

17-19 MARBLE AVE

PLEASANTVILLE, NEW YORK

SUPERIOR LOCATION AND
ABUNDANT ON-SITE PARKING
IN ONE OF WESTCHESTER'S
MOST AFFLUENT AND
VIBRANT VILLAGES



PRICE REDUCED TO **\$2,795,000**

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

17-19 MARBLE AVE

PLEASANTVILLE, NEW YORK

TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. PROPERTY DESCRIPTION
- III. LOCATION OVERVIEW
- IV. MARKET OVERVIEW
- APPENDIX

JOHN BARRETT

P: 914.968.8500 ext. 320

D: 914.361.4467

C: 646.678.1153

jbarrett@rmfriedland.com

CARMEN BAUMAN

P: 914.968.8500 ext. 316

D: 914.292.1792

C: 914.646.9182

cbauman@rmfriedland.com



I. EXECUTIVE SUMMARY

THE OPPORTUNITY:

Pleasantville, NY, with its strong, affluent demographic profile and a thriving economy, offers exceptional opportunities for businesses.

DEMOGRAPHICS:

The dominant tapestry segment, “Top Tier”, comprises 56.5% of the households in the area. With a median age of 48.3, this segment is predominantly Professional or Management/Business/Financial workers. They are mostly homeowners, with an ownership percentage of 90.7% residing in single-family homes, and have a preference for shopping at high-end retailers.

INCOME:

The residents of Pleasantville enjoy a robust financial status with an average household income of \$247,975 and an average disposable income of \$153,635. Despite a slightly higher unemployment rate (4.8%) compared to the national average (4.3%), the overall economic landscape is encouraging.

POPULATION:

Pleasantville’s total population of 14,080 marks a positive change from the previous census (+1%). The median age is 40.5, with a significant population density of 2,144.3, dropping to 1,956.2 during daytime hours.

HOUSING:

Most residents (87.8%) own their homes while renters make up 12.2% of the population. The median estimated home value is \$1,021,330, showing a strong upward trend with a 12-month change of +12.9%. Recent new developments include the Enclave at Pleasantville, Memorial Plaza development, and the Campus Drive development. Pleasantville boasts a wealthy clientele base and a strong economy that is sure to attract and support thriving businesses. Whether you are looking to establish or expand your business, Pleasantville presents an attractive commercial trade landscape.





II. PROPERTY DESCRIPTION

17-19 MARBLE AVENUE PLEASANTVILLE, NY



PROPERTY HIGHLIGHTS

PROPERTY INFORMATION

ADDRESS: 17 MARBLE AVE, PLEASANTVILLE, NY
S/B/L: 106.6 - 5 - 68
LOT SIZE: 21,345 SF | 0.49 ACRES
LOT DIMENSIONS: 58.06' X 230.7'
LOT SIZE: 21,350 SF
MAX F.A.R.: 2.0
GROSS BUILDABLE SF: 27,755 SF less existing 16,248
ZONING: A-1
ACCESS TO SITE: EAST SIDE OF MARBLE AVE
MAX HEIGHT: 3 STORIES
MAX BLDG COVERAGE: 80%

BUILDING INFORMATION

BUILDING DIMENSIONS: 50' X 199'
BUILDING SIZE: 16,248 SF
STORIES: 2 plus Basement

TAXES

VILLAGE TAXES ('25): \$15,081.57
SCHOOL TAXES('25): \$30,381.32
COUNTY/TOWN TAXES('25): \$6,571.64
TOTAL RE TAXES ('25): \$52,035

