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MEMORANDUM

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

Date: September 27, 2023

Subject: **The Landmark at 444 – 444 Bedford Road – Site Plan and Subdivision Applications**

The Applicant has submitted the proposed architectural plans to reintroduce the project to the Planning Commission. As you are aware, the project was last before the Commission in January 2023 and was paused during the Village's moratorium. Since the proposal has not changed since the previous review and detailed engineering plans have not been included in the submission, this memorandum includes our general comments previously provided on the Application.

SEQRA

1. It appears that the Proposed Action is a Type I Action because it located near historic structures and meets 25% of a threshold (100,000 square feet of floor area; the proposal includes 48,000+ square feet of floor area)
2. The EAF notes that the property may contain or adjacent to properties eligible for the National or State Historic Register. The Applicant should reach out to the NYS Historic Preservation Office regarding the status of the buildings. All correspondence should be provided to the Planning Commission for review.
3. As part of the SEQR review for community character, the Planning Commission will be evaluating the scale of the building and the transition to the adjacent residential homes. As noted by the Commission at it's September 28, 2022 meeting, the building should be designed to provide a better transition to the homes along Bedford Road. The "architectural corner feature" located at the northern end of the building increases the height of the building making it appear larger and out of scale to the adjacent home.

Subdivision

4. A Subdivision plat for lot merger should be provided in the plan set.

Site Plan

5. The EAF notes that proposal requires Special Use permit. The “Zoning” section of the cover letter notes that no apartments are located on first floor which would be the trigger to require Special Use permit. The floor plans show 2 apartments on main floor. It appears that a Special Use permit is required based on floor plans. The Applicant should provide clarification and revise the application materials accordingly.
6. The site plan should be expanded to show adjacent lots and buildings.
7. The site plan labels a section of the proposed building as “New 5-Story Brick Building.” This would exceed the height permitted within the district. The height would need to be reduced or a variance for height would be required.
8. The Stormwater Plan and Report should be provided and reviewed by the Village Engineer.
9. Future submissions of the site plans should include, but is not limited to, a construction management plan, grading plans, landscaping, including the raised beds along Bedford Road, and lighting plans.

Trip Generation Assessment

Our office is currently reviewing the submitted report and will provide comments upon completion of our review.

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

Sarah L. Brown, AICP
Principal Planner

cc: Robert Hughes, Building Inspector