

Zoning Board of Appeals

In the Matter of

the Application of

Anthony Forgione

Case No. 2020-14

Date: October 29, 2020

1. **Location of property:**
91 Marble Avenue
Pleasantville, NY 10570

Tax ID
Sec – 106.10
Block – 1
Lot – 42

2. **Description of request:**

Applicant proposes to construct a new 2½-story two-family dwelling structure at 91 Marble Avenue, on-site in violation.

3. **Zoning of property:**

RO-3 “Medium Density Residence/Office” Zoning District

4. **Variances Requested:**

1. Subject property is located in an RO-3 “Medium Density Residence/Office” Zoning District within the Village of Pleasantville, New York.
2. To allow construction of the new 2½-story two-family dwelling as proposed would not comply with Section 185-36.B.(4.1), Schedule 1, “Bulk Requirements” of the Village Municipal Code, which sets forth the following criteria:

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area	7,500 sf	5,000 sf	2,500 sf
Minimum lot frontage	75.0'	50.0'	25.0'
Minimum lot width	75.0'	50.0'	25.0'
Minimum front yard	30.0'	11.0'	19.0'

*In an RO-3 district, a two-family use shall be subject to the bulk requirements of the R-3 District

Date of Public Hearing: October 29, 2020

6. **SEQR Determination**

Based upon a review of the application of Anthony Forgione to construct a new 2½-story two-family dwelling structure at 91 Marble Avenue, the Zoning Board of Appeals determined that it 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.

7. **Decision: APPROVED**

8. **Basis for decision as per Zoning Law, Section 185-55:**

The Board in reviewing the application of Anthony Forgione to construct a new 2½-story two-family dwelling structure at 91 Marble Avenue, determined that the applicant had demonstrated compliance with the standards required to obtain area waivers as established by Village Law, Section 7.712(b)[3].

Approved

Mr. Shilinski
Mr. Campriello
Mr. Budzyn
Mr. Krauss

Disapproved

Absent

Ms. Krieger

Date: 4/8/21

So Ordered: _____

AV AH



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

Anthony Forgione
91 Marble Avenue
Pleasantville, New York 10570

PARCEL ID

Sec - 106.10

Blk - 1

Lot - 42

Re – Building Permit Application dated October 1, 2020, to construct a new 2 ½ story two family dwelling structure on-site in violation

Date: October 21, 2020

Dear Mr. Forgione:

This notice is to inform you that your building permit application submitted to this department dated October 1, 2020, to construct a new 2 ½ story two family dwelling structure on-site in violation, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in an RO-3 “Medium Density Residence / Office” zoning district within the Village of Pleasantville, New York.
2. To allow the new two family structure as proposed would not comply with section 185-36.B.(4.1) Schedule I “Bulk Requirements” of the Municipal Zoning Ordinance, which sets forth the following criteria:

	<u>Required*</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area.....	7,500 sf	5,000 sf	2,500 sf
Minimum lot frontage.....	75.0’	50.0’	25.0’
Minimum lot width.....	75.0’	50.0’	25.0’
Minimum front yard.....	30.0’	11.0’	19.0’

*In an RO-3 district, a two family use shall be subject to the bulk requirements of the R-3 District.

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



October 26, 2020

Chairman Campriello and Members of the Zoning Board of Appeals
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, New York 10570

RE: Letter of Principal Points

Forgione Residence – New 2-Family Residence
91 Marble Avenue Pleasantville, New York
S/B/L: 106.10/1/42
Ref. No.: 2038

Dear Chairman Campriello and Members of the Z.B.A.:

TEST FOR AREA VARIANCE

- (a) The proposed 2½ story, two family residence will not create an undesirable change to the neighborhood. The existing neighborhood and surrounding area is a mix of one and two family residences, office, retail, restaurant and fast-food, telecommunications, etc uses. The proposed residence will be in close alignment with the adjacent residential buildings as they front Marble Ave. We believe we have been able to reach a solution that is contextual with the neighborhood. The proposed finishes will be similar to other newer houses in the neighborhood through the use of new building materials.
- (b) Several options were studied throughout the design process. The option being proposed minimizes the scale of the variance, fits in with the surrounding conditions, and is the preferred solution. With regards to the front yard setback, we are aligning the front facade with the existing residential homes rather than the commercial buildings. The option was studied to align with the commercial buildings, but because of the use and overall building type, as well as the finishes, we opted to align with the residential buildings.
- (c) The variance requests are not substantial in relation to the inherent complexities of bridging an existing commercial building and residential buildings. The yard requirements, which may appear significant, were studied, and are proposed to provide an acceptable solution in relation to the neighboring properties. As a sense of balance and scale, the proposed dwelling does not exceed the allowable building coverage, thus suggests it is an appropriate size for the property and the neighborhood.
- (d) The proposed variances will not have negative adverse physical or environmental effects or impacts to the property, neighborhood or community. The site appears to have good drainage, and as required, it is our intention to provide a Stormwater management system in compliance with the Village of Pleasantville's requirements.
- (e) As mentioned above, the alleged difficulties are both products of the existing property, neighboring structures, and are self-created. Alternate options were studied in detail and the proposed option, in our opinion, will successfully conform with the surrounding area.

If you have any questions, please call me at 914-747-3500 (o) or 914-714-5607 (c). Thank You.

Very truly yours,
DIMOVSKI ARCHITECTURE PLLC

Steve Dimovski

Steve Dimovski
Associate

TWO FAMILY RESIDENCE 91 MARBLE AVENUE

LIST OF DRAWINGS

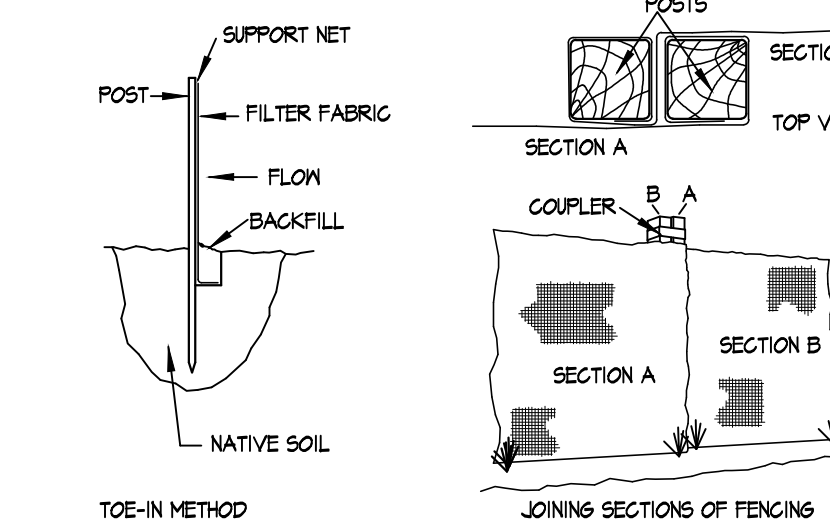
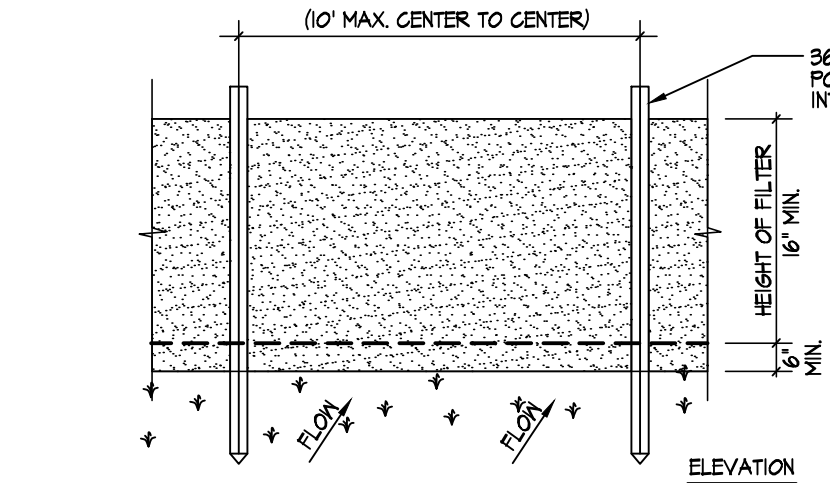
A-1 NOTES & LEGEND, ZONING ANALYSIS, SITE PLAN, BASEMENT PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, FRONT ELEVATION, DETAILS