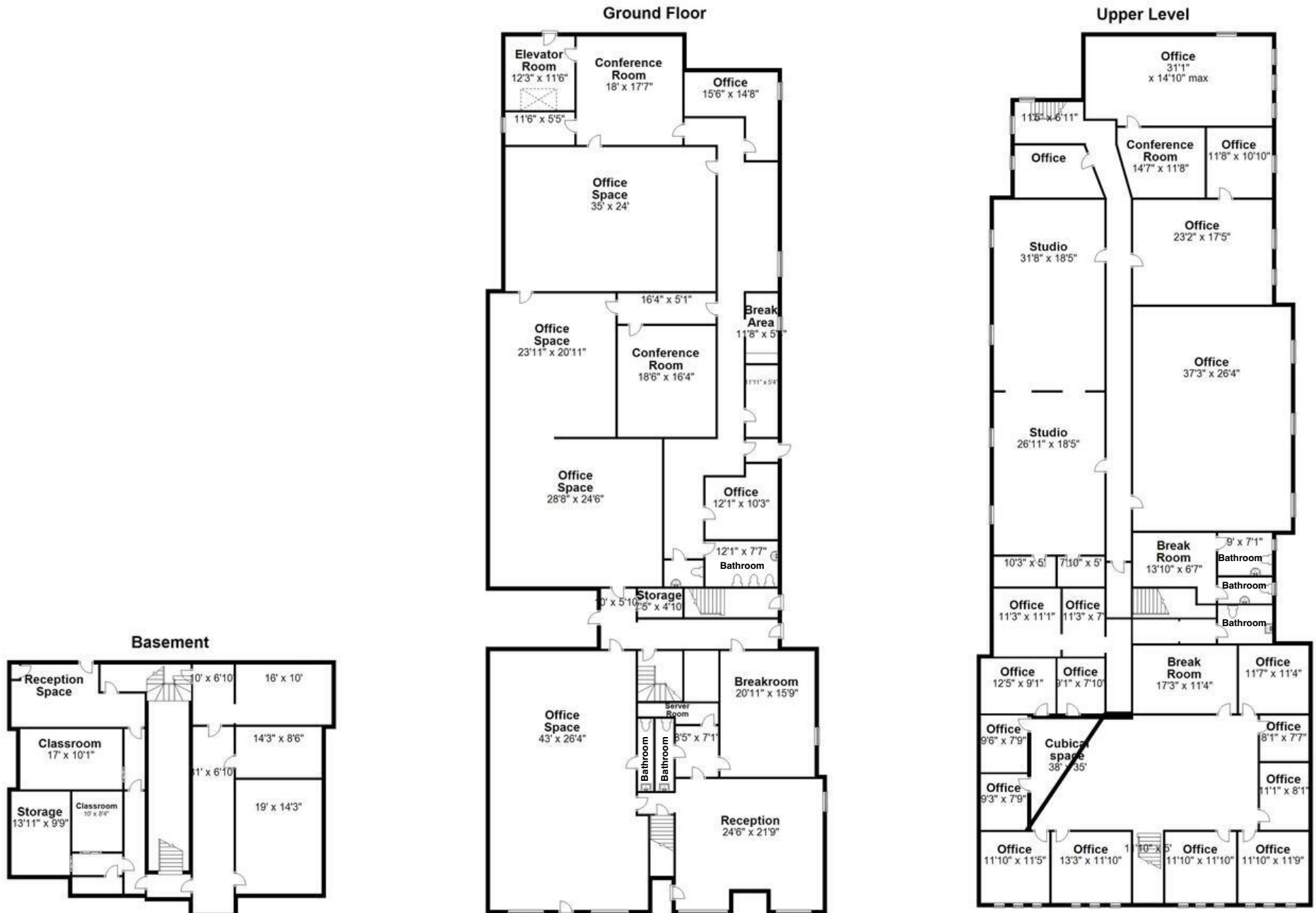
GROUND FLOOR IMAGES



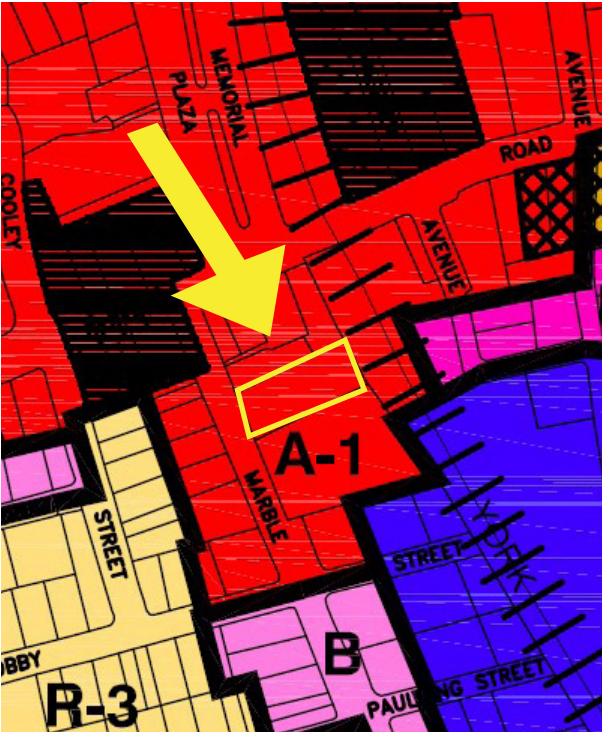
UPPER LEVEL IMAGES



FLOORPLANS



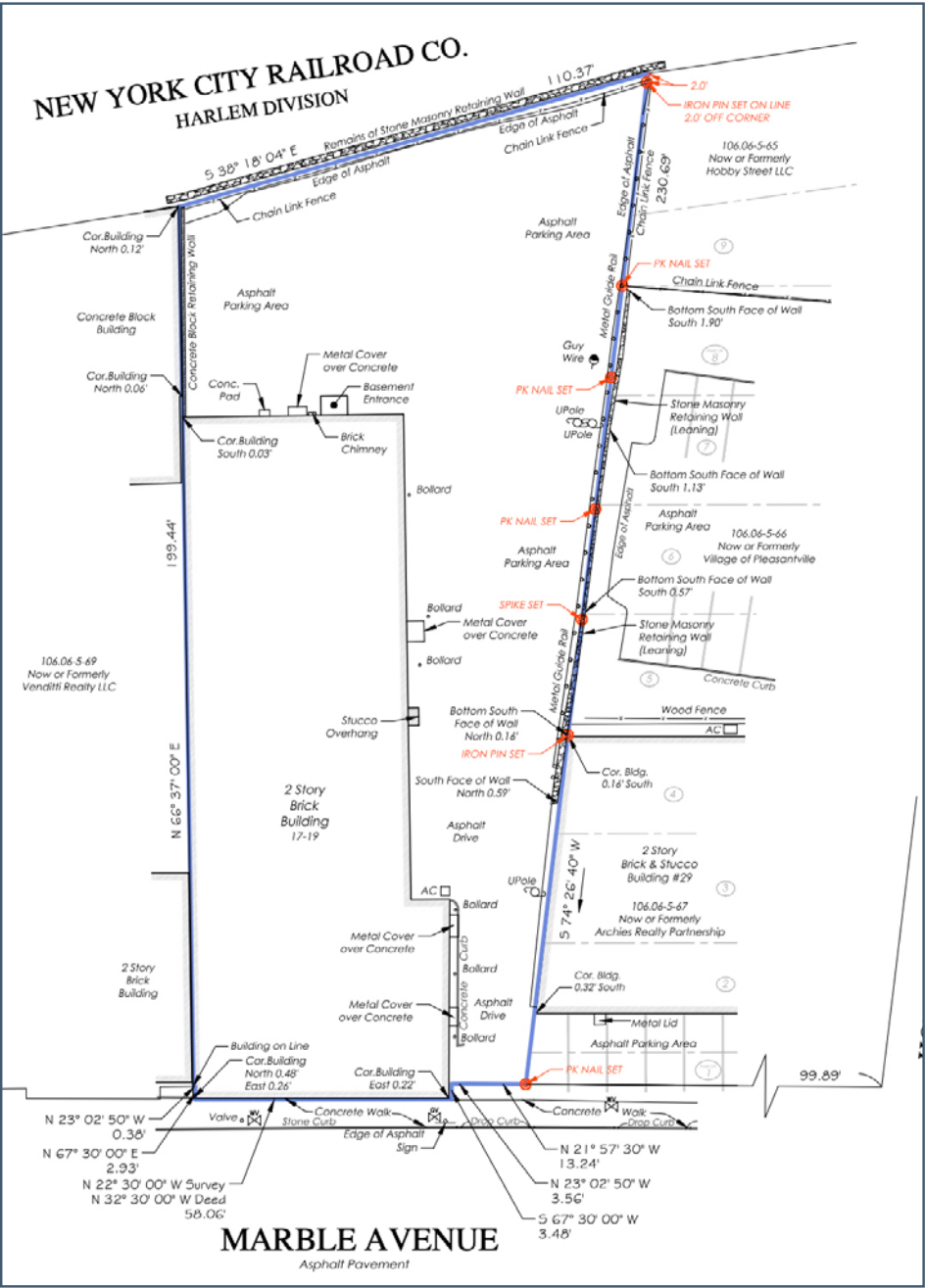
ZONING MAP



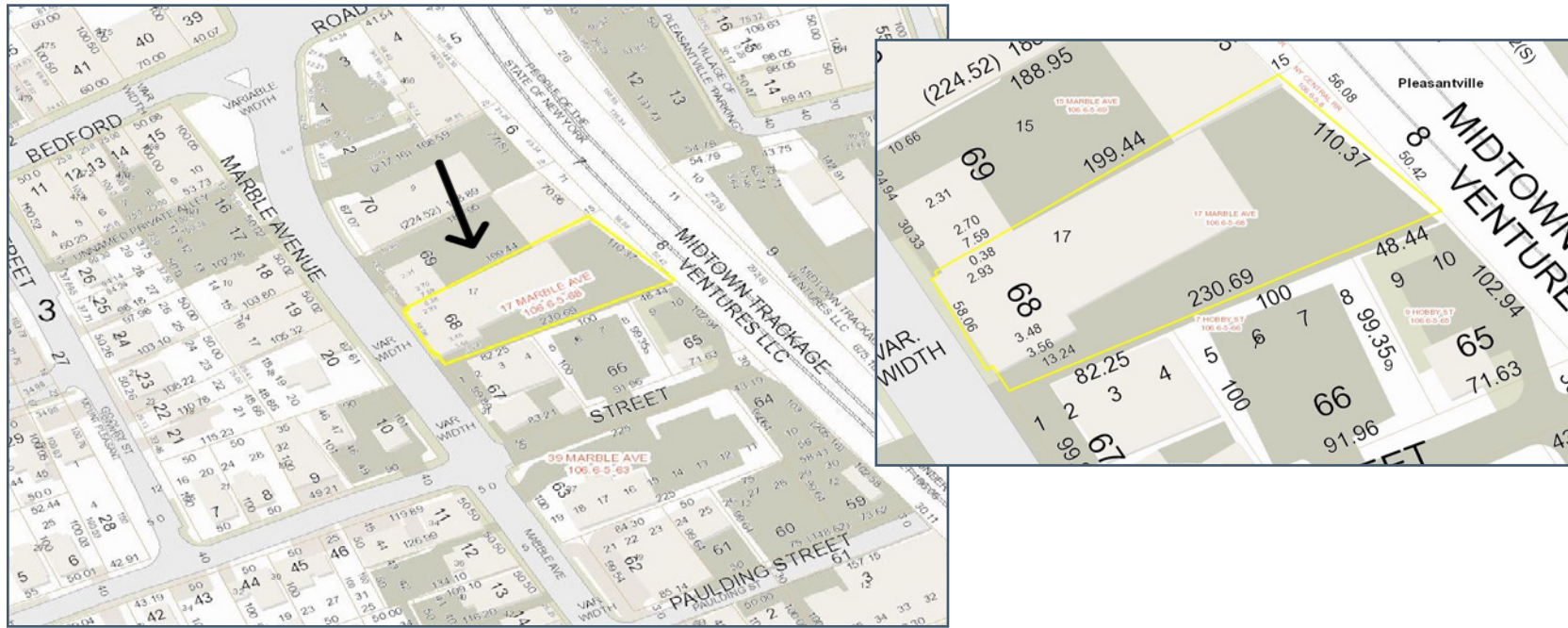
Schedule VI
Bulk Requirements
Business and Manufacturing Districts A-1, A-2, B, B-1, B-2 and M-1
[Amended 10-8-2007 by L.L. No. 7-2007; 9-25-2017 by L.L. No. 4-2017]

	District						
	Central Business A-1	Central Business Subarea A-1 ²	Central Business A-2	Peripheral Business B	Peripheral Business B-1	Peripheral Business B-2	Light Manufacturing M-1
Bulk Requirements:							
Minimum lot area (square feet)	2,500	2,500	2,500	5,000	5,000	2,500	5,000
Minimum lot width (feet)	None	None	None	None	None	None	None
Minimum lot depth (feet)	None	None	None	None	None	None	None
Minimum front yard (feet)	None	None	10	10	5	10	20
Minimum side or rear yard (feet)	None or 6 if provided	None or 6 if provided	None or 6 if provided	None or 5 if provided	None or 5 if provided	None or 6 if provided	10 ¹
Minimum side/rear yard adjacent to residence district (feet)	20	20	20	10	10	20	20
Maximum height (stories and feet)	3 stories or 36, whichever is more restrictive	4 stories, or 48, whichever is more restrictive ³	2 1/2 or 30, whichever is more restrictive	3 or 36, whichever is more restrictive	3 or 36, whichever is more restrictive	2 1/2 or 30, whichever is more restrictive	4 or 48, whichever is more restrictive
Minimum height (stories/feet) for principal building	None	None	None	None	None	2 or 25, whichever is more restrictive	None
Maximum building coverage	80%	80%	80%	50%	50%	80%	65%
Maximum floor area ratio	2.0	2.0 ⁴	2.0	2.0	2.0	2.0	1.3
Maximum building footprint (square feet)	None	None	None	None	None	4,000	None
Maximum building wall length (feet)	None	None	None	None	None	80	None

