



## Village of Pleasantville

Village Hall  
80 Wheeler Ave, 2nd Floor  
Pleasantville, NY 10570

### PLEASANTVILLE VILLAGE BOARD OF TRUSTEES REGULAR MEETING

**To: Village Board of Trustees Regular Members:**

There will be a meeting of the Pleasantville Village Board of Trustees Regular on Monday, July 28, 2025 at 8:00 PM, at Village Hall 80 Wheeler Ave, 2nd Floor Pleasantville, NY 10570.

### AGENDA

1. ANNOUNCEMENTS
2. RESOLUTIONS

2.1 [Res. No. 2025-235 Consider approving the return of petty cash](#) “Pleasantville Music Festival

RESOLVED; that the Board of Trustees hereby approves the return of petty cash from the following seasonal programs and events:

<u>Location/Event</u>	<u>Amount</u>
Pleasantville Music Festival Box Office - Recreation Dept	\$100.00
Pleasantville Music Festival Front Gate Ticket Sales	\$7,500.00

2.2 [Res. No. 2025-254 Consider approving 2025 stipends for the Pleasantville Music Festival](#)

RESOLVED; that the Board of Trustees hereby approves the following stipends for services performed in support of the 2025 Pleasantville Music Festival:

<u>Name</u>	<u>Title</u>	<u>Amount</u>
Doug Panero	Executive Director	\$10,733
Andrew Sullivan	Director of Sponsorships/Marketing/Vendor-Sponsor Load-In	\$1,500
Joseph Schettini	Design Assistant Director	\$1,250
Carolyn Bihl	Volunteer Coordinator	\$1,000
Marie Graham	Vendor Coordinator	\$1,000
Jeffrey Schreider	Stage Crew Director	\$500
Stuart Vance Designs	Design Director	\$250
Pamela Condron	Director of Hospitality	\$236
Caitlin Poller	Assistant Volunteer Coordinator	\$150

Michael Krasnansky	Director of Security	\$150
Mario Campa	Director of Security	\$150
Brittany Brandwein	Assistant Vendor Coordinator	\$150
Jonathan Cunningham	Photography Director	\$150
Stuart Bayer	Photography Director	\$150
Justin Edelson	Web Master/Tech Services	\$150
Bridget Egan	Zero Waste	\$150
Edwin Kuo	Zero Waste	\$150
Helen Meurer	Zero Waste	\$150
Carin Horowitz	Zero Waste	\$150
Sophie Worley	Stage	\$150
Glenn Quaedvlieg	Stage	\$150
David Harmon	Field Logistics	\$150
Susan Harmon	Social Media/Street Team	\$150
James Peyton	Stage	\$150
Peter Rogovin	Tent City Coordinator	\$150
Dennis Peters	Face Painting Coordinator	\$150
Daniel Klar	Zero Waste	\$75

2.3 [Res. No. 2025-255 Consider authorizing the appointment of Philippe Yahia to the Conservation Advisory Council](#)

RESOLVED; that the Board of Trustees hereby appoint Philippe Yahia to the Conservation Advisory Council.

2.4 [Res. No. 2025-256 Approval of Payment of Claims FYE 2025](#)

RESOLVED; that the Board of Trustees hereby approves the abstract for payment of claims dated July 28, 2025 for FYE 2025:

General Fund	\$138.00
Capital Fund	\$3,109.50
Total	\$3,247.50

[Payment of Claims](#)

2.5 [Res. No. 2025-257 Approval of Payment of Claims FYE 2026](#)

RESOLVED; that the Board of Trustees hereby approves the abstract for payment of claims dated July 28, 2025 for FYE 2026:

General Fund	\$129,493.28
Special Purpose	\$400.00

Water Fund	\$18,312.45
Capital Fund	\$1,922.40
Refuse Fund	\$4,934.11
Total	\$155,062.24

[Payment of Claims FY '26](#)

- 2.6 [Res. No. 2025-258 Consider authorizing the Village Administrator to sign a grant agreement with the U.S. Department of Transportation for the Fiscal Year 2024 Safe Streets and Roads for All grant program](#)

RESOLVED; that the Village Board of Trustees hereby authorizes the Village Administrator to execute the grant agreement with the U.S. Department of Transportation for the Fiscal Year 2024 Safe Streets and Roads for All grant program in the amount of \$160,000.