LEGEND

-NEW POURED CONCRETE WALL
-NEW 2"x6" STUD WALL WITH 1/2" TYPE "X" FIRECODE GYPSUM WALL BOARD

ZONING DATA TABLE				
DESCRIPTION OF WORK: TWO FAMILY RESIDENCE				
SECTION: 106.10 BLOCK: 1 LOT: 42				
ZONE: R0-3 TWO FAMILY				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MAIN BUILDING				
LOT AREA (SQUARE FEET)	7,500	5,000	NO CHANGE	(1) 2,500
LOT FRONTAGE (FEET)	75'	50'	NO CHANGE	(2) 25'
LOT WIDTH (FEET)	75'	50'	NO CHANGE	(3) 25'
LOT DEPTH (FEET)	40'	100'	NO CHANGE	-
FRONT YARD SETBACK (FEET)	30'	10.67'	11'	(4) 19'
SIDE (FEET)	8'	0.99'	8'	-
SIDE TOTAL (FEET)	20'	25.68'	20'	-
REAR (FEET)	25'	42.05'	35.5'	-
MIN GROSS AGGREGATE FLOOR AREA PER DWELLING UNIT (SQUARE FEET)	800 SF	904 SF	1130 SF (DWELLING 1) 1480 SF (DWELLING 2)	-
MAX HEIGHT (STORIES/FEET)	2 1/2 OR 30'	2 1/2/ LESS THAN 30'	2 1/2/ 28.22'	-
MAXIMUM BUILDINGS COVERAGE (%)	30 %/ 1,500 SF	19.9% / 996 SF	29.2% / 1,480 SF	-
10' SETBACK FOR PARKING FROM PROPERTY LINE	10'	N/A	10'	-
12' CURB-CUT REQUIRED	12'	16.7'	12'	-
30' FRONT YARD SETBACK FOR PARKING	30'	N/A	> 30'	-
VARIANCE(S) REQUIRED				
(1) - LOT AREA - 7,500 SF IS REQ'D, HAS 5,000 SF, THEREFORE A 2,500 SF VARIANCE IS NEEDED.				
(2) - LOT FRONTAGE - 75' IS REQ'D, HAS 50', THEREFORE A 25' VARIANCE IS NEEDED.				
(3) - LOT WIDTH - 75' IS REQ'D, HAS 50', THEREFORE A 25' VARIANCE IS NEEDED.				
(4) -FRONT YARD SETBACK - 30' IS REQ'D, HAS 11', THEREFORE A 19' VARIANCE IS NEEDED.				

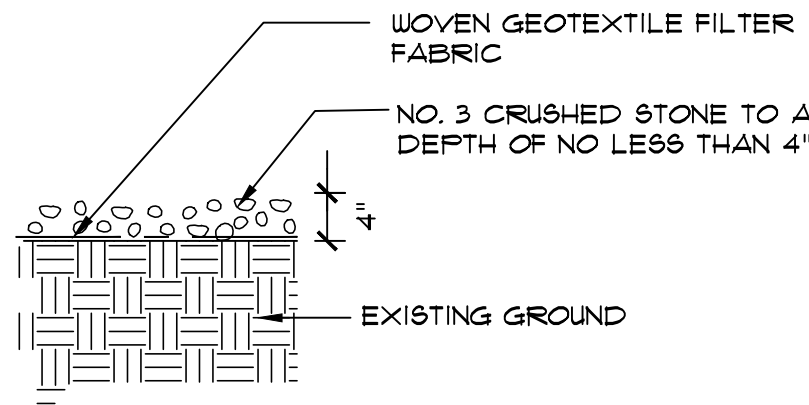
OFF-STREET PARKING
REFERENCE SECTION (108 ATTACHMENT 7 SCHEDULE VII)
TWO FAMILY DWELLING
REQUIRED: 2 PER DWELLING
PROPOSED: 2 FAMILY DWELLINGS = 4 SPOTS
TOTAL REQUIRED
REQUIRED: 4 SPOTS
PROPOSED: 4 SPOTS



INSTALLATION NOTES

- EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTINGS IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.