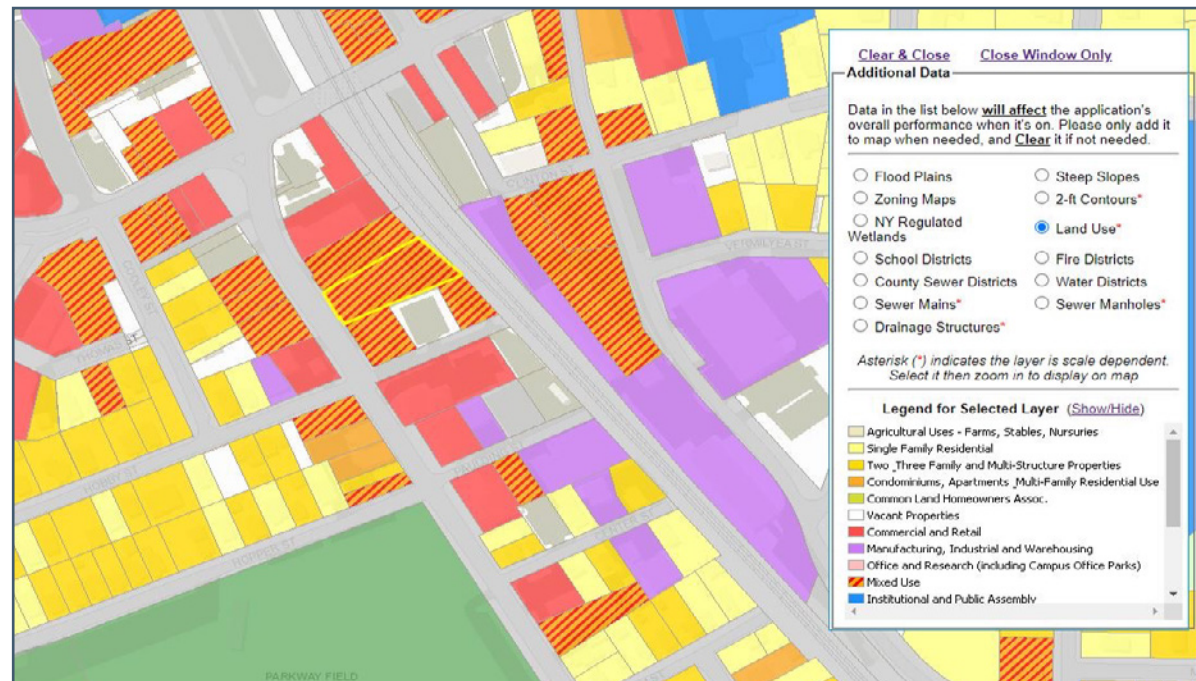
SITE SURVEY



TAX MAP



LAND USE MAP



FINANCIAL OVERVIEW

17-19 Marble Avenue, Pleasantville, NY

SF: 16,248

PRICE: \$2,995,000

Loss Factor: 3.93%

\$ / SF: \$184.33

Projected Revenue:

Vacancy Rate: 24.1%

CAP Rate: 9.96%

Suite	Tenant(s)	Inception	Expiration	Lease Notes	RSF	P.P.S.F.	Monthly Rent	Annual Base Rent
1 & 2	Projected (Select Human Service)	11/01/13	10/31/25	avg of \$28 (office)/\$35 (retail)	9,450	\$32.00	\$ 25,200	\$ 302,400
3	Projected (Steel Traders)	MTM	MTM		1,000	\$29.00	\$ 2,417	\$ 29,000
B	Projected (Guitar Studio)	MTM	MTM	basement space	1,400	\$10.00	\$ 1,167	\$ 14,000
2	Projected				2,400	\$28.00	\$ 5,600	\$ 67,200
2	Projected				1,360	\$28.00	\$ 3,173	\$ 38,080
Total Annual Income:					15,610	\$28.87	\$ 37,557	\$ 450,680

Expenses:

		/ SF
Real Estate Taxes (24/25)	\$48,582	\$2.99
Water & Sewer	\$1,586	\$0.10
Insurance	\$5,461	\$0.34
Electric & Gas	\$29,813	\$1.83
Elevator Maintenance	\$4,500	\$0.28
Cleaning & Maintenance	\$13,046	\$0.80
Repairs	\$4,062	\$0.25
Contract Services	\$8,200	\$0.50
Structural Reserve	1.0% Base Income	\$4,507
Management	2.0% Base Income	\$9,014
Professional & Legal		\$1,200
Total:	\$129,970	\$8.00

		/ SF
Total Annual Income:	\$ 450,680	\$27.74
CAM Reimbursement:	\$ -	\$ -
Real Estate Tax Reimbursement:	\$ -	\$ -
Total Annual Income:	\$ 450,680	\$27.74
Vacancy / Credit Loss:	5.0% of A.I. \$ (22,534)	\$ (1.39)
Less Operating Expenses:	\$ (129,970)	\$ (8.00)
Net Operating Income:	\$ 298,176	\$18.35



III. LOCATION OVERVIEW

17-19 MARBLE AVENUE PLEASANTVILLE, NY



PLEASANTVILLE

A VILLAGE LIKE NO OTHER

Pleasantville is a suburb of New York City, located just 30 miles to the north in Westchester County. With a highly affluent population of TBD, Pleasantville has been voted one of the best places to live in New York several times. Living in Pleasantville offers residents a sparse suburban feel with a vibrant downtown, an award winning, highly rated school system, and a station on the Metro-North Rail Line, offering easy access to New York City's Grand Central Terminal.

ENTERTAINMENT



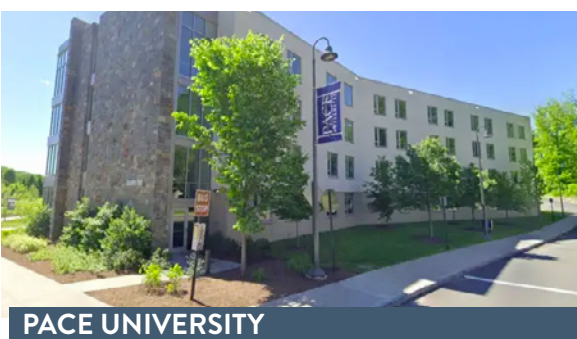
MASS TRANSIT



SHOPPING



HIGHER ED



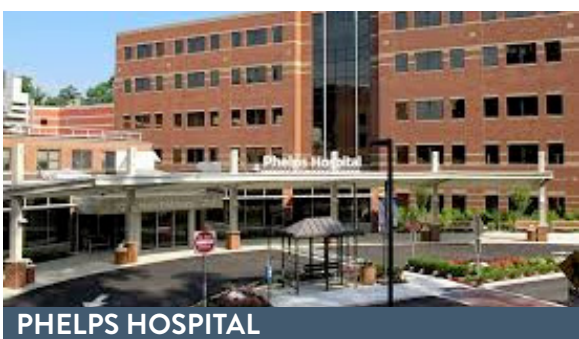
PARKS



DINING



HEALTH



THE COMMUNITY

A CULTURAL CENTER FOR FILM, MUSIC, AND THE ARTS

Pleasantville's reputation as a cultural center was enhanced in 2001 with the opening of the non-profit Jacob Burns Film Center in the landmark Rome Theater, a Spanish mission-style building and one of the first movie theaters in Westchester County. Dedicated to presenting independent, documentary, and world cinema, the Jacob Burns Film Center and Media Arts Lab is a world-renowned cultural space. Housing a state-of-the-art theater complex, a 27,000 square-foot Media Arts Lab and a residence for international filmmakers, it provides opportunities for people of all ages to discover, explore and learn through the power of film, media, and current production technology.

Guest speakers at the Burns Center have included Jerry Lewis, Woody Allen, Jonathan Demme, Robert Klein, Oliver Stone, Ron Howard, Stephen King, Rob Lowe and numerous other notable filmmakers and actors.



PLEASANTVILLE'S MUSIC SCENE

On the second Saturday in July, Pleasantville hosts the Pleasantville Music Festival, an all-day outdoor event located at the Parkway Main stage.

