

# PLEASANTVILLE POSTS



NEWS FROM THE VILLAGE OF PLEASANTVILLE 11TH EDITION | FALL/WINTER 2022

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## PROPOSED LOCAL LAW TO ENACT TEMPORARY MORATORIUM IN CENTRAL BUSINESS A-1 DISTRICT

On December 12, 2022, the Board of Trustees introduced a proposed local law to enact a temporary six month moratorium on new land use applications for site plan approval, special use permit approval, subdivision approval, variance relief, and building permits pertaining to properties located in the Central Business A-1 District, including in the Central Business A-1 Subarea.

The purpose of the moratorium is to preserve the status quo while the Board of Trustees assesses whether zoning code amendments are necessary to ensure the scope of development permitted is appropriate and can be supported by the Village's infrastructure. The Planning Commission and Zoning Board of Appeals may process applications while the moratorium is in effect, but such review is at the applicant's sole risk since the moratorium may result in changes to the regulations applicable to the application. The moratorium precludes any SEQRA determinations or final decisions from being issued. There are certain types of applications that are exempt from the moratorium and there is an opportunity for a property owner to seek a hardship exemption from the Board of Trustees.

A Public Hearing on the proposed moratorium has been scheduled for Monday, January 23, 2022. Further updates will be provided. To read the proposed local law and summary memorandum, please click here [Coversheet \(novusagenda.com\)](#).

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## BLOCK PARTY KICKS OFF VILLAGE FALL & WINTER FESTIVITIES

The Pleasantville Block Party kicked off months of celebrations in the Village on October 2. The event was hosted by the Village of Pleasantville and the Pleasantville Chamber of Commerce as well as several local businesses and featured local food, live music and activities for everyone. Children enjoyed rides, facepainting, balloon animals and of course the Mister Softee truck!

Although moved to the rain date, it didn't stop people from coming to the event! Attendees filled the streets of Wheeler and Washington Avenues from 2pm-6pm. Villagers listened to musicians throughout the day, including some local artists and classical music by Orchestra914, and classic cars lined the streets of Washington Avenue in front of Lucio's!

"As a business owner here, I know we have a wonderful group of residents who really support local businesses," said Paul Alvarez, a Village Trustee, Chamber of Commerce member and Committee Chair. "Our local businesses work so hard and we want to do everything we can to support them, while bringing a fun day to the community."

**Halloween is always a Hit!**

The spookiest time of year is also one of the most fun times in Pleasantville. From Boo-tifully decorated houses, to the window painting, the Ragamuffin parade and the recent addition of the Candy Crawl, there was no shortage of Halloween fun in Pleasantville.

**Window Painting Fun**

This year, Window Painting took place on October 22. As in years past, children have the opportunity to paint the windows of local businesses throughout the village!

**Ragamuffin Parade**

A Pleasantville Tradition! The Annual Ragamuffin Parade took place on Sunday, October 30.

Rides, games and entertainment followed at Memorial Plaza. A wonderful time was had by all!

**Candy Crawl**

The newest Pleasantville Halloween activity - our annual Candy Crawl - began in the fall of 2020 when festivities were cancelled. Village Trustees organized the crawl as a safe and fun way to bring joy to villagers during the pandemic. The Crawl took place on October 30 and villagers were delighted by this new tradition.

## Feeling Festive: Holiday Lighting and Sing A Long

Village residents gathered to celebrate the start of the holiday season with the lighting ceremony and sing along. PHS seniors distributed hot chocolate & treats, donated by Dunkin Donuts. Wood & Fire was on site to sell pizza!

BRS Music Teacher, Kat Hughes, led the second grade singers in carols. The Ethan Levy Band kept the crowd dancing and singing!

"The evening is always special, but tonight we are thrilled that residents get to see our brand new tree lit up for the holidays, along with our festive Dreidel," said Paul Alvarez, chair of the event.

"I am so excited for the holidays," said Sam, age 6. "This hot chocolate is really good."

The evening brought the community together and was the most well attended in recent years! Special thanks goes to the wonderful Parks & Recreation Department, The Department of Public Works, our Police and Fire Departments, PCTV, Pace University and the Pleasantville Chamber of Commerce.

