

RESOLUTION

325 MANVILLE ROAD – MANVILLE AND GROVE LLC

APPLICATION FOR AMENDED SITE PLAN APPROVAL

After due discussion and deliberation, on motion by _____, seconded by _____ and carried, the following resolution was adopted:

WHEREAS, application has been made to the Planning Commission of the Village of Pleasantville for approval of an amended site plan as depicted on a plan labeled, “A04” entitled “325 Manville Road Alterations,” last revised 4/08/25, prepared by Gallin Beeler Design Studio, said properties being located at 325 Manville Road, in the Residence-Professional Office “R-PO” Zoning District and are designated on the tax map of the Village of Pleasantville as Section 106.6, Block 1, Lot 17; and

WHEREAS, the project involves the conversion of the existing business office use to a residential apartment use; and

WHEREAS, in connection with the current applications the Applicant has submitted the following materials, among others, for the Planning Commission's review:

- Application for Site Plan Approval
- Short Environmental Assessment Form;
- A set of plans generally entitled, “325 Manville Road Alterations” last revised February 8, 2025, prepared by Gallin Beeler Design Studio:
 - Sheet A01, “Survey”
 - Sheet A02, “Surrounding Buildings”
 - Sheet A03, “Previously Approved Site Plan”
 - Sheet A04, “Proposed Site Plan”
 - Sheet A05, “Landscape Plan”
 - Sheet A10, “Proposed 1st Floor Plan”
 - Sheet A11, “Existing 1st Floor Plan”
 - Sheet A12, “Proposed 2nd Floor Plan”
 - Sheet A13, “Existing 2nd Floor Plan”
 - Sheet A20, “Proposed Elevations & Sustainability Factors”
 - Sheet A21, “Existing Elevations”
 - Sheet A22, “Proposed Elevations”
 - Sheet A23, “Existing Elevations,” and

WHEREAS, on March 27, 2025, the Zoning Board of Appeals granted a variance from Section 185-36.B(3) of the Village Municipal Zoning Code to permit a minimum lot area of 12,240 SF where 20,000 SF is required; and

WHEREAS, a duly advertised public hearing on the application for Site Plan Approval was held by the Planning Commission on April 23, 2025 at the Village Hall, 80 Wheeler Avenue, Pleasantville, New York; and

WHEREAS, on April 23, 2025, on motion by _____, seconded by _____ and carried, the public hearing on said application was closed; and

WHEREAS, on April 9, 2025, the Planning Commission determined that the Proposed Action is a Type II Action and requires no further processing under the New York State Environmental Quality Review Act (SEQRA) regulations; and

WHEREAS, the Planning Commission is familiar with and has inspected the premises; and

WHEREAS, the Planning Commission has carefully considered all of the comments raised by the public and other interested agencies, organizations and officials, including those presented at the meetings of the Commission; and

WHEREAS, under the Village Law the approval of said application for approval by this Planning Commission does not affect the power of the Village to change zoning regulations, nor act as an assurance of the granting of any building permits; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby grants Site Plan Approval to the Project, as shown on the Site Plan Drawings and other application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

1. All references to "the Applicant" shall include the Applicant's successors and assigns.
2. Compliance with all applicable local laws and ordinances of the Village of Pleasantville and any conditions attached to the permits issued thereunder.
3. Prior to the issuance of a building permit, payment of all fees for the cost of engineering, planning, environmental, or other technical services required in connection with the review of this application shall be required.

4. No site disturbance shall be permitted on the subject site until the Village of Pleasantville Building Inspector has issued a building permit and has inspected the installation of all required soil erosion and sedimentation control measures.

BE IT FURTHER RESOLVED, that pursuant to Section 185-50.F.(11) of the Code of the Village of Pleasantville, this site plan amendment approval shall expire one hundred and twenty (120) days from the date of signing of the final site plan by the Planning Commission Chairman, unless a building permit has been issued or an extension has been granted by the Planning Commission as permitted by the Village Zoning Law; and

BE IT FURTHER RESOLVED, that if said conditions be not fully complied with within the above time limits, that said site plan amendment shall be disapproved.

VOTE: Ayes –
 Noes -
 Abstentions -
 Absent –

DATE: April 23, 2025

CERTIFICATION:

Russell Klein, Chairman
Village of Pleasantville Planning Commission