



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

* TEN (10) COPIES OF ALL REQUIRED DOCUMENTATION TO BE SUBMITTED FOURTEEN (14) DAYS *
IN ADVANCE OF THE SCHEDULED PLANNING MEETING DATE

SECTION I - PROJECT ADDRESS: 343 MANVILLE ROAD PLEASANTVILLE

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

APPLICANT: 343 YELLOW JERSEY LLC

ADDRESS: 343 MANVILLE ROAD PLEASANTVILLE NY 10570 SUITE 4W

PHONE: 914.579.2078

CELL: _____

EMAIL: _____

OWNER: BEN SPIEGEL

ADDRESS: 343 MANVILLE ROAD PLEASANTVILLE NY 10570 SUITE 4W

PHONE: 914.579.2078

CELL: _____

EMAIL: bspiegel@redwoodcapitaladvisors.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: 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: ED ELLIOTT

ADDRESS: 207 EDGEWOOD AVE PLEASANTVILLE NY

PHONE: 914-747-5039 CELL: _____ EMAIL: eee@aol.com

ENGINEER: None

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SITE PLANNER: None

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

LEGAL COUNSEL: None

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: [Signature] DATE: 7/14/17

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: _____



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BUILDING PERMIT APPLICATION

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

SECTION I – PROJECT ADDRESS: 343 MANVILLE ROAD PLEASANTVILLE

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

APPLICANT: 343 YELLOW JERSEY LLC
ADDRESS: 343 MANVILLE ROAD PLEASANTVILLE SUITE #4W
PHONE: 914.579.2078 CELL: _____ EMAIL: bspiegele@redwoodcapitaladvisors.com
OWNER: BEN SPIEGEL
ADDRESS: 343 MANVILLE ROAD PLEASANTVILLE SUITE #4W
PHONE: 914.579.2078 CELL: _____ EMAIL: _____

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

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

SECTION IV – USE & OCCUPANCY

EXISTING / CURRENT USE: OFFICE

PROPOSED COMMERCIAL USE: (CHECK ALL THAT MAY APPLY) PROFESSIONAL SERVICE

- ☐ 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 - \$15 PER \$1000 AFTER)

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

LEGALIZATION FEE: ALL WORK PERFORMED WITHOUT A PERMIT REGARDLESS OF DATE OF COMPLETION = \$1000

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

ARCHITECT/ENG: ED ELLIOTT
ADDRESS: 207 EDGEWOOD AVE PLEASANTVILLE NY 10507
PHONE: 914-747-5039 CELL: _____ EMAIL: ee@aol.com

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

PLUMBER: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

ELECTRICIAN: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

SECTION VII — APPLICANT CERTIFICATION

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

SIGNATURE: *Mark Spigel* DATE: 7/11/17

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: _____

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Appendix B
Short Environmental Assessment Form

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: 343 MANVILLE ROAD PLEASANTVILLE - CROSSFIT IMMORTAL BUILDOUT			
Project Location (describe, and attach a location map): 343 MANVILLE ROAD PLEASANTVILLE NY 10570			
Brief Description of Proposed Action: Interior Alterations for physical cross training facility			
Name of Applicant or Sponsor: 343 YELLOW JERSEY LLC.		Telephone: 914 • 579 • 2078 E-Mail: bspiegel@redwoodcapitaladvisors.com	
Address: 343 MANVILLE ROAD PLEASANTVILLE SUITE #4U			
City/PO: PLEASANTVILLE		State: NY	Zip Code: 10570
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>NA</u> acres	
b. Total acreage to be physically disturbed?		<u>NA</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>NA</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Benjamin Spiegel</u> Date: <u>7/11/17</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

ESCROW POLICY AFFADAVIT OF UNDERSTANDING

This affidavit is to acknowledge that I have read the attached professional consultant review policy adopted by the Village of Pleasantville and as such, I fully understand the fee structures associated with this policy and the procedures outlined to maintain an escrow deposit throughout any required review process by appropriate Municipal Boards.

Benjamin Spiegel
PRINT NAME

Benjamin Spiegel
SIGNATURE

(914) 579-2078
ADDRESS

914-469-2716
REACH NUMBERS

7/11/17
DATE

343 Manville Rd.
Redwood Capital Advisor Building
2016



343 Manville Rd.
Redwood Capital Advisor Building
July 12, 2017