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## UPDATE PRIVATE DEVELOPMENT

## Q&A WITH ROBERT HUGHES

Among the most frequently asked questions of the Mayor and Board of Trustees are those about commercial construction and development in the Village. There are a variety of factors that help explain why villages and towns throughout Westchester County have seen considerable change in the past decade. There are also a number of important factors, including local zoning laws and building codes, that guide the review process. Each proposed project typically begins with the Village's Building Department led by Building Inspector, Robert Hughes, who also serves as the Secretary to the Planning Commission / Architectural Review Board as well as the Zoning Board of Appeals. He believes that it's his job to answer questions for, and share information with, the public so that they are informed about projects being considered. "It's our job to help any Village resident with any question they may have - be it about their property or work that is being considered," said Mr. Hughes. "We want people to feel armed with information and encourage them to look at the agendas that are posted and call us if they have any questions."

We asked Mr. Hughes to share the common questions he receives, as well as what residents need to know to stay apprised of proposed changes.

**Q. If a person or business is interested in making changes to an existing structure on a piece of property or building an entirely new structure, what is the first step?**

**A.** The first step is to contact the Building Department to determine the path of review which can differ for commercial and residential development. Some proposals may require site plan review by the Planning Commission; however, most residential projects require only an internal review by the Building Department in connection with a building permit submission. If the proposed work does not conform to zoning, then there are two options: 1.) Obtain a variance from the Zoning Board of Appeals; or, 2.) Go to the Board of Trustees to request a change to the current zoning regulations which could also require the need for additional board review based on the scope of the request and / or project.

**Q. What is the difference between building code and zoning?**

**A.** Building codes govern new construction and / or remodel of a building and are more focused on the life and fire safety of the structure. These building codes are developed by New York State. Comparatively, zoning codes regulate the local environment, control development in different neighborhoods or zoning districts, and help to minimize and manage impacts on the community. Zoning codes are developed and enforced by local municipalities and help establish a plan for future development. For example, the Village's A1 Central Business District allows for the development of buildings with multiple commercial uses, such as retail and restaurants, due to its proximity to the downtown. Comparatively, the zoning in the Village's residential districts restricts development to residential uses based on the specific characteristics of the neighborhoods or more specifically each residential zoning district.

**Q. What is the Village doing to assess whether new construction will result in more traffic? Also, what is it doing to enhance parking?**

**A.** As part of the project review process, municipalities can mandate that developers conduct traffic studies to show how their project will impact traffic in the surrounding area. The Village's Planning Commission utilizes a third-party traffic engineer to review the findings of such studies. In general, traffic studies show existing conditions, evaluates the impacts of the proposed development, considers site access and circulation, and evaluates the impacts of new trips on roads and intersections. With respect to parking, the Village Code mandates the creation of a certain number of off-street parking spaces depending on building use and the number of possible residential apartment units.

**Q. If property is being sold and/or purchased by a private developer, on which aspects of the development does the Village have authority/oversight?**

**A.** The Village has no oversight or authority over any type of private transaction between two parties. The Village's oversight begins once the property owner proposes some type of development. Property owners have the right to construct a project that conforms to the zoning code. If the project does not conform to zoning, a variance from the ZBA or a zoning change from the Board of Trustees would be required. Regardless, all projects are subject to a SEQRA review (State Environmental Quality Review Act) where the Village considers environmental, social, and economic impacts. If a proposed commercial development is considered "as of right", meaning it conforms to the zoning with regards to use and bulk requirements, the review is then undertaken strictly by the Planning Commission. If a variance is required, the review is undertaken by the Zoning Board of Appeals after initial review and referral by the Planning Commission. When a change to the zoning regulations is requested, the review is done by the Village Board of Trustees before a proposal is reviewed by any other board or Department.

**Q. Why does the Village have a variety of boards responsible for different aspects of approval?**

**A.** The Village has three "land use review" boards that all function in different capacities. The Planning Commission is responsible for the review of site plan and subdivision applications while also currently serving as the Architectural Review Board. The Commission works with applicants to modify plans as necessary to ensure the development is in conformance with the Village's zoning and comprehensive plan as well as SEQRA. The Zoning Board of Appeals (the "ZBA") is responsible for hearing appeals from applicants previously denied building permits. The standards for review of such matters depend upon the type of variance an applicant may be seeking, use versus area variance. The standards of review are set forth in New York State law. Basically, the ZBA has the authority to issue variances to relieve certain zoning restrictions. The Village Board of Trustees, as it relates to land use, is responsible for considering requests to amend the Village's zoning code for proposals that are not "as of right", or require zoning changes in order to reach compliance.