Silt Fence



ANTI-TRACKING PAD DETAIL

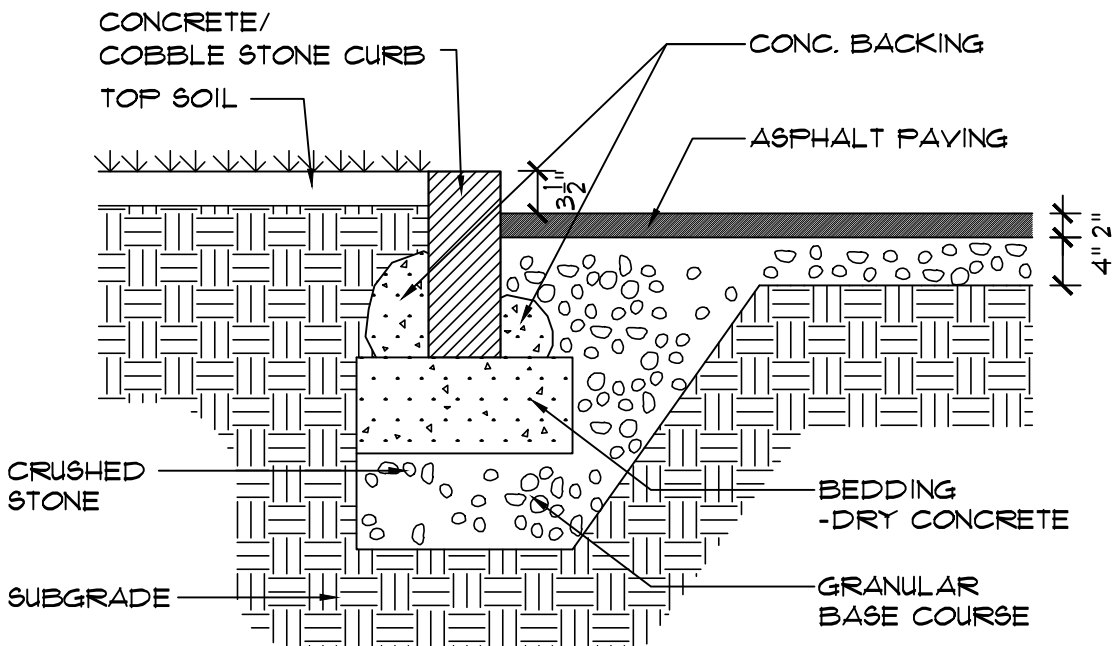
SCALE: 3/4"=1'-0"

THE ANTI- TRACKING PAD SHALL UNIFORMLY GRADED TO PRODUCE THE ENTRY AND EXIT PATH TO THE SITE FOR ALL CONSTRUCTION EQUIPMENT.

THE PAD SHALL BE MAINTAINED OF SUFFICIENT GRADINGS AND STONE SURFACE TO CAPTURE ALL SOILS AND SEDIMENT FROM EQUIPMENT TIRES PRIOR TO SUCH EXITING FROM THE SITE.

STONE SHALL BE REPLISHED OR REPLACED AS NECESSARY TO ASSURE SUFFICIENT CAPTURE OF SEDIMENT AT THE CONSTRUCTION SITE.

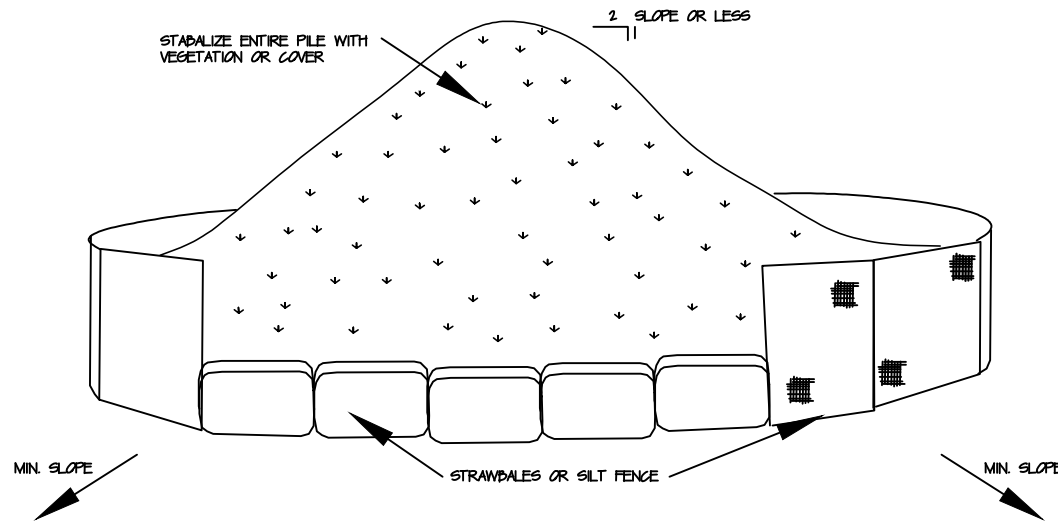
ANY SEDIMENT TRACKED OFF THE SITE SHALL BE IMMEDIATELY CLEANED, SWEPT AND REMOVED BY THE CONTRACTOR.