Performers have included Roger McGuinn, The Bacon Brothers, Rusted Root, Jakob Dylan, Dar Williams, Carney, Back Door Slam, Marc Cohn, Augustana, Z.Z Ward, and Joan Osborne.

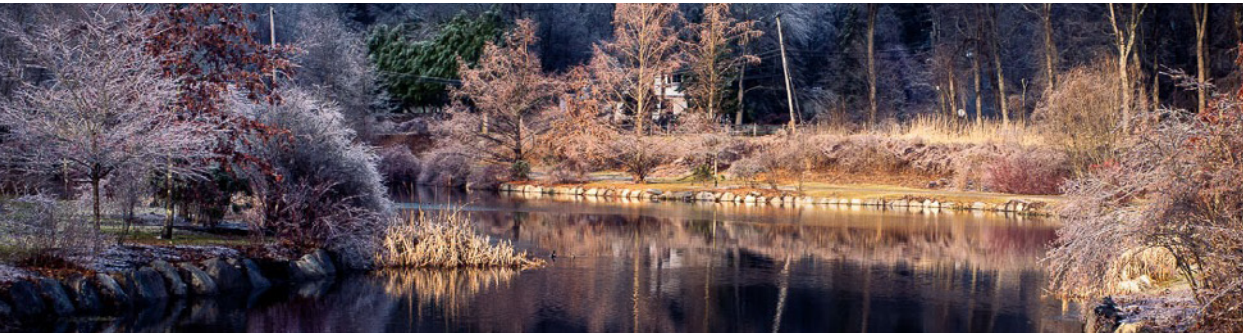
The Pleasantville Farmers Market started in 1998 as one of the first markets in Westchester, the Saturday morning market is now the largest year-round farmers market in Westchester County, attracting upwards of 3,500 people a week to shop from over 55 vendors of locally grown and produced food. The market is run by volunteers in the community as a non-profit, and consistently wins the readers' choice "Best of Westchester" award from *Westchester Magazine*



PLEASANTVILLE SCHOOLS

ARE SOME OF THE HIGHEST RATED IN THE AREA

Pleasantville is served by three different school districts. Most of the Village is served by the Pleasantville Union Free School District, with parts of northern Pleasantville served by the Chappaqua Central School District. The region of Pleasantville commonly referred to as "The Flats" is primarily served by the Mount Pleasant Central School district. The village is also home to the Bedford Road School, Pleasantville Middle School, and Pleasantville High School.



Pleasantville is home to several beautiful parks, including Nannahagan Park, Roselle Park, and Soldiers & Sailors Park offering all the necessary playground equipment, as well as a baseball field, soccer field, and basketball court.



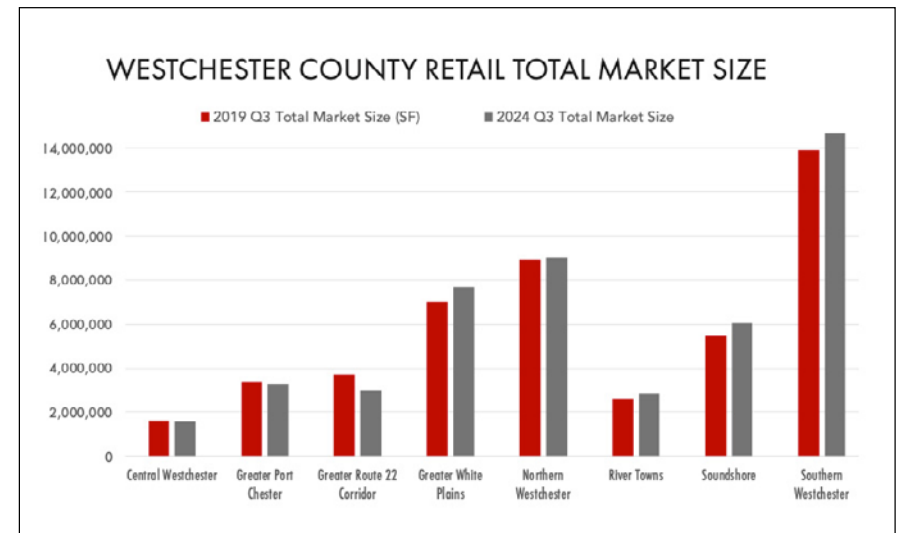
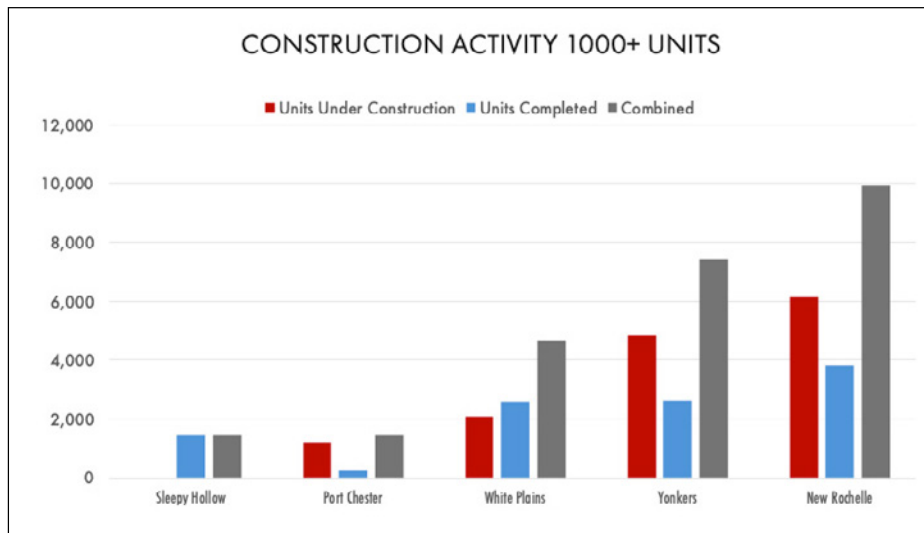
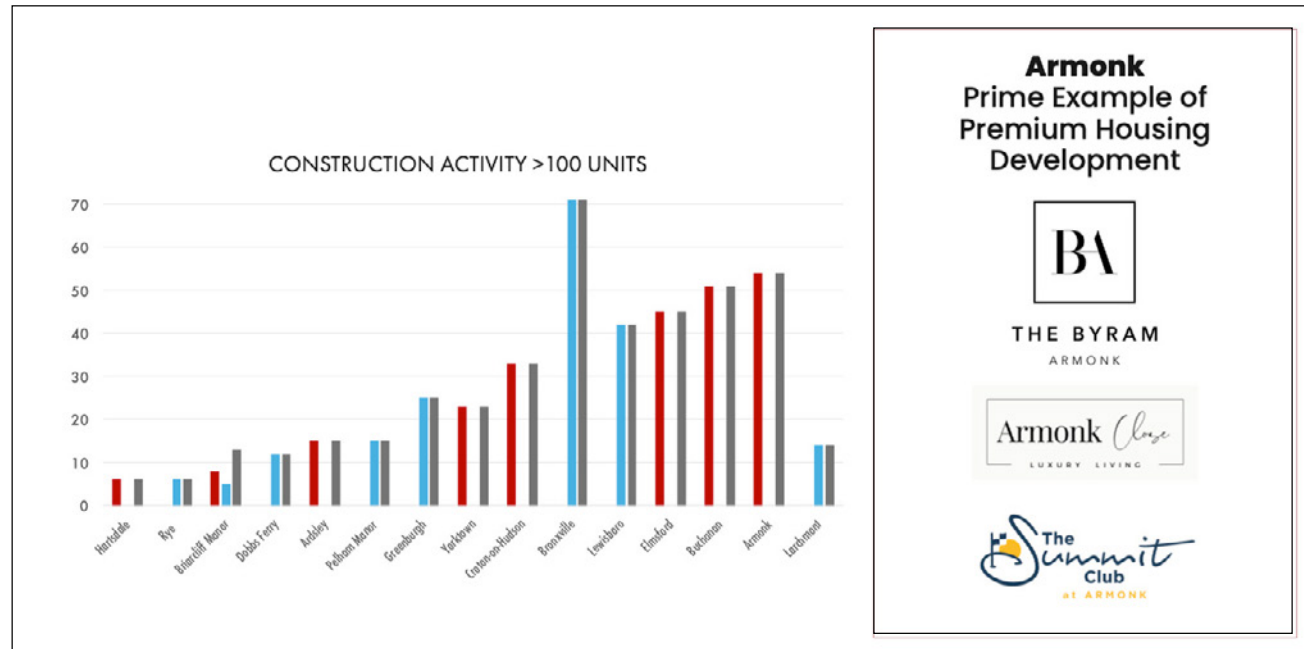
IV. MARKET OVERVIEW