**Q. How can I be sure that I'm hearing about projects when they are still in the consideration and discussion phase rather than already approved?**

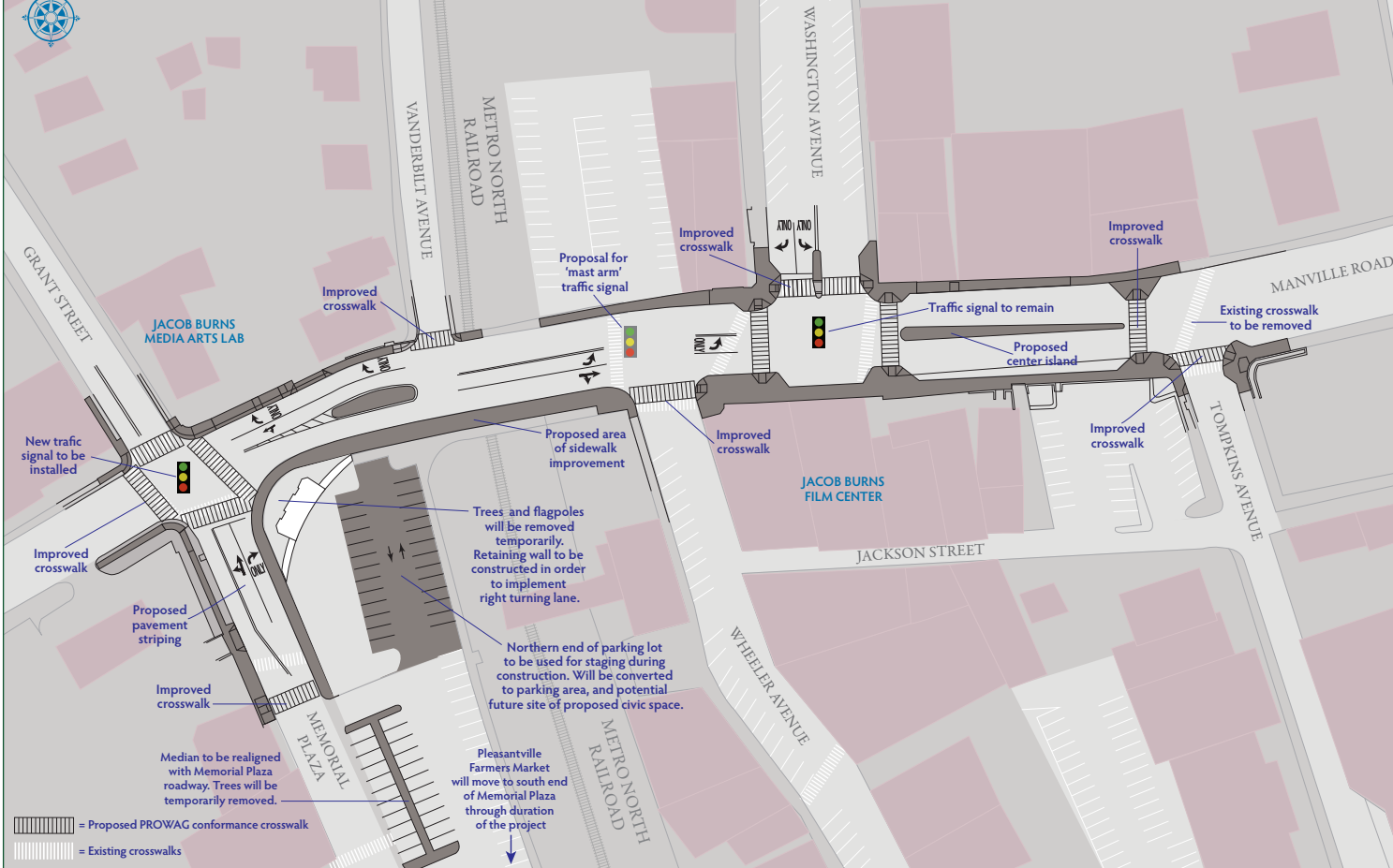
**A.** The first and easiest thing to do is to sign-up for and read the Village email blasts. The Village sends out emails to inform residents about all upcoming meetings (Planning Commission / ARB, Zoning Board, Board of Trustees), along with an agenda. To subscribe, residents can visit: <https://www.pleasantville-ny.gov/subscribe>. If after reviewing the agenda, it's not clear what is being discussed, call our office at 914-769-1926 and we will further explain. We encourage residents to attend these meetings in-person or on zoom. Meeting minutes are also made available following the meeting. Residents can always submit written questions and comments.