STONE/ CONCRETE CURB DETAIL

SCALE: 3/4"=1'-0"

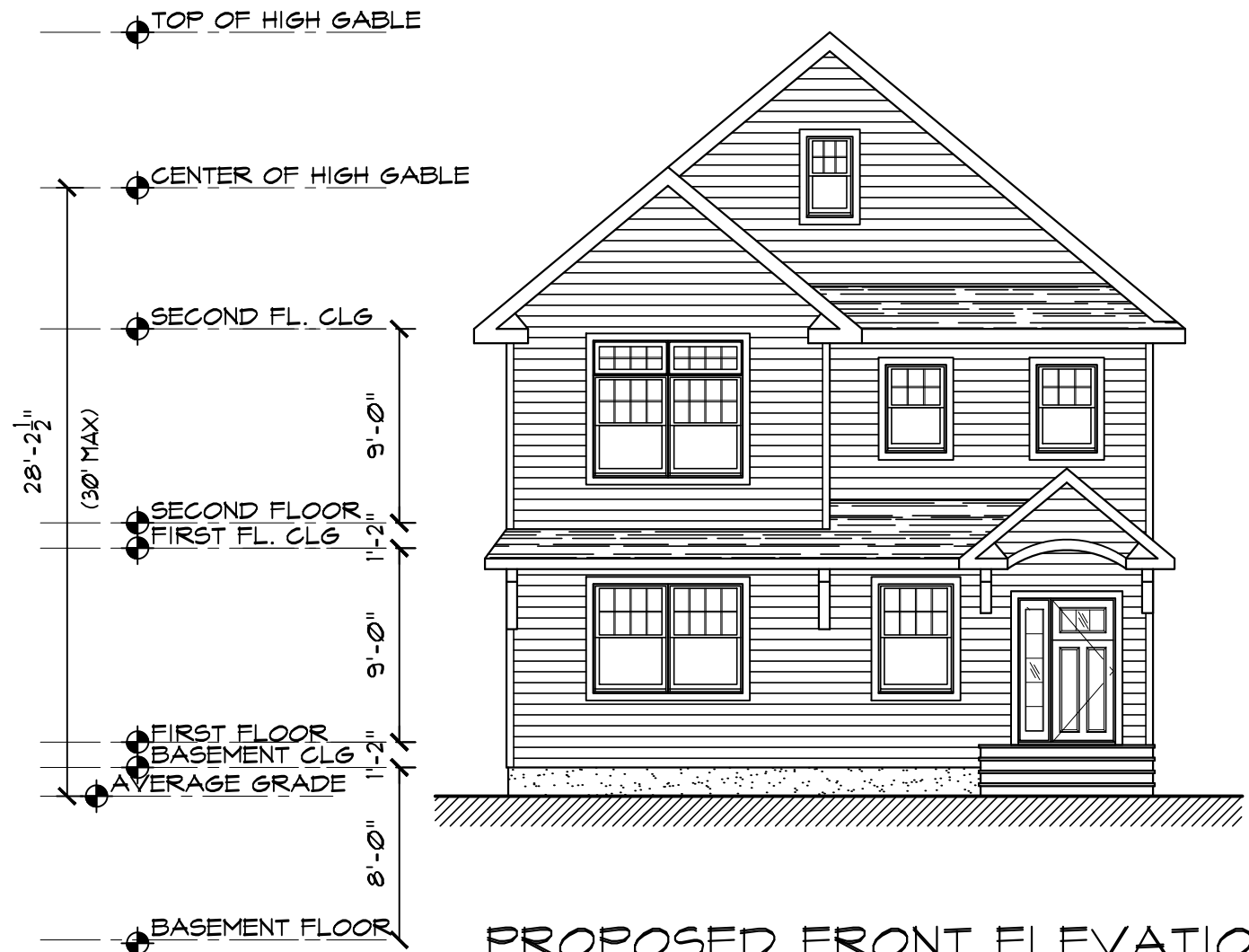
NOTE:
ALL JOINTS TO BE CEMENTED.



