

PLEASANTVILLE POSTS

NEWS FROM THE VILLAGE OF PLEASANTVILLE | SECOND EDITION | WINTER 2020



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A TALK ABOUT DEVELOPMENT IN THE VILLAGE WITH ROBERT HUGHES, BUILDING INSPECTOR

As the Village of Pleasantville's Building Inspector for the past six years, Robert Hughes has a demanding job that requires him to wear many hats. He enforces the zoning codes, educates developers and residents about the process of obtaining variances and helps residents and business owners get permits for work on their properties. In addition to those responsibilities, Hughes is currently keeping several large development projects moving smoothly.

The bustling 2-square mile Village has something for just about everyone and developers have taken notice. Data shows that many home buyers today are looking for ease of access and convenience and Pleasantville, as an easily walkable village, checks all the boxes.

"Pleasantville is ideally located right in the center of the county," said Hughes. "It's a perfect location for developers with easy access to Metro North, shops, restaurants and it's walkability. The village has a history of being a lovely place to live and work with a local government that strives to be responsive to its residents and property owners."

Hughes recognizes that residents have questions about the various projects and says that he wants to help people

52 Depew Street, Lighthouse Pleasantville LLC Developer, David Mann

52 Depew Street is in the planning stages and is being proposed as a 71-unit apartment building.

70 Memorial Plaza, Pleasantville Lofts, LLC Developer, Vito Errico

70 Memorial Plaza is the property spanning from Memorial Plaza to Cooley Street. The building will have 79 apartments with retail space on the ground floor facing Memorial Plaza, and two-levels of underground parking. Currently, a large outcrop of rock is close to being removed from the property and building construction should begin within the next two to three months. As part of this project, the developer will be reconstructing Cooley Street as a two-lane road, enhancing underground public utilities and repaving/reconfiguring the Cooley Street parking lot. In addition, 25 underground parking spaces are to be provided to the Village for permit parking.

According to Hughes, "70 Memorial Plaza is a substantial piece of property in the heart of an A1 Downtown Zoning



understand the role that the Village government plays in the development process. There are currently four active projects in the Village, all of which are being undertaken by developers who purchased the properties from private businesses or individuals.

"It's important for residents to understand that it is not the role of the Village government or its municipal departments to be involved in the purchase of these properties. That is a private business transaction," said Hughes. "Our role is to ensure that a developer's proposal is consistent with current Village laws and regulations, and that the building process operates safely and efficiently."

Hughes also explained that once a developer creates a project with 10 or more units, 10 percent of those units must be affordable housing. This requirement is a Village code that is based on Westchester County's model ordinance for fair and affordable housing.

Following is a brief summary of the current projects in the Village.

39 Washington Avenue, Washington Avenue Lofts, LLC Developer, Vito Errico.

39 Washington Avenue is a mixed-use building with 23 apartments and retail space on the first floor. The Chase Bank has relocated to the building and other local businesses are expected to move there, as well.

District that was woefully under-utilized for years. Developer Vito Errico's standards are high and the quality of his other mixed-use property at 39 Washington Ave. is quite remarkable. He's expecting to carry the high standards to the 70 Memorial project."

98 Washington Avenue, York Funding LLC Developer, Rhea Stathatos

98 Washington is a 14-unit affording housing building that is still under construction. There is a long history related to this property with multiple changes of ownership and contractors.

For more information on meetings or to express any concerns about current developments, visit the website at

www.pleasantville-ny.gov



DATES TO REMEMBER

Tax Assessment Grievance Night
Tuesday, February 18th

Village Elections
Wednesday, March 18th

Annual Organizational Meeting
Monday, April 6th

Budget Presentation & Public Hearing
Monday, April 13th

Budget Adoption
Monday, April 27th

Residents can stay updated about village agendas and news

by subscribing on the **NEWS & ANNOUNCEMENTS** page: <https://www.pleasantville-ny.gov/subscribe>

LOOKING TO LEND A HAND? PLEASANTVILLE VOLUNTEER OPPORTUNITIES

Here's an outline of some of the many volunteer opportunities available to Pleasantville residents.

These committees rely solely on volunteers. Interested in finding out more? Reach out!

PleasantvilleRecycles – We are a committee that seeks to improve and expand recycling and sustainability in our community. We develop and advocate for new and enhanced programs to reduce, re-use, and recycle. We are working towards increasing the understanding of Pleasantville's current recycling and sustainability programs through better community education. Our committee meets once a month to discuss and assess existing and future initiatives in Pleasantville and beyond. We share information through public events, our website, the Village of Pleasantville website, email newsletter, and our Facebook page. Our mission is to serve as a resource, a catalyst, and an advocate for recycling and sustainability in the Village of Pleasantville. Our vision is to implement initiatives and education that will promote the Village of Pleasantville as a leader in sustainability.

Contact: Danielle Barry-Gass, Chair – info@pleasantvillerecycles.org

Pleasantville Pedestrian Committee – We are a committee of 7 Pleasantville residents who are dedicated to improving pedestrian safety, encouraging walking for the health of both people and planet and creating a culture of mutual respect between pedestrians and drivers. If you are interested in volunteering, please send an email and the committee will contact you when volunteer opportunities become available.

Contact: Carrie Roberts, Chair – ppc@pleasantville-ny.gov

Conservation Advisory Council – The Conservation Advisory Council (CAC) assists the Village Board in matters pertaining to the protection and preservation of natural resources in the Village of Pleasantville. These matters include wetlands mapping, open space index, reforestation projects (including street trees and park areas), and participation in environmental reviews. The CAC is appointed by the Village Board of Trustees to two-year terms. The Council convenes on the 3rd Thursday of each month at Village Hall.