17-19 MARBLE AVENUE PLEASANTVILLE, NY



STRONG DEVELOPMENT IN WESTCHESTER

MAJOR DEVELOPMENTS ENHANCE THE LONG-TERM ECONOMIC OUTLOOK



MAJOR EMPLOYERS LOCATED IN WESTCHESTER COUNTY

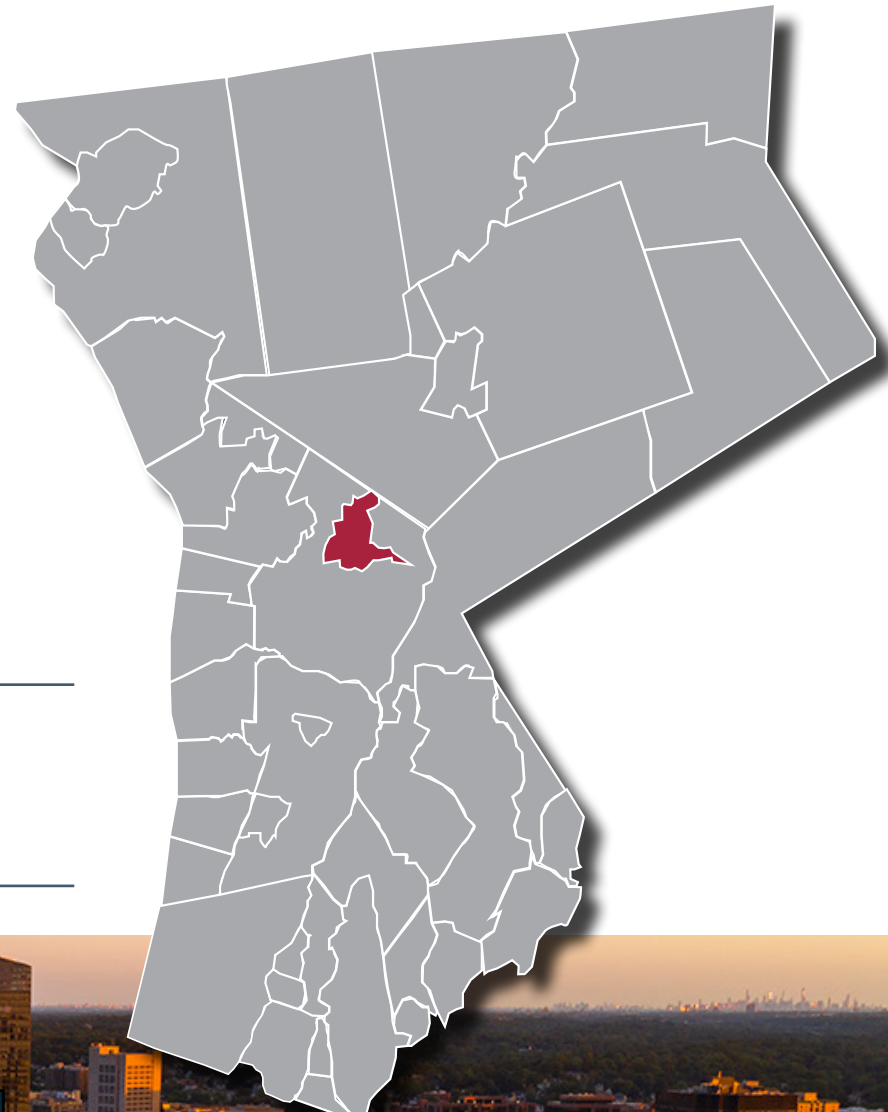
REGENERON



Morgan Stanley



HIGH INCOME DEMOGRAPHICS
OVER DOUBLE THE AVG. NY STATE HH INCOME



WESTCHESTER COUNTY

Population	# of Households	Avg. HH Income
996,012	376,181	\$210,175

PLEASANTVILLE DEMOGRAPHIC SNAPSHOT

POPULATION

Estimated Population (2024)	7,704
Projected Population (2029)	7,997
Census Population (2020)	7,513
Census Population (2010)	7,065
Projected Annual Growth (2024-2029)	0.8%
Historical Annual Growth (2020-2024)	0.6%
Historical Annual Growth (2010-2020)	0.6%
Estimated Population Density (2024)	4,155
Trade Area Size	1.9

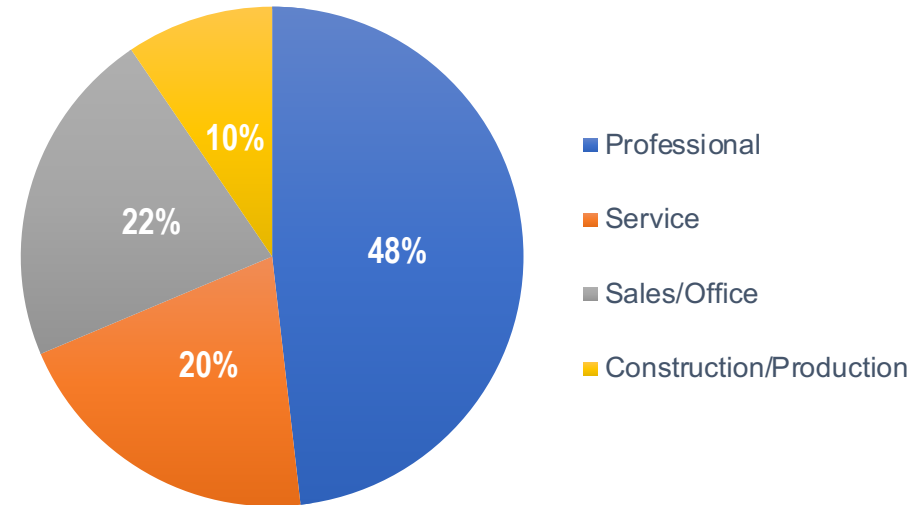
HOUSEHOLDS

Estimated Households (2024)	2,930
Projected Households (2029)	3,026
Census Households (2020)	2,757
Census Households (2022)	2,583
Projected Annual Growth (2024-2029)	0.7%
Historical Annual Change (2000-2024)	1.0%

AVERAGE HOUSEHOLD INCOME

Estimated Avg Household Income (2024)	\$262,230
Projected Avg Household Income (2029)	\$274,728
Census Avg Household Income (2010)	\$147,970
Census Avg Household Income (2000)	\$112,270
Projected Annual Change (2024-2029)	1.0%
Historical Annual Change (2000-2020)	5.6%

OCCUPATIONS



MEDIAN AGE 42.9

Age 19 Years or Less	2,001 (26.0%)
Age 20 to 64 Years	4,251 (55.0%)
Age 65 Years or Over	1,462 (19.0%)

MEDIAN HOUSEHOLD INCOME

Estimated Median HH Income (2024)	\$169,957
Projected Median HH Income (2029)	\$169,570
Census Median HH Income (2010)	\$96,888
Census Median HH Income (2000)	\$86,720
Projected Annual Change (2024-2029)	3.8%
Historical Annual Change (2000-2020)	3.7%



APPENDIX

17-19 MARBLE AVENUE PLEASANTVILLE, NY



§ 185-19. Central Business A-1 District.

- A. Permitted principal uses. A structure or building may be erected, altered, arranged, designed or used and a lot or premises may be used for any of the following purposes and for no other:
- (1) Retail stores and banks, and bakeries, delicatessens and ice cream parlors with a maximum of eight seats for customer use.
 - (2) Business, professional and government offices. [Amended 10-8-2007 by L.L. No. 7-2007; 9-25-2017 by L.L. No. 4-2017]
 - (3) Personal service stores, such as but not limited to fitness for personal exercise or physical training, dance or martial arts instruction to individuals and small groups, barbershops, beauty parlors for humans or pets, shoe repair shops and tailor shops, but not including tattoo parlors or vapor bars, lounges or shops. [Amended 9-25-2017 by L.L. No. 4-2017]
 - (4) Gasoline filling stations in accordance with the following conditions:
 - (a) No driveway to or from any gasoline filling station shall be established within 200 feet (measured along the street line on that side of the street which such driveway would cross) of the boundary line of any residence district or of any school, church, park, playground, hospital, public library, institution for dependent children or any place of public assembly designed for the simultaneous use of 100 persons or more, regardless of the district where the subject premises is located.
 - (b) No gasoline filling station building or canopy and no outdoor gasoline or oil pump or automotive service appliance shall be erected within 25 feet of any property line.
 - (c) Motor vehicle repair or service shall be permitted only if accessory to a gasoline filling station or a new- and used-automobile sales establishment, but not in connection with or as part of a parking garage.
 - (d) Major repair work may be carried on outdoors only where it is impracticable to do such work within a building, but in no case shall any vehicle be stored outdoors for a period exceeding seven days. Gasoline or oil sales, changing of tires and other similar automobile servicing shall not be considered to be major repair work.
 - (e) No gasoline filling station and no outdoor gasoline or oil pump or automobile service appliance shall be established on a lot that is within 600 feet of another lot on which there is an existing gasoline filling station or outdoor gasoline pump or oil pump or other automotive service appliance or of another lot for the erection on which such a station, pump or automotive service appliance a building permit has been issued and not revoked.