INSTALLATION NOTES

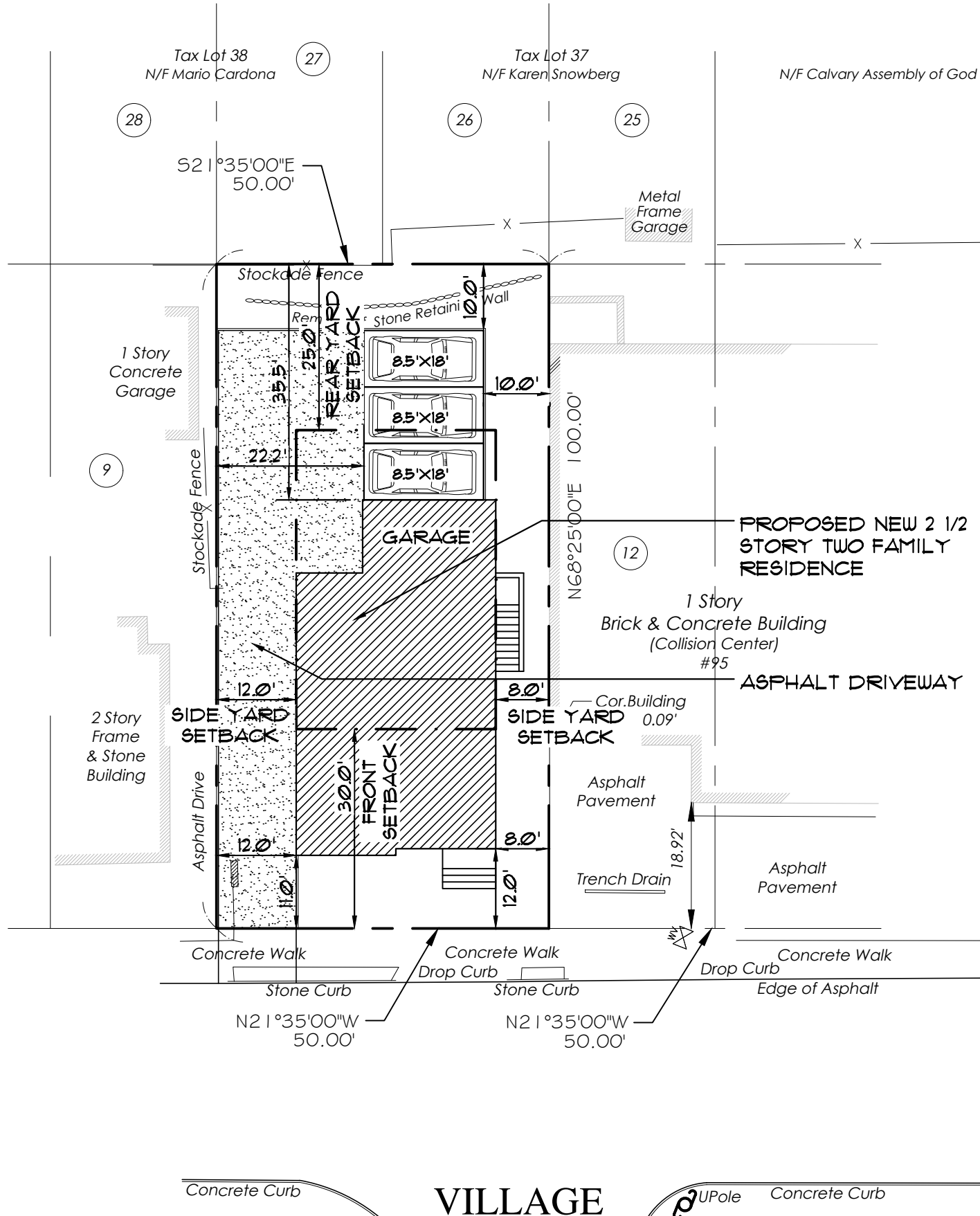
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

