of Appeals
June 5, 2025

The Pleasantville Zoning Board of Appeals meeting was called to order by Austin Campriello, Chairman, at approximately 8:15 PM on June 5, 2025. Attending the meeting were: Austin Campriello, Chairman; Serge Budzyn, Seth Gladstone, Steven Krauss and Erika Krieger, Members, and Robert Hughes, Building Inspector.

1. **Case No. 2025-09 – Joseph and Kerry Morrone - 143 Sarles Lane** – Proposed one-story addition to the existing single-family dwelling in violation of Section 185-36.B.(1), “Bulk Requirements,” regarding front yard setback and excessive building coverage. Present: Joseph and Kerry Morrone and Jim Coleman, Architect.

Mr. Coleman said the subject property is a very small non-conforming lot and they need a lot coverage variance. Coverage is currently 20%; with the addition, coverage would be 24.5%

Mr. Coleman said the proposed addition is to replace some awkward additions previously constructed in the back. The addition will line up with the house and will not extend any further into the front yard, but they do need a front yard variance.

There were no comments by members of the Board.

There were no comments by members of the public.

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

Based upon a review of the application of Joseph and Kerry Marrone for a proposed one-story addition to the existing single-family dwelling at 143 Sarles Lane, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

- | | |
|-----------------|---|
| Mr. Krauss - | Approve. The front and side yard variances are needed for what is there now. While the lot coverage at 24.5 % is somewhat large, other homes in the area also exceed permitted coverage, and this proposal’s coverage might even be less than others in the area. |
| Ms. Krieger - | Approve, for reasons stated by her colleague. |
| Mr. Gladstone - | Approve, for reasons stated. |
| Mr. Budzyn - | Approve, for reasons stated. |

Pleasantville Zoning Board of Appeals
June 5, 2025

Mr. Campriello - Approve, agrees with colleagues.

2. **Case No. 2025-10 – Chris Mueller – 46 Guion Street** – Proposed open wood deck at the rear of the existing single-family dwelling structure in violation of Section 185-B.(1), “Bulk Requirements” regarding deficient side yard setbacks and excessive building coverage. Present: Lucas Cascardo, Architect.

Mr. Cascardo said the applicant would like to extend the deck, which is really more of a deck landing. The proposal is for a deck that would extend to the rear of the house at the first-floor level.

The lot is pre-existing nonconforming.

Mr. Cascardo said they need a side yard variance due to the fact that there isn't a garage on the property.

The applicant also needs a variance for lot coverage. Existing coverage already exceeds permitted by 1%. The size of the new deck would be a modest 10-feet x 10.5-feet.

Mr. Cascardo said that there is an existing patio that they will reduce in size in order to reduce impermeable area and address some of the coverage issue.

There were no comments by members of the Board.

There were no comments by members of the public.

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

Based upon a review of the application of Chris Mueller for an open wood deck at the rear of the existing single-family dwelling at 46 Guion Street, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

Mr. Budzyn - Approve. The variance requested is de minimis. The side yard variance is not a major part because it basically exists because of the dimensions of

Pleasantville Zoning Board of Appeals

June 5, 2025

the house and there is a just a small portion at the rear that would be infringing on that side yard but not extending any further than the existing. Additionally, it would be a benefit to remove the patio, and the proposal wouldn't affect the neighborhood in any way.

- Mr. Gladstone - Approve. The lines of the proposal are not extending beyond existing lines of the house or lines of view from the front. It is of minimal impact to the neighborhood and the community.
- Ms. Kreiger - Approve, the request is de minimis and the balance weighs in favor of the applicant.
- Mr. Krauss - Approve, for reasons stated by colleagues.
- Mr. Campriello - Approve, agree with colleagues.

