

Manville and Grove LLC

February 12th, 2025

Via Hand Delivery and Email

Mr. Russell Klein, Chairman
Pleasantville Planning Commission
80 Wheeler Ave
Pleasantville, NY 10570

Re: Use Change Application
325 Manville Road, Pleasantville, New York

Dear Chairman Klein and Members of the Planning Commission:

I. INTRODUCTION

Please find enclosed an application for a change of use regarding the existing building located at 325 Manville Road, Pleasantville. The proposal involves converting the existing 6-unit office building into 6 residential apartment units. The footprint of the building will remain the same with no additions. The interior of the building will be remodeled for residential use.

II. DESCRIPTION OF SITE AND ZONING

The subject property is known as 325 Manville Road and is identified on the Tax Assessment Map of Pleasantville as Section 106.6, Block 1, Lot 17.

The property is located within the RPO zoning district, a residential and professional office zoning district. The existing site is approximately 12,240 s.f. (0.281 Acres) and is currently used for office purposes. The office space is currently 50% vacant and used only on a part-time basis.

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To proceed with this project, a variance will be requested for the lot area requirement and maximum development coverage. The lot is comprised of 12,240 sf. To meet its minimum lot area of 20,000 sf a 7,760 sf lot area variance will be requested, however, only 2,760 additional square feet are needed for 6 residential units.

We intend to reconfigure 3 parking spaces to make room for handicapped parking and build a new ramp from the parking lot to the entrance. The new ramp improvement and handicap parking will require a 3.7% development coverage variance

III. USE OF LAND

As can be seen from the site plans, the prospective property sits on the corner of Manville Road and Grove Street placing it in the RPO zoning district. The RPO zoning district allows for the use of professional offices, and multi-family dwellings. We are proposing a change of use. Converting its existing 6 office spaces into 6 residential apartment units thus utilizing an alternate allowed use in this zone.

IV. CONCLUSION

In support of this application, please find the Site Plan Permit Application, Short Environmental Assessment Form, Existing Site Plan, Proposed Site Plan, Tree Plan, Existing Parking Plan, Existing Building, Existing Floor Plan, Proposed Floor Plan, Surrounding Building Ariel View, and Rendering attached.

We respectively request your support in the use change from office to multi-family and recommend us to apply to the Zoning Board of Appeals for the above reference variances.

Thank you very much for your time and consideration.

Manville and Grove LLC

Daniel Merritts