



## Village of Pleasantville

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

### PLEASANTVILLE ZONING BOARD OF APPEALS MEETING

#### **To: Zoning Board of Appeals Members:**

There will be a meeting of the Pleasantville Zoning Board of Appeals on Thursday, September 25, 2025 at 8:15 PM, at Village Hall 80 Wheeler Ave, 2nd Floor Pleasantville, NY 10570.

### AGENDA

#### Meeting Access

[Zoom link for meeting access](#)

<https://us06web.zoom.us/j/86011167685?pwd=Hz2QTcYfNZbYbFN90lp5EsVlpTdkrC.1>

#### Agenda Items

##### [1. Case No. 2025-14 - Patty & Erik Tanner - 454 Washington Avenue](#)

Proposed third floor addition to existing single family dwelling on-site in violation of Section 185-36.B "Bulk Requirements" regarding excessive story height and deficient side yard setback

[Denial letter.pdf](#)

[Request for Appeal.pdf](#)

[Principal points letter.pdf](#)

[Public Notice.pdf](#)

[Architectural plans.pdf](#)

[ZBA App.pdf](#)

[BP application.pdf](#)

[Short EAF.pdf](#)

##### [2. Case No. 2025-15 - Shana Weldon & Michale Duffy - 4 Christie Court](#)

Proposed second floor addition to existing single family dwelling on-site in violation of Section 185-36.B "Bulk Requirements" regarding deficient front and side yard setbacks

[Denial letter.pdf](#)

[Request for appeal.pdf](#)

[Principal Points.pdf](#)

[Architectural plans.pdf](#)

[Public Notice.pdf](#)

[ZBA App.pdf](#)

[Short EAS.pdf](#)

[BP app.pdf](#)

[Property survey.pdf](#)

### [3. Case No. 2025-16 - Daniel and Meghan Bruen - 15 Great Oak Lane](#)

Proposed addition and alterations to existing single family dwelling on-site in violation of Section 185-36.B "Bulk Requirements" regarding excessive building coverage and floor area ratio

[Denial letter.pdf](#)

[Principal points letter.pdf](#)

[Architectural plans.pdf](#)

[Site photos.pdf](#)

[Property survey.pdf](#)

[Public Notice.pdf](#)

[ZBA app.pdf](#)

[BP app.pdf](#)

[EAS form.pdf](#)

### [4. Case No. 2025-17 - Kristen & Rajesh Kumar - 31 Sarles Lane](#)

Proposed 2nd floor bath addition over the one story sunroom at existing single family dwelling on-site in violation of Section 185-36.B "Bulk Requirements" regarding deficient front yard setback

[Denial letter.pdf](#)

[Appeal letter.pdf](#)

[Principal Points.pdf](#)

[Architectural plans.pdf](#)

[Property survey.pdf](#)

[ZBA App.pdf](#)

[BP App.pdf](#)

[Short EAS.pdf](#)

[Public Notice.pdf](#)

### [5. Case No. 2025-18 - Sanjay & Neeru Girdhar - 25 Church Street](#)

Proposed addition and alterations to existing single family dwelling on-site in violation of Section 185-36.B "Bulk Requirements" regarding excessive building coverage and deficient side yard setback

[Denial letter.pdf](#)

[Principal Points Letter.pdf](#)

[Architectural plans.pdf](#)

[ZBA APP.pdf](#)

[BP App.pdf](#)

[Short EAS Form.pdf](#)

[Public Notice.pdf](#)

### [6. Case No. 2025-19 - Westshore IV Services LLC - 62 Wheeler Avenue](#)

Proposed change of occupancy use with new business tenant (IV Nutrition - personal service use) seeking to occupy existing tenant space (prior retail use) on-site in violation of Section 185-36.B.(7) "Off-street Parking & Loading Requirements" regarding deficient number of required parking spaces

[Denial letter.pdf](#)

[Principal Points Letter.pdf](#)

[Introduction & Overview Letter.pdf](#)

[Parking Fact Sheet.pdf](#)

[Architectural plans dated 7.10.2025.pdf](#)

[Public Notice.pdf](#)  
[ZBA App.pdf](#)  
[Short EAS form.pdf](#)

**7. Case No. 2025-20 - Westchester Eyes c/o Eric Rubinfeld - 199 Marble Avenue**

Proposed change of occupancy use from an existing non-conforming veterinarian office / animal hospital to a permitted medical office use along with a rear one story addition to the structure on-site in violation of Section 185-36.B.(7) "Off-street Parking & Loading Requirements" regarding deficient number of required parking spaces

[Denial letter.pdf](#)  
[Principal Points letter.pdf](#)  
[Architectural plans.pdf](#)  
[Property survey - 1990.pdf](#)  
[ZBA App.pdf](#)  
[BP App.pdf](#)  
[EAS.pdf](#)  
[Public Notice.pdf](#)