:1

§ 185-19

§ 185-19

- (f) All fuel storage at any such filling station shall be stored in underground tanks and the location, capacity and composition of said tanks shall comply with the New York State Uniform Fire Prevention and Building Code and any amendments thereto.
 - (g) Any gasoline filling station equipped with gasoline pumps designed for or advertised as self-service gasoline pumps shall not be operated in such a manner, unless such station has at least one attendant employed by the owner or operator of such filling station on duty during all hours of operation.
- (5) Theaters, assembly halls and taverns.
 - (6) Funeral parlors.
 - (7) Outlets and pickup stations for laundries and cleaning establishments dealing directly with the public. Except as specified hereinafter, the washing of wearing apparel on the premises is prohibited. Cleaning of wearing apparel or household effects on the premises is permitted only if noncombustible solvent and not more than 10 horsepower in electric motive power are used. Self-service automatic laundry establishments are permitted, provided that each such establishment shall contain not more than a total of 35 washing or drying machines or combination thereof.
 - (8) Hospitals for human beings, public schools and places of worship, including parish houses and religious school buildings. [Amended 10-8-2007 by L.L. No. 7-2007]
 - (9) Public and commercial off-street parking lots and garages. Such parking lots and garages shall be limited to use by passenger vehicles and commercial vehicles having not more than four wheels.
 - (10) Bus, railroad and taxi stations.
 - (11) Printing establishment that produces its product by use of a printing press and has not more than five employees therein at any one time. [See § 185-19C(1) herein for facilities with more than five employees at any one time.]
 - (12) Restaurants.
 - (13) Fast-food restaurants are permitted only if the following conditions are satisfied:
 - (a) No such establishment may be located, as measured along a straight line connecting the two closest points of each property line or feature, within:
 - [1] One thousand feet of any existing fast-food restaurant located either within or outside the boundaries of the Village of Pleasantville.
 - [2] Three hundred feet of any church or religious institution located either within or outside the boundaries of the Village of

:2

ZONING INFORMATION

§ 185-19

Pleasantville.

- [3] Three hundred feet of any residence district either within or outside the boundaries of the Village of Pleasantville.
- [4] One hundred feet of the intersection of any business street, as defined in Chapter 159, Subdivision of Land, of the Village Code, either within or outside the boundaries of the Village of Pleasantville.
- (b) Parking.
 - [1] Parking lots shall be paved and provided with adequate drainage.
 - [2] Parking lots shall be equipped with adequate illumination which shall be shaded so that it does not interfere with use of neighboring properties.
- (c) Waste receptacles and removal.
 - [1] Adequate receptacles shall be provided for the deposit by patrons of waste materials.
 - [2] Waste materials which contain food or food particles or which tend to create a public nuisance shall be removed from the premises at least once in every 24 hours, excepting Sundays and holidays.
 - [3] Waste shall be stored in a covered and landscaped disposal area so that the container is not visible from any street upon which the establishment fronts or from abutting property.
 - [4] Waste materials deposited upon the premises by patrons of the establishment shall be placed into appropriate waste receptacles.
- (d) Hours of operation (including food preparation, cleanup, and customer service) shall be limited to the period between 5:30 a.m. and 1:00 a.m.
- (e) Suitable screening shall be provided and maintained as shall be approved or required by the Planning Commission.
- (f) Food shall not be sold or served to a customer through an opening in an exterior wall of a building or structure.
- (14) Cabarets, as permitted and regulated in Chapter 76, Cabarets and Adult Entertainment, of the Village Code and further subject to compliance with §§ 185-36 and 185-50 of this chapter.
- (15) For detailed bulk and off-street parking and loading requirements, see Schedule VI and Schedule VII, respectively, of § 185-36 of this chapter.
- (16) Film/video training facilities and offices related to their operation. **[Added 3-28-2005 by L.L. No. 4-2005]**

:3

§ 185-19

§ 185-19

§ 185-19

- (17) Residential uses located above the ground-level floor of the building in which such uses are located, subject to the provisions of Subsection H hereof. **[Added 9-25-2017 by L.L. No. 4-2017]**

B. Accessory uses. Accessory uses shall be limited to the following:

- (1) Off-street parking and loading, provided that the parking of commercial vehicles shall be limited to those vehicles located on the same lot as the permitted principal use to which they are accessory.
- (2) In connection with a lot containing a residential use but excluding any lot containing a principal or accessory nonresidential use, parking in the unimproved portion of selected public street rights-of-way, as permitted and regulated in Chapter 155, Streets and Sidewalks, Article VII, Parking Within Public Street Rights-of-Way, of the Village Code, and further subject to compliance with § 185-50 of this chapter.
- (3) Signs, as permitted and regulated in Chapter 148, Signs and Outdoor Display Structures, of the Village Code.
- (4) Storage facilities as long as the building is fully enclosed.
- (5) Retail sale of food in a ready-to-consume state from a counter-type installation in a restaurant for off-premises consumption, provided that such retail sale of food does not constitute a fast-food restaurant.
- (6) Antennas, as permitted and regulated in Article VIIB of this chapter.
- (7) Automobile and van leasing operations as part of gasoline filling station, but excluding commercial vehicles as defined in § 185-3 of this chapter.

C. Uses subject to special permit. The following uses are subject to the issuance of a special permit in accordance with § 185-56 of this chapter:

- (1) Printing establishments that produce their product by use of a printing press and which have more than five persons engaged therein at any one time, provided that such use would not have a detrimental effect on the use or development of other properties in the immediate neighborhood or on the traffic in the area and having due regard to the general purposes of this chapter.
- (2) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or products, provided that:
 - (a) Goods so produced or processed are to be sold at retail, exclusively, on the premises;
 - (b) Space so used shall not occupy more than 20% of the area devoted to retail sales, and such area shall be fully concealed from any street;
 - (c) Except in connection with newspaper printing, electric motive power, not exceeding a total of 10 horsepower, shall be used exclusively; except that

:4

ZONING INFORMATION

§ 185-19

an installment of 10 horsepower or less using fuel other than electricity may be used upon a finding by the Building Inspector that said installation is expected to be free of nuisance characteristics and will have no adverse effect on neighboring uses; and

- (d) Not more than two persons are engaged at any one time in such production processing.
- (3) Wireless telecommunications services facilities, as permitted and regulated in Article VIIA of this chapter.
- (4) Motels and hotels.
- (5) Residential uses located on the ground-level floor of the building in which such uses are located, provided that at least 50 feet in depth of the ground-floor portion of the primary building frontage is occupied by retail, restaurant, personal service, recreation or similar uses that promote an active, pedestrian-scaled environment. Ground-floor residential uses shall be subject to the provisions of Subsection H. **[Amended 6-10-2002 by L.L. No. 8-2002; 9-25-2017 by L.L. No. 4-2017]**
- (6) Temporary structures and uses. The Village Board after a public hearing may grant a special permit for a reasonable period of time not to exceed two years from site plan approval, if necessary, for temporary structures and uses not otherwise permitted in the A-1 District, provided that the Village Board deems such structures and uses fall within the purpose and intent of the A-1 District, are of compatible nature to the principal and accessory uses permitted in the A-1 District, and will not be detrimental to the property within the vicinity of such uses. **[Added 9-26-2011 by L.L. No. 11-2011]**
 - (a) Upon the expiration of a permit issued hereunder, the permit holder shall be entitled to return to the Village Board to apply to renew the permit every two years. The holder of a permit issued hereunder shall be entitled to a renewed permit every two years unless the Village Board, after due notice and a public hearing, determines by resolution that there has been a material change in operating conditions or evidence of a violation of one or more conditions of the permit and/or of any site plan approval necessitated by the initial issuance of the permit. A permit issued hereunder shall remain in effect during the processing of any renewal application under this subsection.
 - (b) In the event that the Village Board finds an applicant seeking to renew its permit has not complied with the conditions of said permit, the applicant shall have 60 days to bring the property into compliance with the conditions of the permit, and may return to the Village Board to renew the permit within this period upon establishing compliance with the conditions in the permit. The failure of the applicant to comply with the conditions of the permit within this sixty-day period shall result in the termination of the permit. More than one designation by the Village

§ 185-19

§ 185-19

§ 185-19

Board of noncompliance with the permit shall result in revocation of such permit.

