



Village of Pleasantville

Village Hall,
2nd Floor 80 Wheeler Avenue,
Pleasantville, New York 10570

PLEASANTVILLE PLANNING COMMISSION MEETING

To: Planning Commission Members:

There will be a meeting of the Pleasantville Planning Commission on Wednesday, September 16, 2026 at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York 10570.

AGENDA

1. MEETING ACCESS

1a. [Join Zoom meeting](#)

[https://us06web.zoom.us/j/82404817429?
pwd=rBoaFSX9BxhC0lxjXfH7NTO7ZaFE08.1](https://us06web.zoom.us/j/82404817429?pwd=rBoaFSX9BxhC0lxjXfH7NTO7ZaFE08.1)

2. APPLICATIONS SPECIFIC TO ARCHITECTURAL REVIEW BOARD

2a [322 Bedford Road - Sauer Residence](#)

Proposed changes to the exterior color of the previous approved design within the Special Character District - ***Amended submission***
[Revised architectural rendering 2026.pdf](#)

2b [294 Bedford Road - Grace Liu Happ](#)

Proposed new fencing within the front yard along Bedford Road within the Special Character District - ***New application***
[Proposed fence photos.pdf](#)
[Property survey.pdf](#)
[ARB App.pdf](#)

2c [44 Washington Avenue - Wells Fargo](#)

Proposed change to the exterior color of the existing building - ***Amended submission***
[WF Pleasantville - Exterior Paint Request.pdf](#)
[Proposed front & right side renderings.pdf](#)
[Proposed left side & rear renderings.pdf](#)
[Current photo views.pdf](#)
[Prior condition views.pdf](#)

3. APPLICATIONS SPECIFIC TO PLANNING COMMISSION

3a. [147 Bedford Road - Nilton Castro](#)

Request for Special Permit to implement accessory apartment within the existing single family dwelling - ***New application and referral to ZBA***

[Planning Board Cover Letter.pdf](#)

[Architectural Drawings.pdf](#)

[Off-Site Parking Space Agreement.pdf](#)

[Property survey - 2026.pdf](#)

[Short EAS.pdf](#)

[VOP Special Permit App.pdf](#)

[Consultant's memo 9.11.26.pdf](#)

3b. [35 Pleasantville Road - DS Pleasantville LLC](#)

Proposed change of use on-site from existing Key Food grocery store to a Private Pre-K use along with three additional retail tenant spaces - *Cont review*

[Overview letter - 9.2.2026.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Updated site plan dated 9.1.2026.pdf](#)

[Updated arch plans dated 9.1.2026.pdf](#)

[Consultant's memo 9.11.26.pdf](#)

3c. [70 Memorial Plaza - Caffe Nero Americas Inc](#)

Proposed new fast food restaurant within existing vacant tenant space previously approved as retail use - ***Cont review and referral to ZBA***

[Counsel letter to PC 8.20.26.pdf](#)

[Prior Cafe Floor plans and parking calcs.pdf](#)

[Prior Village Parking Easement Agreement.pdf](#)

[Prior 70 Memorial Plaza - Final Resolution.pdf](#)

[Prior approved site plan 7.9.2019.pdf](#)

[Prior Village spaces - plan location.pdf](#)

[Consultant's memo 9.11.26.pdf](#)

4. MINUTES OF MEETING

4a. [Meeting of July 22, 2026](#)

[PC-0722-2026 - review.pdf](#)