

# PLEASANTVILLE POSTS



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NEWS FROM THE VILLAGE OF PLEASANTVILLE | 13TH EDITION | FALL 2023

## TRADITIONS: HALLOWEEN IN PLEASANTVILLE



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

### The Annual Ragamuffin Parade

A Pleasantville Tradition continues! The Annual Ragamuffin Parade will take place on **Sunday, October 22** (Rain date: October 29). Line Up begins at 12pm at BRS and the Parade will Commence at 12:30pm.

Rides, games and entertainment will follow at Memorial Plaza until 3:30pm. All ages are welcome to watch or participate. Get in the Halloween spirit and join us!

### Goodbye Candy Crawl - Hello First Treat!

Three years ago, members of the Village Board created the Candy Crawl as a volunteer effort to give our children access to a trick-or-treat experience while many were unable to go house to house on Halloween. Working with the generous cooperation of PUFSD School Board members, the Pleasantville Fire Department and the Pleasantville Volunteer Ambulance Company, fire trucks and ambulances led volunteers to throw candy to kids in their yards in 2020, 2021 and 2022. As we return to a 'new normal,' we are transitioning the Candy Crawl to integrate it with the Ragamuffin Parade and Festival. Village Hall will accept donations of candy from villagers just inside the entrance to the Pleasantville Police Department on Bedford Road where a donation box will be located. At the end of the Ragamuffin Parade in Memorial Plaza, we will have a "FIRST TREAT" booth where ragamuffin marchers can come and get a first treat of the Halloween holiday.

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## RAINY FALL WEATHER DIDN'T STOP THIS YEAR'S PLEASANTVILLE

## BLOCK PARTY



The Pleasantville Block Party was held on Saturday, September 30, 2023. Just as last year, all of Wheeler Avenue and part of Washington Avenue were shut down to vehicle traffic.

On Washington Avenue, guests enjoyed the car show, DJ and a variety of vendors. The Pleasantville Volunteer Fire Department hosted tours and demos.

Wheeler Avenue was home to the Kid's Fun Zone with rides and games, live music, and the opportunity to sip and stroll while visiting our vendors.

"This event started a few years ago as a way to get the community together," said Paul Alvarez. "It is a great way to bring multiple generations together from the little ones to our seniors. After the pandemic, residents craved community and we love that the Block Party is a way to get together and enjoy the great things Pleasantville has to offer."

A wonderful time was had by all.



Photo by Donna Muel

## Q&A WITH OUR NEW SENIOR SERVICES COORDINATOR, SARAH JOHNSON

PLEASANTVILLE POSTS sat down with Sarah Johnson to discuss her role and all of the wonderful things happening at the Clinton Street Center.

**PP:** Hi Sarah! Welcome to Pleasantville. Tell us a little bit about how you arrived here.

**SJ:** I am thrilled to be here. I studied education at Pace University, so am really happy to have landed here again. Upon graduating, I stumbled into this work. There were not many teaching jobs available at the time so I began looking in other fields. I started as a recreation aid at the Atria in Ossining and fell in love with the work. I was there for the next 4 years. I moved on to Maryknoll Sisters where I led their recreation department for the next 6 years. This gave me the opportunity to dive into the budgets, oversight of activities and really getting a sense of the work. I then spent time as a community liaison for a skilled nursing facility in Connecticut. I started here in Pleasantville in June.

**PP:** You've had a really wonderful career! Why did you choose this line of work?

**SJ:** I love working with the community and using my skills to help people and enrich their lives. Building relationships is the best part of this job.

**PP:** Tell us about the Senior Center.

**SJ:** Every day is different and it's always a new adventure. We offer so many programs to our seniors from Zumba to movie nights and Tai Chi to book clubs. Additionally, we provide hot and cold meals five days per week. I am fortunate to work with a team of wonderful people who care deeply for our community. We are lucky to have amazing volunteers who also deliver meals to homebound seniors within the Village.

**PP:** How can people learn more about what you do? Are you looking for volunteers?

**SJ:** Anyone interested in hearing about what we do can reach out at [directorseniorservices@pleasantville-ny.gov](mailto:directorseniorservices@pleasantville-ny.gov)

We welcome kind and loving volunteers to help us. We rely greatly on our volunteers. Please reach out if you are interested



**PP:** Thank you, Sarah. What about life outside of your new role? Anything else you'd like to share?

**SJ:** I am a busy mom of two boys, Benjamin (3) and Henry (4) and married to Stephen. We live in Brewster. I'm so happy to be part of the Village and look forward to meeting many residents in the years to come!

