



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, May 27, 2026 at 8:00 PM, at Village Hall, 2nd Floor 80 Wheeler Avenue, Pleasantville, New York 10570.

AGENDA

1. MEETING ACCESS

1.a Join Zoom meeting:

[https://us06web.zoom.us/j/85869926840?
pwd=WsFvixxUxaeyKmgLup9dxiiManlTr1.1](https://us06web.zoom.us/j/85869926840?pwd=WsFvixxUxaeyKmgLup9dxiiManlTr1.1)

2. APPLICATIONS SPECIFIC TO PLANNING COMMISSION

2.a Referral from Board of Trustees

Review of proposed changes to the Village Code regarding Section 185-50 Site Plan review

[VOP Code Section 185-50 amendment draft 4.27.2026.pdf](#)

2.b 70 Memorial Plaza - Caffè Nero Americas Inc

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

[Overview letter dated 5.11.2026.pdf](#)

[Site Plan Application dated 5.6.26.pdf](#)

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

[Short Environmental Form dated 5.6.26.pdf](#)

[Building Permit Application dated 5.8.26.pdf](#)

[Prior site plan 7.9.2019.pdf](#)

[Prior floor plans 7.9.2019.pdf](#)

[Consultant memo dated 5.21.2026.pdf](#)

2.c 1 & 3 Campus Drive and 8 Carey Court - US Home, LLC d/b/a Lennar

Review and discussion of Village BOT referral regarding 1 & 3 Campus Drive and 8 Carey Court Rezoning Petition submitted by US Home, LLC d/b/a Lennar - *Continued review*

[Response letter to consultant's memo - 5.13.2026.pdf](#)

[Supplemental Submission to Planning Commission dated 5.13.2026.pdf](#)

[Campus Drive Technical Memorandum dated 5.12.2026.pdf](#)

[Planning Commission Review Checklist - 5.13.2026.pdf](#)
[Updated site plan rendering - drawing R-1A.pdf](#)
[Updated site layout plan - drawing C-100A dated 5.13.2026.pdf](#)
[CAC letter dated 5.27.2026.pdf](#)

3. MINUTES OF MEETING

- 3.a Meeting of April 22, 2026
 - [ARB-0422-2026 - review.pdf](#)
 - [PC -0422-2026 - review.pdf](#)