**Q. Is there a "master design or vision" for the Village?**

**A.** The Village has what's known as a Master Plan or Comprehensive Plan. Village Law of New York State gives the authority for municipalities to prepare and update comprehensive or "master plans" for a community. These plans typically describe the community, and a vision of what is desired in the near term. Pleasantville last updated its Master Plan in 2017 where the focus was on land use and zoning, the economy, circulation and infrastructure. Before 2017, the last update took place in 1995. This plan can be viewed on the Village website (<https://www.pleasantville-ny.gov/cbd-master-plan-project>).

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## MANVILLE ROAD CORRIDOR IMPROVEMENT PROJECT



The Manville Road Corridor Improvement Project is underway with an anticipated completion of summer 2023. Work has been paused for winter conditions, but will commence again in early spring. The project proposes to create a safe and enjoyable pedestrian experience between Memorial Plaza and Tompkins Avenue. It consists of modifications to improve pedestrian circulation in downtown Pleasantville, including sidewalk improvements, signal enhancements, speed calming measures, pedestrian signals, medians, and other improvements.

Questions or comments may be sent to: [info@pleasantville-ny.gov](mailto:info@pleasantville-ny.gov)  
For more information on this project go to <https://www.pleasantville-ny.gov/projects-initiatives/pages/manville-rd-improvement-project-civic-space>

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## LEAF BLOWER BAN TO GO INTO EFFECT IN MAY 2023

A reminder to all that the Village Board of Trustees passed Local Law 4 of 2022 to ban fuel-powered leaf blowers from May 15th to September 30th each year. The law will go into effect in May of 2023. Electric and battery-operated leaf blowers are not impacted by this ban.

Incorporated into the local law was a change to 'quiet hours' on weekends and holidays. The use and operation of lawn mowers, motorized leaf blowers and all similar machines deployed for outdoor property maintenance on weekends and holidays will be prohibited between 5pm - 9am. The prohibited hours on weekends and holidays had been between 7pm - 9am.

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## PLEASANTVILLE PARKING MAP

MON-SAT Memorial Plaza Pay to Park or Permit  
MON-FRI Parking with Permit Only in Rebecca, Hopper, Village, Wheeler, Cooley - FREE SAT/SUN

Permit lot Metered lot Meter Kiosk

Street Meter/Parking Time Limit Key

20 min, meters up to 1 hr 1 hr 2 hr 12 hr

All public metered lots are free after 6PM and all day Sunday

**IMPORTANT DATES**

**January 9, 2023 at 7:00pm**  
Village Board Work Session

**January 9, 2023 at 8:00pm**  
Village Board Regular Meeting

**January 11, 2023 at 8:00pm**  
Planning and Architectural Review Board Meeting

**January 23, 2023 at 7:00pm**  
Village Board Work Session

**January 23, 2023 at 8:00pm**  
Village Board Regular Meeting

**January 25, 2023 at 8:00pm**  
Planning and Architectural Review Board Meeting

**January 26, 2023 at 8:15pm**  
Zoning Board of Appeals Meeting

**February 8, 2023 at 8:00pm**  
Planning and Architectural Review Board Meeting

**February 13, 2023 at 7:00pm**  
Village Board Work Session

**February 13, 2023 at 8:00pm**  
Village Board Regular Meeting

**February 22, 2023 at 8:00pm**  
Planning and Architectural Review Board Meeting

**February 23, 2023 at 8:15pm**  
Zoning Board of Appeals Meeting

**February 27, 2023 at 7:00pm**  
Village Board Work Session

**February 27, 2023 at 8:00pm**  
Village Board Regular Meeting

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