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## UPDATE VILLAGE PROJECTS & INITIATIVES

### Moratorium in the Central Business A-1 District:

In January, the Board enacted a 6-month moratorium on new land-use approvals, including site plan, special use permit, subdivisions, variance relief, and building permits for projects in the A-1 zoning district. This halt allowed the Village to assess and evaluate the development potential in the A-1 business district. During the moratorium period, the Village collaborated with its planning consultant, BFJ Planning, to conduct a comprehensive analysis. BFJ Planning's work included identifying vacant or significantly under-built sites where development might reasonably be expected to occur under current zoning. Their analysis determined the maximum number of units that could be built on these sites within the existing zoning framework. Further, this analysis considered the potential impacts of population growth, traffic patterns, water supply, public safety, and schools. The study also included the impacts of current developments. After consideration of BFJ Planning's findings, the Board of Trustees decided to allow the moratorium to expire on July 30, 2023. This decision was made in recognition of the need to balance responsible growth with the community's long-term future. BFJ Planning's analysis can be viewed [here](#).

### Work in the northern end of Memorial Plaza:

The Manville Road project will result in the removal of the right hand 'slip lane' exiting the north end of Memorial Plaza. Reconfigured parking will remain on the railroad side of the median, and we will add plantings, trees and lawn area near the monuments. This work is projected to cost approximately \$600,000, which is supported by \$450,000 in grant funding. This work contributes toward the proposed civic space, if that project is undertaken in the future, and is expected to begin Summer of 2024. Click [here](#) to view a rendering.

### Update on the Village Pool:

The proposed pool reconstruction work is tentatively planned to begin in September 2024. This is a year later than previously hoped, but additional time was needed to address stormwater issues: the location of the pool (at the foot of Nannahagan Pond with the adjacent stream) presents unique challenges. Proposed improvements will include enhanced water-proofing of the new pumphouse, additional on-site drainage, and the construction of a new culvert. These changes do not affect the design of the pool itself. This project will be funded by a bond issuance with the annual debt service paid for by increases to pool membership fees and property tax increases. Information about the project can be found [here](#).

### Manville Road Pedestrian Project:

The project is now approximately half-way complete. The remaining work includes the construction of a retaining wall around monument island to enable the placement of a right hand turn lane from Memorial Plaza onto Manville Road. To facilitate this phase of construction, the plantings and trees near the retaining wall will be removed, and the flag poles temporarily taken down. In the final phase of the project, the flagpoles will be re-installed, and new trees and landscaping added. Once the right hand turn lane has been constructed at the Memorial Plaza/Manville Road intersection, new curbing and sidewalk will be installed around the monument and across the existing slip lane. The sidewalk will widen as it extends over the MTA bridge towards Wheeler Avenue. This phase of the project is currently delayed as the contractor, PCI, cannot obtain the required Disadvantage Business Entities (DBE) subcontractors to meet NYSDOT contractual requirements. They have submitted a 'Good Faith Effort' request to NYSDOT asking for a waiver based on the difficulty in securing such subcontractors. Work is likely to restart

February or March of 2024. For an overview of the Manville Road project, click [here](#).

### Pay Stations at the Manville Rd and Bedford Rd Parking Lots:

The pay stations in the Manville Road and Bedford Road parking lots changed from the pay and display process to pay with your license plate number at the pay station. With this transition, parkers will not need to display parking receipt. The current 3-hour time limits will remain in effect.

### Cooley Street Improvements:

Work has begun on Cooley Street between Bedford Road and Manville Road with an anticipated completion date of November 30, 2023 (weather permitting). Vehicular traffic and pedestrian access within Cooley Street will be limited during construction. The Cooley Street improvements include the following: roadway re-paving, new curb, sidewalks and ADA accessible curb ramps, traffic striping and signage, decorative street lighting, drainage and water systems. These site improvements will enhance Cooley Street's functionality as a two-way road.

### Traffic signal timing analysis on Bedford Road:

DTS Proident Engineering has completed a traffic signal timing and optimization analysis of the three Village-owned traffic signals on Bedford Road. This analysis will assist in the development of a signal timing plan based on actual traffic and pedestrian counts. The objective is to optimize performance of the traffic signal systems—to enhance efficiencies and safety for motorists and pedestrians. The study can be viewed [here](#).

### 52 Depew Street

The building was granted a temporary certificate of occupancy and is fully occupied. The developer recently received final approval from the Architectural Review Board.

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## PLEASANTVILLE POLICE ARREST VIRGINIA SHOOTING SUSPECT IN THE VILLAGE

At approximately 4:25am on Sunday, July 30, 2023, the Pleasantville Police Department was alerted by the Westchester County Department of Public Safety that a vehicle wanted in connection with a shooting outside Richmond, Virginia may be near the Saw Mill River Parkway. The operator of the vehicle was also potentially suicidal. Almost immediately, Pleasantville Police Officer Morgan Cole-Hatchard located the vehicle being operated northbound on Marble Avenue. When the vehicle pulled into a convenience store, Officer Cole-Hatchard activated the emergency lights, and the suspect vehicle fled. It was eventually stopped a short distance away in the parking lot of the Pleasantville Diner. The driver was arrested and secured by Officers Cole-Hatchard and Esael Rivera, with assistance from multiple members of the Mount Pleasant Police Department.