3. **Case No. 2025-11 – MAD Real Property LLC – 3 Stanley Street** – Proposed construction of a new two-family dwelling in violation of Section 185-36.B.(1), “Bulk Requirements” regarding deficient lot area, width, frontage, front, side and rear yard setbacks and excessive building coverage. Present: Andrew Pellingham, Architect

Mr. Pellingham said there is currently a three-family house on the property, which is in very poor condition and needs a lot of work. Also, the layouts in the structure are not ideal for families looking to rent an apartment. The location is on the fringe of the commercial zone. It is in the R-3 Zone.

Originally, Mr. Pellingham said they looked at adding another floor to the existing structure, but then they would have to satisfy the parking. That would require the creation of a 30-foot-wide curb cut to accommodate three garages side-by-side. They decided not to go that route but instead were proposing to demolish the existing building and constructing a brand-new side-by-side two-family home. This would reduce the density in the area as well as the number of occupants coming in and out.

The lot is pre-existing nonconforming at 50 x 100 feet. The requirement for a new structure is 75 x 100 feet (7,500 square feet).

Mr. Pellingham said they were seeking several variances in order to build what they believed were desirable, decent sized apartments, each with some backyard pace off the kitchen. Although there are several variances being requested, Mr. Pellingham felt that the proposal was a better solution than what is currently there.

Pleasantville Zoning Board of Appeals
June 5, 2025

Mr. Campriello agreed that the proposed project was an improvement over what existed.

Mr. Hughes confirmed that building coverage did not include the patio.

Mr. Pellingham said they believed their layout was conducive to renters. They wanted the layout with a garage, first floor living, second floor bedrooms and a backyard off the kitchen, which they believed felt more like the layout of a home. Mr. Pellingham added that it was an opportunity for people who couldn't afford a starter home to still enjoy living in the Village.

Mr. Gladstone clarified with the applicant that the reason for all the variances was due to the side-by-side design.

Mr. Hughes said the lot area, lot width, and lot frontage would be required variances regardless of layout if they do a rebuild. They would not need those variances if they were just making additions to the existing house. Mr. Pellingham maintained that a stacked configuration would not be ideal and would not provide renters with their own two-floor homes.

Mr. Hughes said other lots in the area were very similar. Some of those lots are in Pleasantville, but the majority are in the Town of Mount Pleasant.

On a motion by Mr. Krauss, seconded by Mr. Budzyn and unanimously carried, the public hearing was closed.

Based upon a review of the application of MAD Real Property to construct a new two-family home at 3 Stanley Street, it has been determined that the ZBA is the only Involved Agency and that the Proposed Action is classified as a Type II Action under Part 617.5 of the State Environmental Quality Review Act regulations. Therefore, this application requires no further processing under SEQR.

VOTING took place as follows:

Mr. Krauss - Approve, mainly because of the location of the lot. For almost any other lot in the Village, these would be way too many variances and way too large variances. But this property is across the street from a restaurant and the property next door is very similar. The property on the side is also an apartment building. It's 100 ft from a main road. So, even though the variances are somewhat significant, overall, the benefit to the applicant and the neighborhood outweighs any detriment to the neighborhood. To be clear, Mr. Krauss said he voted to approve the variance for this

Pleasantville Zoning Board of Appeals

June 5, 2025

location. It works there, but such large variances would not be acceptable elsewhere in the Village.

- Mr. Campriello - Approve. Mr. Campriello agreed with what Mr. Krauss said. Initially he was startled by the number of variances being requested, but the balance tips in favor of the applicant.
- Ms. Krieger - Approve. A large part of the balance tipping in their favor is the reduction in the number of families from three to two. That helps to counter some of the variances which, when you look at them – 30% coverage going to over 36% sounds rather substantial, but overall, the balance tips in favor of the applicant.
- Mr. Gladstone - Approve. Mr. Gladstone said he is generally reluctant to approve variances for brand new construction but feels the proposal would improve the neighborhood from what is there now, and the proposal is within reasonable context and scale with the surrounding properties.
- Mr. Budzyn - Approve, for all the reasons stated.

4. **Minutes**

The minutes of the April 24, 2025, Zoning Board of Appeals meeting were unanimously approved.

Respectfully submitted,

Mary Sernatinger
Secretary