

December 20, 2022

Eric Morrissey, Village Administrator
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, NY 10570

Re: Proposal for Zoning Moratorium Study of A-1 District

Dear Eric,

To follow up on our discussions, BFJ Planning is pleased to submit a proposal to provide a zoning study of the A-1 district to assess residential development potential during a planned moratorium. The goal of this study would be to provide the Village with a clear sense of what remaining development is possible under existing regulations, how that compares with the development potential of the zoning regulations pre-2017, and what zoning mitigation measures are needed to address the community's concerns about impacts to public safety, infrastructure, and traffic.

Project Scope

Build-Out Analysis

Often, a theoretical build-out analysis is undertaken to arrive at a maximum potential development scenario. However, we do not recommend this approach for Pleasantville. While there are a number of buildings that could accommodate additional floor area based on their underutilization of height (such as along Wheeler and Washington Avenues), most of these parcels are quite small and do not provide any on-site parking, and would thus be precluded from significant residential or mixed-use development. Thus, we will work with the Village to identify vacant or significantly underbuilt sites (e.g. one-story buildings) within the A-1 district where development could reasonably be expected to occur under the current zoning (whether from market pressures or known interest by the property owner). Next, we will coordinate with the Village on the likely timing of the potential build-out on the soft sites. We typically assume a certain percentage (e.g. 25%) of the total build-out could be anticipated over the next 10 years. We will discuss and confirm the identified sites and anticipated timing of build-out with the Village before proceeding with the analysis.

The next step of the analysis is to determine the incremental build-out, or the development potential above what was allowed under the prior zoning. This will give the Village a sense of the remaining potential build-out if the current zoning were left in place, versus what was possible under the prior zoning. It is important to focus the study's analysis on this difference between current and pre-2017 zoning, rather than between current zoning and no development potential, as the previous zoning regulations did allow a certain level of residential development.

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GEORGES JACQUEMART PE, AICP

BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7474
F. 212.353.7494

WWW.BFJPLANNING.COM

Once the incremental build-out has been completed, the analysis will yield a maximum number of units allowable under existing zoning, from which residential population could be extrapolated. Based on the number of units and population, we will assess potential impacts on traffic (trip generation), water supply (additional demand in gallons per day), public safety (additional calls to police, fire, and ambulance services), and schools (number of public school-aged children generated). With this information, the Village would assess whether such impacts can be accommodated.

Mitigation Strategies

We anticipate that the soft sites build-out analysis may identify the need for zoning changes to the A-1 district, which could include changes to area and bulk provisions as well as “sunsetting” of the density incentives. We note that the focus should be on the incremental build-out, i.e., the difference between current zoning vs. pre-2017 zoning, because considering more significant changes beyond what existing in the prior zoning could make a number of existing buildings or sites non-conforming. If there is consensus on the need for such changes, the Village Board would need to implement them through a standard local law process, including SEQR compliance.

Zoning Amendments

With direction from the Village, we will work with the Village Attorney to draft revisions to the A-1 zoning district. We assume that these changes will be targeted text changes to address the amount of potential development; this scope does not include the preparation of design guidelines or substantive map changes. As we have in past zoning work for the Village, we will prepare the relevant SEQR documents, which will assess the impacts of recommended zoning changes on the build-out potential. We believe completion of Parts 1 and 2 of a full Environmental Assessment Form (EAF), including all accompanying narrative, analysis, and mapping, will allow the Village Board to take a “hard look” at the potential zoning amendments. Any future development proposed on specific sites would be subject to a site-specific environmental review. Thus, we do not anticipate that a Generic Environmental Impact Statement (GEIS) would be required. BFJ will present the changes at a public hearing of the Village Board and prepare the SEQR Determination of Significance (anticipated to be a Negative Declaration). We will also coordinate with the Village Attorney on required referrals and preparation of the local law and resolution.

Meetings

We will be available to attend up to five (5) meetings, including a kick-off meeting with Village staff to discuss the soft sites, as well as the public hearing. All additional meetings will be billed on a time and expense basis against the attached hourly rates (as may updated).

Budget

BFJ proposes to complete the proposed project for \$30,000 against the attached billing rates. We propose to bill monthly on a time and expense basis not to exceed this amount. Should the work be completed for less than the estimated \$30,000, the Village would be charged the lesser amount.

Schedule

We propose to complete the proposed project within a six (6) month timeframe, as detailed on the attached project schedule. Please note that this schedule is most affected by the timing of the public hearing, which we have indicated for early June. If the timing of the hearing is shifted later, we would suggest deferring the hearing until after the summer, to ensure sufficient opportunity for public attendance. In this event, or if the project is delayed for any other unforeseen reason, the Village may need to consider extending the moratorium. The Village Board has this authority, and we will coordinate regularly throughout the process to inform the Village and Village Attorney of any anticipated need for an extension.

Project Personnel

I will act as principal-in-charge for this project and will be available to provide technical and professional expertise to the Town Board as needed throughout the process, with assistance from Project Planner Christine Jimenez. Christine previously worked with the Village on the water demand analysis study for the Campus Drive site and is quite familiar with Pleasantville and available data from the County and other sources. Frank Fish will be the resource principal for the project, providing backup and assistance on drafting of zoning provisions, while Georges Jacquemart will assist with the traffic analysis.

We look forward to the opportunity to work with you again. If you have any questions, please do not hesitate to call me at 212.353.7458, email me at s.favate@bfjplanning.com.

Sincerely,













Susan Favate, AICP, PP
Principal

Agreed to:

Date:

PROJECT SCHEDULE

	2023					
	January	February	March	April	May	June
Village of Pleasantville A-1 Zoning Moratorium Study						
1 Project Kickoff and Confirmation of Potential Development Sites						
2 Build-Out Analysis and Evaluation of Impacts						
3 Draft Zoning Text Amendments						
4 Meetings						
5 SEQRA						
6 Public Hearing and Adoption of Amendments						

BFJ 2022 PUBLIC BILLING RATES

PRINCIPALS	RATE PER HOUR
F. Fish	\$265
G. Jacquemart	\$265
S. Yackel	\$240
S. Favate	\$240
ASSOCIATE PRINCIPALS	
N. Levine	\$190
P. Van den Kooy	\$230
T. Madden	\$230
J. Martin	\$230
SENIOR ASSOCIATES	
J. West	\$240
ASSOCIATES	
T. Young	\$155
S. Del Fava	\$155
L. Rennee	\$155
PROFESSIONAL STAFF	
M. Freker	\$135
C. Jimenez	\$130
E. Junker	\$135
F. Mohamed	\$90
INTERN	\$75
WORDPROCESSING/PRODUCTION	\$90
SURVEYORS/TRAFFIC COUNTERS	\$65