- D. Permitted uses to be carried on in fully enclosed building. Except as otherwise provided, all permitted uses, whether principal, incidental or accessory, including all storage, shall be carried on in fully enclosed buildings. Such provisions shall not apply to parking of registered vehicles, outdoor loading or other service activities and those establishments authorized to conduct business as described in Chapter 155, Streets and Sidewalks, Article V, Commercial Use of Sidewalks, of the Village Code.
- E. Noxious or offensive uses prohibited. Whether or not listed above as a permitted use, any use which is noxious or offensive by reason of emission of odor, dust, vibration, noise, smoke, gas, fumes, glare or radiation or which presents any hazard to public health or safety is prohibited.
- F. Location of permitted principal uses. Permitted principal uses shall be located within 10 feet of the street line of the lot and shall occupy at least the ground floor of any building constructed on such lot. **[Added 6-10-2002 by L.L. No. 8-2002]**
- G. Screening of off-street parking areas. Wherever an off-street parking area is visible from a street, suitable screening shall be provided to shield the view of such off-street parking area from the street. At the discretion of the Planning Commission, such screening may take the form of landscaping that provides a year-round buffer, fencing, a structural wall, enclosure within a building, or such other treatment as the Planning Commission deems appropriate in the particular circumstances. **[Added 6-10-2002 by L.L. No. 8-2002]**
- H. Supplementary provisions for residential uses. **[Added 9-25-2017 by L.L. No. 4-2017]**
 - (1) Residential uses shall be located above the ground level floor of the building in which such uses are located, unless the Planning Commission grants a special permit subject to the provisions of Subsection C(5) hereof.
 - (2) The maximum permitted residential density on a lot containing residential uses in combination with other permitted uses shall be limited to 500 square feet of lot area per unit, except as provided for in Subsection H(8) hereof.
 - (3) Individual dwelling units may be of the efficiency, studio, one-bedroom or two-bedroom type but shall not contain more than two bedrooms. The Planning Commission shall have the authority to determine which rooms may function as bedrooms for the purpose of determining compliance with this requirement and may include any room, other than bathrooms, kitchens, entranceways, foyers and closets, under the definition of a bedroom, based upon consideration of such features as number and height of walls enclosing such space, inclusion of doors, windows and closets, and/or proximity to bathrooms.
 - (4) All dwelling units shall comply with all applicable provisions of the New York

ZONING INFORMATION

§ 185-19

State New Uniform Fire Prevention and Building Code.

- (5) The portion of the building used for residential purposes shall have an entrance that does not require access through the portion of the building used for nonresidential purposes, other than by means of a common lobby.
- (6) Off-street parking for residential uses established pursuant to this subsection shall be provided in accordance with Schedule VII of § 185-36B(7) of this chapter, except as set forth below:
 - (a) Off-street parking shall not be required for residential uses established pursuant to this subsection in floor area existing on January 1, 2002, provided that the following supplementary requirements shall apply:
 - [1] No more than 2,000 square feet of existing floor area in a building shall be in residential use, including existing floor area that is already being used for residential purposes.
 - [2] No more than two dwelling units having no more than two bedrooms each and containing no more than 1,200 square feet each, and subject further to the two-thousand-square-foot-aggregate requirement specified in Subsection H(6)(a)[1] hereof, shall be established in such existing floor area.
 - [3] If the provisions of both Subsection H(6)(a)[1] and [2] hereof are satisfied, the provisions of § 185-40 of this chapter shall not be applicable to the new dwelling units established pursuant to this subsection or to any other floor area in the building that existed on January 1, 2002.
 - [4] If the provisions of both Subsection H(6)(a)[1] and [2] hereof cannot be satisfied, off-street parking for the proposed residential uses shall be provided in accordance with Schedule VII of § 185-36B(7) of this chapter, and § 185-40 of this chapter shall be applicable to the entire site.
 - (b) Off-street parking shall not be required for residential uses established pursuant to this subsection in floor area constructed after January 1, 2002, provided that the following supplementary requirements shall apply:
 - [1] No more than three dwelling units located in floor area constructed after January 1, 2002, shall be eligible for the off-street parking requirement waiver under Subsection H(6)(b) hereof.
 - [2] The dwelling units for which the off-street parking requirement shall be waived pursuant to Subsection H(6)(b) hereof shall have no more than two bedrooms each.
 - [3] The dwelling units for which the off-street parking requirements shall be waived pursuant to Subsection H(6)(b) hereof shall be rental

:7

§ 185-19

§ 185-19

units.

- [4] The dwelling units for which the off-street parking requirement shall be waived pursuant to Subsection H(6)(b) hereof shall be designated affordable units and shall be further restricted as follows:
 - [a] Such units shall be occupied by households whose annual gross income does not exceed 50% of the Westchester County median income, as defined and periodically updated by the United States Department of Housing and Urban Development, adjusted for household size, and who have at least one occupant who is 62 years of age or older.
 - [b] Such units shall have an annual rental cost that does not exceed 30% of the annual gross income of such household.
- [5] The owner of the property on which the dwelling units are located shall file and record in the office of the Clerk of the County of Westchester (Division of Land Records) a declaration ("declaration"), satisfactory to the Village in form and substance, stating that the dwelling units are subject to restrictions on occupancy and rates of rent as set forth in Subsection H(6)(b) hereof, that the declaration may be terminated by a document similarly filed and recorded in the office of the Clerk of the County of Westchester (Division of Land Records) by either the owner or the Village, or either of their successors in interest, at any time on notice to the other, and that the owner will not terminate the declaration unless the dwelling units cease to comply with any of the provisions of Subsection H(6)(b)[4] hereof but shall terminate the declaration if the dwelling units cease to comply with any of those provisions of Subsection H(6)(b)[4] hereof.
- [6] If the provisions of Subsection H(6)(b)[4][a], [b] and [c] hereof are satisfied and a total of no more than three dwelling units are established in the floor area constructed after January 1, 2002, the provisions of § 185-40 of this chapter shall not be applicable to any other floor area in the building that existed on January 1, 2002.
- [7] If the provisions of Subsection H(6)(b)[4][a], [b] and [c] hereof cannot be satisfied, off-street parking for the proposed residential uses established pursuant to this subsection shall be provided in accordance with Schedule VII of § 185-36B(7) of this chapter, and § 185-40 of this chapter shall be applicable to the entire site.
- [8] If a total of more than three dwelling units is established in the floor area constructed after January 1, 2002, off-street parking for the additional dwelling units in excess of three shall be provided in accordance with Schedule VII of § 185-36B(7) of this chapter, and § 185-40 of this chapter shall be applicable to the entire site.

:8

§ 185-19

ZONING INFORMATION

§ 185-19

- (7) For residential uses sponsored by a not-for-profit corporation established for the exclusive purpose of developing housing projects for persons of limited income, the following supplementary requirements shall apply:
- (a) Efficiency units shall contain not less than 200 square feet of floor area. One-bedroom units shall contain not less than 300 square feet of floor area. Two-bedroom units shall contain not less than 400 square feet of floor area.
 - (b) At the discretion of the project sponsor, the building containing such residential uses may also include activity rooms for the common use of the residents of such building and their guests or for programs sponsored by the Village of Pleasantville for the benefit of Village residents, as well as other rooms used for ancillary purposes in support of such programs. Such rooms may be rented by the project sponsor for such purposes.
- (8) Development incentives. In order to promote an active, pedestrian-friendly mixed-use environment that is consistent with the Village's established downtown scale, the Planning Commission may grant any or all of the following incentives:
- (a) Floor area ratio.
 - [1] If ground-level retail stores, restaurants, personal service uses, recreation uses or other similar uses are provided that, in the opinion of the Planning Commission, will encourage an active street environment for pedestrians, the Commission may exempt the gross floor area devoted to such use(s) from the calculation of maximum FAR.
 - [2] If the property is adjacent to municipally owned land that the property owner agrees to maintain for public access and/or public open space, the Planning Commission may allow such area to count toward total land area for the purposes of calculating maximum FAR, subject to execution of a maintenance agreement and/or easement to the satisfaction of the Village Attorney.
 - [3] The Planning Commission may grant an FAR bonus of up to 15% in exchange for meeting the following design guidelines, to the satisfaction of the Planning Commission:
 - [a] Architectural design standards.
 - [i] The various elements of any project shall be integrated by cohesive architectural treatment and compatible design. Architectural elements shall be used to provide visual interest, reduce apparent scale of the development and promote integration of the various design elements of the project.