Soil Stockpiling



PROPOSED FRONT ELEVATION

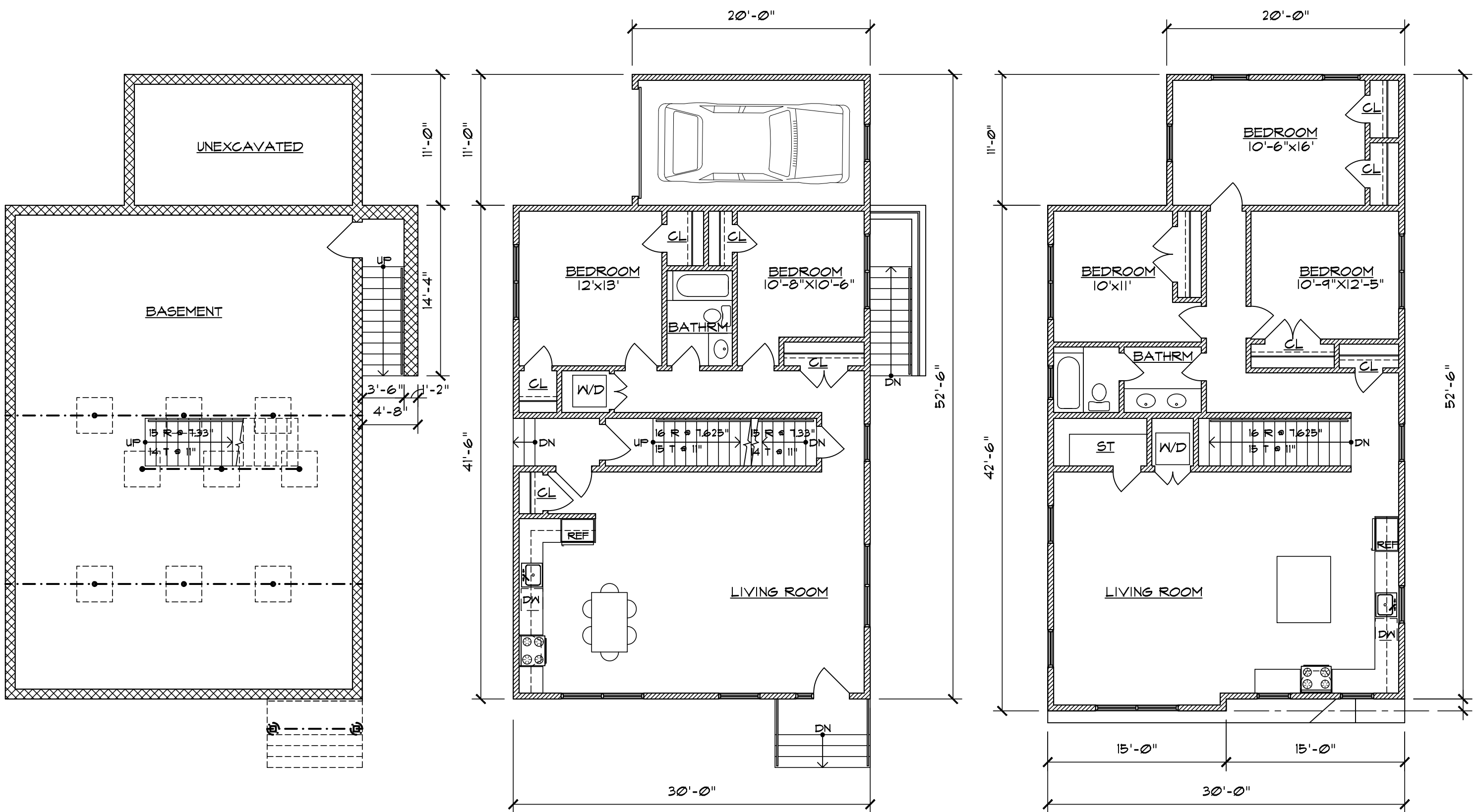
SCALE: 1/8"=1'-0"



