

February 8<sup>th</sup>, 2023

Village of Pleasantville Town Hall  
80 Wheeler Avenue  
Pleasantville, NY 10570  
Attention: Robert Hughes

**Re: 2 Great Oak Lane Development Overview Letter**

Dear Chairman and Members of the Village of Pleasantville Planning Commission:

The undersigned represents Great Oak Lane, LLC., the owner of the property located at 2 Great Oak Lane, and is writing in regards to the application for site plan approval at this property.

The property located at 2 Great Oak Lane is in the R-2A zoning district. The property currently contains one 2-story structure, approximately 17,000 SF that was previously used as office space. This application proposes the removal of the existing building on the property, a subdivision of the property into (4) four lots, and construction of (2) two Two-Family structures and (2) two Single-Family houses. The proposed Two-Family structures will be located on Bedford Road and the Single-Family houses will be located on Great Oak Lane. Please note that the proposed structures are compliant with the R-2A zoning.

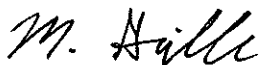
We believe that this change will be a positive change for the village for following reasons:

- 1) The addition of residential housing on the property will reinforce the area as a residential neighborhood.
- 2) The area of impervious surfaces located on the site will be significantly decreased due to most of the property currently being covered by the building and pavement. With the addition of housing units, new lawn spaces will be created for front and rear yards.
- 3) The number of trees proposed to be planted on this property is significantly higher than the number of trees that will be removed as part of the project.
- 4) The traffic generation from six total residential units will be significantly less than the previously used 17,000 SF of office space.

We would also like to point out that our application has been revised since our first preliminary meeting regarding this development. At that first meeting the planning commission expressed a concern regarding the amount of 6 lots previously proposed. The current plan has been revised to 4 lots and has increased the space in between the housing units creating a larger buffer.

We hope that the village recognizes the benefits of this project as we do, and we will work together through this process.

Sincerely,



Michael Guillaro