"I commend Officers Cole-Hatchard and Rivera's swift action and am thankful to the Mount Pleasant PD

for their assistance," said Pleasantville PD Chief Erik Grutzner. "The actions of these outstanding officers removed a serious threat to the safety of our community."

"This also underscores the ongoing need to collaborate with our colleagues in departments throughout the region."

The defendant was identified as Leif Lambert, a 37-year-old man from Highland Springs, Virginia. He was wanted in connection to a malicious wounding incident and use of a firearm in the commission of a felony. The vehicle he was operating at the time of his arrest belonged to the victim. Two handguns were recovered at the time of his arrest.

Mr. Lambert was transported to Pleasantville PD and has been charged with two counts of Criminal Possession of a Weapon, a Class C Felony. He was arraigned in front of the Village and remanded to Westchester County Jail as a Fugitive from Justice.

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## UPDATE PRIVATE DEVELOPMENT

### 60 Wheeler Avenue

(former Pleasantville Pharmacy) – A dental practice received a required zoning variance to operate in approximately half of the former Pleasantville Pharmacy space and is in the final stages of approval from the Planning Commission. There is no further information regarding the remaining vacant space in the building.

### 444 Bedford Road

(former Chase building) – A proposed mixed use development that includes 36 apartments has been submitted to Planning Commission. Due to the moratorium, the application is on hold. See application [here](#).

### 1 Campus Drive

– The Village has not received an application for any proposal at this site. The property is zoned for commercial campus/office use, so a proposal for a different use would require a zoning change.

### Girl Scout Property

– A proposal for 4 new residential lots is in the final stages of approval from the Planning Commission. Click here for documents related to this proposed project [here](#).

### 70 Memorial Plaza

– Construction work on interior finishes is in the final stages of completion. Exterior hardscaping, including a pedestrian passage with public easement, has been completed. The owner anticipates

substantial completion by the fall of 2023.

### 52 Depew Street

– The building was granted a temporary certificate of occupancy and the building is fully occupied. The developer is working on amended approvals by the Architectural Review Board.

### 98 Washington Avenue

– This is a 14-unit affordable housing project. After years of contract breaches and delays, Westchester County has made the decision to sue MIGI Asset Acquisition LLC, (the property owner) for several breaches and failure to complete the project.

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## IMPORTANT DATES

**October 22, 2023** Ragamuffin Parade

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

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

**October 25, 2023** at 8:00pm  
Planning Commission & the Board of Architectural Review Meeting

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

**November 8, 2023** at 8:00pm  
Planning Commission & Board of Architectural Review Board

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

**November 13, 2023** at 8:00pm  
Village Board Regular Session

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

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

**November 30, 2023** at 8:15  
Zoning Board of Appeals Meeting

**December 11, 2023** at 7:00pm  
Village Board Work Session

**December 11, 2023** at 8:00pm  
Village Board Regular Meeting

**December 21** at 12:00pm  
Board of Trustees Special Bill Pass Meeting

**December 27, 2023** at 8:00pm  
Planning Commission & Board of Architectural Review Meeting

**December 28, 2023** at 8:15pm  
Zoning Board of Appeals Meeting

\*Meeting agendas can be found [HERE](#).

\*You can sign up to receive agendas [HERE](#).



Village of Pleasantville • 80 Wheeler Avenue • Pleasantville, NY 10570  
 Phone: (914) 769-1900 • Fax: (914) 769-2127 • [www.pleasantville-ny.gov](http://www.pleasantville-ny.gov)  
 Peter Scherer, Mayor, [pscherer@pleasantville-ny.gov](mailto:pscherer@pleasantville-ny.gov)  
 Paul Alvarez, Trustee, [palvarez@pleasantville-ny.gov](mailto:palvarez@pleasantville-ny.gov)  
 Nicole Asquith, Trustee, [nasquith@pleasantville-ny.gov](mailto:nasquith@pleasantville-ny.gov)  
 Michael Peppard, Trustee, [mpeppard@pleasantville-ny.gov](mailto:mpeppard@pleasantville-ny.gov)  
 David Vinjamuri, Trustee, [dvinjamuri@pleasantville-ny.gov](mailto:dvinjamuri@pleasantville-ny.gov)  
 Eric Morrissey, Village Administrator, [administrator@pleasantville-ny.gov](mailto:administrator@pleasantville-ny.gov)  
 Alyssa C. Hochstein, Deputy Village Clerk/Sec. to the Village Administrator, [ahochstein@pleasantville-ny.gov](mailto:ahochstein@pleasantville-ny.gov)

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