



## 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, December 4, 2025 at 8:15 PM, at Village Hall 80 Wheeler Ave, 2nd Floor Pleasantville, NY 10570.

### AGENDA

#### 1. MEETING ACCESS

<https://us06web.zoom.us/j/89107292782?pwd=vjTWqFewbdC5Seu3cpdOllaWVDTwpm.1>

#### 2. AGENDA ITEMS

##### 2a [Case No. 2025-23 - Great Oak Lane LLC - 4 Great Oak Lane](#)

Proposed impervious on-grade patio and walkways for the new single family dwelling structure under construction on-site in violation of Section 185-36.B "Bulk Requirements" regarding excessive development coverage

[Denial letter.pdf](#)

[Principal Points letter.pdf](#)

[Site plan.pdf](#)

[Public Notice.pdf](#)

[ZBA Application.pdf](#)

[EAS Form.pdf](#)

##### 2b [Case No. 2025-24 - Joseph and Jonina Sauer \(contact vendee\) - 322 Bedford Road](#)

Proposed additions and alterations to existing single family dwelling structure on-site in violation of Section 185-36.B "Bulk Requirements" regarding excessive development coverage

[Denial letter.pdf](#)

[Principal points letter.pdf](#)

[Architectural plans.pdf](#)

[Public Notice.pdf](#)

[ZBA App.pdf](#)

[BP App.pdf](#)

[EAF Short Form.pdf](#)

##### 2d [Case No. 2025-25 - Sarles Development Group LLC \(contract vendee\) - 85 Sarles Lane](#)

Proposed new 2 1/2 story single family dwelling on-site in violation of Section 185-36.B "Bulk Requirements" regarding deficient lot area, width, frontage, front yard setback and excessive building coverage

[Denial letter.pdf](#)

[Principal points letter 10.29.25.pdf](#)  
[Architectural plans.pdf](#)  
[Zoning analysis.pdf](#)  
[Topo Survey.pdf](#)  
[Letter of Map Amendment FEMA.pdf](#)  
[ZBA app.pdf](#)  
[Public Notice.pdf](#)  
[BP application.pdf](#)  
[Short EAF.pdf](#)

3. MINUTES OF MEETING

[Meeting on October 30, 2025](#)  
[ZB-10-30-2025 - review.pdf](#)