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MEMORANDUM

To: Russell Klein, Chairman,
and the Village of Pleasantville Planning Commission

Date: February 15, 2023

Subject: **Great Oak Lane, LLC – 2 Great Oak Lane – Site Plan and Subdivision
Applications**

Based on our review of the four-lot subdivision application, we provided the following comments:

1. The plan set should be amended to provide more detailed site plans. The plans should include, but are not limited to, landscaping (with quantities, size and species), trees to be removed, lighting, grading, stormwater facilities, patios or decks, and any other site features that may be proposed for the site. Once more detailed site plans are received, our office will provide additional comments.
2. Sight distance measurements should be provided for the proposed driveways to ensure that adequate sight distance can be achieved at each driveway. In addition, the location of the curb cuts should be reviewed and approved by the Village Engineer.
3. The Proposed Action is considered an Unlisted Action with regard to SEQRA.
4. Any approval of this subdivision would be subject to a recreation fee for the newly created lots.
5. Once the Planning Commission has determined that all required materials have been provided, a public hearing on the preliminary subdivision plat will be required.

If you have any questions, please do not hesitate to contact our office.

Sarah L. Brown, AICP
Principal Planner

cc: Robert Hughes, Building Inspector