Contact: Helen Meurer, Chair - PleasantvilleCAC@pleasantville-ny.gov

The Beautification Committee – Behold the beauty of our Village and help us continue to beautify our public places each season.

- With mums and bulbs planted in the fall
- With greens, ribbons and trees during the holidays
- With the beginning of spring – refurbishing the soil, pruning to get ready for colorful flowers in our planters, gardens and around the Village
- With late spring and early summer—more color, hanging baskets, annuals and perennials planted.

Some of our projects have included: The Village Clock, Jean Jacques, Memorial Plaza, pocket parks and planters to name a few.



Contact: Kathy Dinkel, Chair – Click the Volunteer button on the Village homepage – <https://www.pleasantville-ny.gov/home/webforms/volunteer-pleasantville>

Clinton Street Center – The Pleasantville Senior Citizen Programs & Services provides recreational and educational programs as well as supportive services to residents 55 years of age and older. These programs and services are designed to enhance the quality of life of our adult residents by increasing their independence and maintaining their involvement in the life of our community. Information, referral and support services to Pleasantville senior citizens and their families is provided through the offices of the Director, Joni Ehrlich, GCM, QDCP.

In addition, the program provides the following services:

Volunteers are needed to work with our **Home Delivered Meals Program**. The commitment is one hour every week or every other week generally from 11:30 to 12:30. Volunteer with a friend and deliver meals to seniors in our community.

Register to be a **medical escort** and be of service to seniors in our community by assisting them in getting to medical appointments. The commitment consists of picking them up at their homes and taking them to and from an appointment, if it doesn't fit into your schedule just let us know.

Contact: Joni Ehrlich, Director Senior Programs & Services, directorseniorservices@pleasantville-ny.gov

UPDATE ON THE MANVILLE ROAD PROJECT

The origins of the Manville Road project date back to the early 2000's when the corridor between Memorial Plaza and Tompkins Avenue was identified as problematic for both pedestrians and motorists. Subsequent traffic studies identified the corridor as having an accident rate four times that of the New York State average.

In 2016/2017, the Village of Pleasantville applied for, and was awarded, a \$1.5 million federal grant through what's known as the Transportation Alternatives Program (TAP) to remediate these issues. The program is administered by the NYS Department of Transportation (NYSDOT).

Given that Manville Road is owned by New York State, the project is subject to a comprehensive review and approval by the NYSDOT. The project consists of modifications to improve pedestrian circulation in downtown Pleasantville, including sidewalk improvements, signal enhancements, speed calming measures, and pedestrian signals on Manville Road from Memorial Plaza to Tompkins Avenue. The project also provides an opportunity to create Americans with Disabilities Act (ADA) compliant sidewalks, crosswalks and pedestrian spaces.

The project removes the Memorial Plaza "slip lane," which provides an opportunity to create a civic space in its place. It's important to note that the civic space is not included in the scope of the Manville Road project. An interim parking area will be located where the slip lane currently exists in order to provide for useable space until the civic space is constructed.

Currently, the design for the Manville Road project is being reviewed by the NYSDOT with construction anticipated to commence this summer. The Village and its consulting engineer, Insite Engineering, have been concerned about recent price escalations of municipally-sponsored projects. With historically low interest rates, many public entities are undertaking capital projects, which has resulted in labor shortages and significant inflation of costs for public projects across New York State. In response to this, the Village has focused the project on work that will enhance the pedestrian safety (for example, replacing granite curbs with concrete).

"Current costs are high throughout the region. We are working closely with the Village to drive down costs where possible, while ensuring pedestrian safety remains the number one priority," said Rich Williams, Principal Engineer at Insite Engineering.

Once the design is approved by the NYSDOT, the Manville Road project will be put out for public bidding. The market will dictate final pricing--and ultimately its financial feasibility for the Village. More information on the project will be provided in the months ahead.

Further information can be found on the village website <https://www.pleasantville-ny.gov/projects-initiatives/pages/manville-rd-improvement-project-civic-space>. All are also encouraged to follow along on the Village Social Media at <https://www.facebook.com/Village-of-Pleasantville-New-York-1864551307199537/>, Instagram [@pleasantville_village](https://www.instagram.com/pleasantville_village) and Twitter [@Pleasantville](https://twitter.com/Pleasantville)



2020 CENSUS

The 2020 Census count is approaching! An accurate count is the goal of every census. The results of the Census have real-world impacts and consequences for communities across our country. From determining the number of seats each State has in the U.S. House of Representatives to planning for roads, schools and hospitals; an accurate count is crucial. It also dictates the amount of federal aid that is distributed to local communities like Pleasantville and Westchester County.

For the first time in history, you will be able to complete the Census online. A mailing from the US Census Bureau with further details should be distributed in March. For more

information, residents can view a recorded presentation about the Census process by Norma Drummond, Westchester County Commissioner of Planning, on the October 28, 2019 Village Board of Trustees Regular Meeting on PCTV, www.pctv76.org.

Also note that the Census is hiring for both office and field positions. These are Federal positions with rates between \$17 to \$23 per hour. The 2020 Census jobs provide - Great pay with flexible hours and paid training. Apply online <https://2020census.gov/en/jobs> or call toll-free 1-855-562-2020 with questions or to obtain more information.

CATSKILL AQUEDUCT PROJECT UPDATE

The New York City Department of Environmental Protection (DEP) has completed the initial phase of the rehabilitation project of the Catskill Aqueduct. Thus, the Village's primary water source has returned to the Catskill Aqueduct. The rehabilitation project is a long term, multi-year project that will require the DEP to plan future shut downs of the Catskill Aqueduct and again require the Village to utilize the alternate water source from the New Croton Aqueduct. Future notification will be provided as this project moves forward.

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