[Village of Pleasantville FY24 SS4A tosign.pdf](#)

- 2.7 [Res. No. 2025-259 Consider authorizing sale of real property at 70 Pleasant Avenue \(aka 85 Sarles Lane\)](#)

WHEREAS, the Village of Pleasantville (the “Village”) is the fee owner of a certain vacant parcel of real property in the Village located at 70 Pleasant Avenue (aka 85 Sarles Lane), known and designated on the Tax Map of the Village of Pleasantville as Parcel ID No. 106.5-1-45 (the “Property”); and

WHEREAS, the Village acquired the Property via Decision and Order of the Hon. Gerald E. Loehr, J.S.C. Westchester County, dated March 4, 2019, filed and entered into the Office of the County Clerk on March 5, 2019; and

WHEREAS, the Property is not needed for Village purposes, nor has the Property been used for Village purposes since the Village acquired it in 2019; and

WHEREAS, pursuant to Village Law § 1-102(1) the Board of Trustees of the Village of Pleasantville has the express power to sell and convey real property in such a manner as deemed appropriate when not needed for Village purposes; and

WHEREAS, the Village has obtained an appraisal and marketed the Property through a licensed brokers and obtained offers for the Property; and

WHEREAS, the Village has received offer for Two Hundred Twenty Thousand and

00/100 Dollars (\$220,000.00) from 210 Grace Street, LLC, a New York limited liability company with an address of 871 Commerce Street, Thornwood, New York 10594 (the "Purchaser"), which has been determined to be fair market value based upon the appraisal, market conditions and the offers received; and

WHEREAS, a Purchase and Sale Agreement for the Property has been prepared in form submitted herewith (the "Contract"); and

WHEREAS, the sale of the Property is an Unlisted Action for the purposes of environmental review pursuant to the State Environmental Quality Review Act ("SEQRA").

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees hereby declares that the Property has not been used for Village purposes and is not needed for a future Village purpose; and

BE IT FURTHER RESOLVED, the Board of Trustees, in accordance SEQRA and the implementing regulations promulgated thereunder pursuant to 6 NYCRR Part 617, and upon review of the Short Environmental Assessment Form ("SEAF") and all other materials prepared for this Unlisted Action, hereby finds that entering into contract for the sale of the Property will not have a significant adverse impact on the environment and further adopts the Negative Declaration annexed hereto in Part 3 of the SEAF; and

BE IT FURTHER RESOLVED, the Board of Trustees hereby authorizes and directs the Mayor or Village Administrator to execute and deliver: (i) the Contract in the form submitted herewith; (ii) a quitclaim deed and such other documents as are required to be delivered at Closing pursuant to the terms of said Contract; and (iii) any and all other documents the Mayor deems necessary or advisable to proceed with the sale of the Property in accordance with the Contract; and

BE IT FURTHER RESOLVED, that the Mayor or Village Administrator is authorized to take any and all other actions as are reasonably necessary or advisable to effectuate the purpose of this Resolution and the sale of the Property.

[Contract of Sale - 70 Pleasant Avenue - Execution Version \(4919-8605-7298.3\).docx](#)  
[Pleasantville - SEAF Part 1 re Sale of 70 Pleasant Ave \(aka 85 Sarles Lane\) \(4905-3922-8492.1\).pdf](#)  
[Pleasantville - SEAF Parts 2 3 re Sale of 70 Pleasant Ave \(aka 85 Sarles Lane\)](#)

[\(Rev. 07-22-2025\) \(4932-4062-7287.1\).pdf](#)

- 2.8 [Res. No. 2025-260 Consider authorizing the Mayor or Village Administrator to execute a license agreement with the Jacob Burns Film Center for the purposes of the installation of a public art mural](#)

RESOLVED; that the Village Board of Trustees hereby authorizes the Mayor or Village Administrator to execute a license agreement with the Jacob Burns Film Center for the purposes of the installation of a public art mural.

[Draft license agreement - JBFC and Village - Public Mural.docx](#)  
[Mural Rendering.pdf](#)

- 2.9 [Res. No. 2025-261 Consider authorizing the Village Administrator to sign a retainer agreement with Keane & Bean, P.C. for legal services](#)

RESOLVED; that the Village Board of Trustees hereby authorizes the Village Administrator to execute a retainer agreement with Keane & Bean, P.C. for legal services.

[Pleasantville 2025 Retainer Agreement \(Rev. 07-23-2025\).pdf](#)

- 2.10 [Res. No. 2025-262 Consider authorizing the Block Party & Road Closure Request / Willis Place](#)

RESOLVED; that the Board of Trustees hereby approves the request from Michael Pearlroth, 17 Willis Place, to hold a block party and thereby close Willis Place from 1 Willis Place to 36 Willis Place on Saturday, September 6, 2025 with a rain date of Sunday, September, 7, 2025 from 3:00pm to 10:00pm.

[Block Party Request.pdf](#)

- 2.11 [Res. No. 2025-263 Consider approval of minutes](#)

RESOLVED; that the Board of Trustees hereby approves the minutes of the Regular Meeting held on July 11, 2025.

[Minutes 7-11-25](#)