VILLAGE LANE

PROPOSED SITE PLAN

SCALE: 1" = 20'



PROPOSED BASEMENT FLOOR PLAN

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

PROPOSED FIRST FLOOR PLAN

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

PROPOSED SECOND FLOOR PLAN

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

General Notes

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS MANUAL.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADINGS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDINGS. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDINGS.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLINGS SHALL BE NETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF "WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL".
- ALL SITE DISTURBED AREAS SHALL BE CONTAINED ON THE PROPERTY WITH NO RUNOFF ON TO ADJACENT PARCELS AND VILLAGE ROADS.

REV. & ISSUE
ISSUE FOR ZONING
DATE
09/30/2020

DRAWING TITLE

-PROPOSED SITE PLAN
-ZONING CALCULATIONS
-PROPOSED PLANS
-PROPOSED ELEVATION

NEW TWO FAMILY RESIDENCE
91 MARBLE AVE.
95 MARBLE AVE
PLEASANTVILLE, NY 10570

dimovskiarhitecture
59 Kensico Road, Thornwood, NY 10594
(914) 747-3500 | (914) 747-3585 fax
www.dimovskiarhitecture.com

SEAL

INFO:
DATE: SEPTEMBER 23, 2020
PROJECT NO.: 2038
DRAWN BY: YK
CHECKED BY: SGO/FP

DRAWING NO.

A-1

617.20
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: Forgione 2-Family							
Project Location (describe, and attach a location map): 91 Marble Avenue Pleasantville, NY 10570							
Brief Description of Proposed Action: Renovations to existing single family to create 2 family dwelling.							
Name of Applicant or Sponsor: Dimovski Architecture PLLC		Telephone: 914-747-3500 E-Mail: steve@dimovskiarhitecture.com					
Address: 59 Kensico Road							
City/PO: Thornwood		State: NY	Zip Code: 10594				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? .1148 acres b. Total acreage to be physically disturbed? .0594 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .1148 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 checked="" 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							

	NO	YES	N/A
5. Is the proposed action, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input 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"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>

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>Dimovski Architecture PLLC / Steve Dimovski</u> Date: <u>10/1/2020</u> Signature: <u></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:	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

Moderate to large impact may occur	No, or small impact may occur	
<input type="checkbox"/>	<input type="checkbox"/>	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?

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.	
Name of Lead Agency _____	Signature of Responsible Officer in Lead Agency _____
Print or Type Name of Responsible Officer in Lead Agency _____	Signature of Preparer (if different from Responsible Officer) _____
Title of Responsible Officer _____	Date _____

PRINT

PUBLIC NOTICE

Due to the current situation regarding Covid19, all public meetings will be held via teleconference. To view the meeting noted below 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 via teleconference on the 29th of October 2020 beginning at 8:15 P.M. pursuant to Article VIII of the Zoning Ordinance on the Appeal of Mr. Anthony Forgione located at 91 Marble Avenue, Pleasantville, New York 10570, from the decision of Robert Hughes, Building Inspector, dated October 21, 2020, for a permit to construct a new 2 ½ story two family dwelling structure on-site in violation. The property involved is located at 91 Marble Avenue, Pleasantville, and is described on the Village Tax Maps as Section 106.10, Block 1, Lot 42, and is located on the easterly side of Marble Avenue in an RO-3 “Medium Density Residence / Office” Zoning District. Said appeal is being made to obtain a variance from Section 185-36.B.(4.1) Schedule I “Bulk Requirements” of the Zoning Ordinance which sets forth the following criteria:

	<u>Required*</u>	<u>Provided</u>	<u>Variance Needed</u>
Minimum lot area.....	7,500 sf	5,000 sf	2,500 sf
Minimum lot frontage.....	75.0’	50.0’	25.0’
Minimum lot width.....	75.0’	50.0’	25.0’
Minimum front yard.....	30.0’	11.0’	19.0’

*In an RO-3 district, a two family use shall be subject to the bulk requirements of the R-3 District.

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