§ 185-19

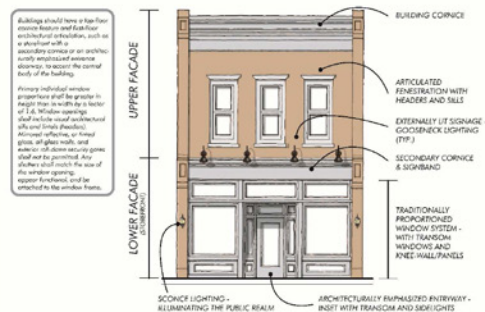
§ 185-19

§ 185-19

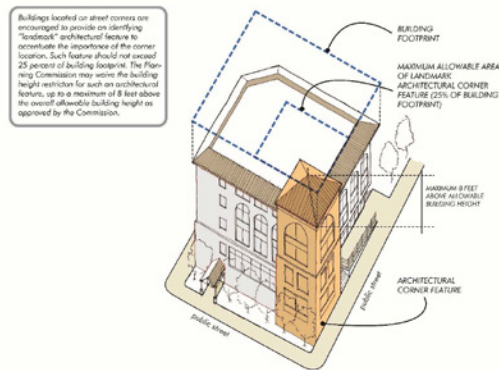
- [ii] Buildings shall be designed in consideration of appearance from all vantage points. Appurtenances on buildings and auxiliary structures, such as mechanical equipment or water towers, parking facilities, or storage buildings, shall receive architectural treatment and screening consistent with that of principal buildings.
- [iii] Parking structures facing a public street or other publicly accessible area should be architecturally integrated into the principal building using techniques such as an exterior clad in brick, architectural metal panels, solar panels, a window-like facade treatment; use of a "green screen;" or "liner" buildings, i.e., buildings located in front of the parking structure that screen the structure from public view.
- [iv] Buildings should have a top-floor cornice feature and first-floor architectural articulation, such as a storefront with a secondary cornice or an architecturally emphasized entrance doorway, to accent the central body of the building (see diagram below). Buildings located on street corners are encouraged to provide an identifying "landmark" architectural feature to accentuate the importance of the corner location (see diagram below). Such feature should not exceed 25% of building footprint. The Planning Commission may waive the building height restriction for such an architectural feature, up to a maximum of eight feet above the overall building height as approved by the Commission.

§ 185-19

Design of Building Facades



Design of Corner Buildings



[v] Wherever practicable, buildings should employ texture or additional detailing to accentuate the base of buildings and provide human scale (see also Subsection H(8)(a)(3)[a][xii] below).

[vi] Architectural features and windows should be continued

:11

§ 185-19

§ 185-19

§ 185-19

on all sides of the building that are clearly visible from a street or publicly accessible area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate significant breaks in the facades and rooflines at intervals of no more than 35 feet.

[vii] Primary individual window proportions shall be greater in height than in width by a factor of 1.6. Window openings shall include visual architectural sills and lintels (headers). Mirrored reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening, appear functional, and be attached to the window frame.

[viii] Building elements that provide additional architectural interest, such as balconies, bay windows, open porches and cornices, may encroach up to four feet beyond the front lot line if the bottom of the encroaching building elements is at least 12 feet above grade.

[ix] Awnings.

[A] Canvas-type awnings and canopies are encouraged, providing the awning/canopy:

- {1} Occupies at least 75% of a single storefront or facade bay;
- {2} Does not stretch horizontally for more than two storefronts or facade bays;
- {3} Does not project out from the storefront or building facade more than to a point that is less than 18 inches from the innermost point of the adjacent curb line; and
- {4} Bottom of the awning is not less than seven feet or more than eight feet above adjacent ground level.

[B] Vinyl awnings are discouraged, unless the applicant can demonstrate to the Planning Commission's satisfaction that the finish and design of such awnings are of high quality, aesthetically pleasing, and meet the intent of the other design guidelines contained in this section (see diagram below).

:12

ZONING INFORMATION

§ 185-19

§ 185-19

§ 185-19

§ 185-19

Design of Awnings



- [x] Buildings shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours. Service entrances should be located to the side or rear of the building.
- [xi] Buildings shall have at least 70% glass on the first-floor facades, located between two feet and 10 feet above the sidewalk. Retail and commercial windows on the street level should remain visibly open to the interior of the space inside the building, and not be blocked or covered (e.g., by shelving, promotional signage, or such) from the interior.
- [xii] Finish building materials should be wood, brick, traditional cement-based stucco, stone or fiber-cement siding or other material deemed acceptable by the Planning Commission. As referenced in Subsection H(8)(a)[3][a][v] above, heavier appearing materials (by texture, weight or color) should be placed on the base of the building, with lighter appearing materials (by texture, weight or color) placed on the upper portions of the building. Vinyl; aluminum or sheet metal siding or sheet trim; exposed concrete blocks or concrete walls; plywood or other prefabricated panels; unpainted lumber; synthetic stone, brick or stucco; exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS); and chain-link fencing shall not be permitted.
- [b] Landscaping, screening and buffering.
- [i] All sidewalks, open spaces, parking areas and service

areas shall be landscaped and/or paved in a manner that will harmonize with proposed buildings. Materials for paving, walls, fences, curbs, benches, etc., will be attractive, durable, easily maintained and compatible with the exterior materials of adjacent buildings.

- [ii] Sidewalks should, wherever possible, be a minimum width of 10 feet, and ideally a width of 12 feet. The Planning Commission may consider narrower sidewalks based on the specific conditions of the site, the proposed mix of uses and other relevant factors.
 - [iii] The Planning Commission may require buffer landscaping, fencing or screening to separate land uses, and to screen utility buildings, refuse collection areas, cooling systems and other similar installations and features.
 - [iv] All plants, trees and shrubs shall be installed in accordance with a planting schedule provided by the developer and approved by the Planning Commission. Landscape materials selected shall be appropriate to the growing conditions of the site and climate zone.
- [c] Lighting.
- [i] Streets, drives, walks, parking lots and other outdoor areas shall be properly lighted to promote safety and encourage pedestrian use. All exterior lighting for the project shall be directed downward or otherwise appropriately shielded and designed to minimize excessive light. It shall have an attractive appearance compatible with the overall project design and surrounding character. Lighting type, number and locations shall be subject to Planning Commission review and approval as part of the site plan review.
 - [ii] Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high. Lighting shall be energy-efficient, have full warm end of spectrum color quality, be dark-sky compliant, and shall avoid any spillage onto neighboring properties.
- [d] Signage.
- [i] All signs shall be planned and designed in accordance with an overall comprehensive signage plan, which shall be subject to Planning Commission review and approval as part of site plan review.

§ 185-19

§ 185-19

[ii] All signs shall be of a size and scale as determined appropriate by the Planning Commission to accomplish their intended purpose, and shall be consistent with the applicable provisions of Chapter 148 of the Pleasantville Village Code.

[e] Vehicular circulation system and traffic access. The rights-of-way and pavement widths for all internal streets, drives, walks or other accessways for vehicles and/or pedestrians shall be determined on the basis of sound current planning and engineering standards, which shall accommodate projected demand but minimize impervious surface to the maximum extent practicable.

(b) Required land area per residential unit.

[1] The Planning Commission may reduce the required land area per residential unit to a minimum of 425 square feet per unit, in order to facilitate any FAR incentive listed in Subsection II(8)[1][a] through [c] above.

CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 17-19 Marble Avenue, Pleasantville, NY (the "Property").

This brochure was prepared by R M Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner(s) and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner(s), RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner(s) has been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner(s) nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner(s) or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s) nor RMF make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner(s), nor constitute an indication that there has been no change in the business or affairs of Owner(s) since the date of preparation of this brochure.

Once you have expressed an offer to acquire the property and have demonstrated certain bonafides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of this property. All zoning information must be independently verified.

17-19 MARBLE AVE

PLEASANTVILLE, NEW YORK

CONTACT EXCLUSIVE AGENTS:



JOHN BARRETT

P: 914.968.8500 ext. 320

D: 914.361.4467

C: 646.678.1153

jbarrett@rmfriedland.com



CARMEN BAUMAN

P: 914.968.8500 ext. 316

D: 914.292.1792

C: 914.646.9182

cbauman@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

NEW YORK | CONNECTICUT | 914.968.8500 | RMFRIEDLAND.COM