



VILLAGE BOARD OF TRUSTEES REGULAR AGENDA ITEM REPORT

Res. No. 2026-48 Consider authorizing circulation of Notice of Intent to Declare Lead Agency pursuant to SEQRA for an Application submitted by US Home, LLC seeking to rezone and redevelopment property located on Campus Drive and Carey Court

WHEREAS, the Board of Trustees is in receipt of a Zoning Petition by US Home, LLC (the "Applicant") seeking to amend the zoning designation for property located at 1 Campus Drive, 3 Campus Drive and 8 Carey Court, designated as Parcel ID Nos. 99.14-1-77, 99.15-1-3&4, 99.14-1-78 and 99.15-1-12, respectively, on the Town of Mount Pleasant Tax Map (collectively, the "Property"); and

WHEREAS, the Zoning Petition was accompanied by a Full Environmental Assessment Form ("FEAF"), prepared by JMC, PLLC, dated September 26, 2025, which was later supplemented with a Technical Memorandum, prepared by AKRF, Inc., dated January 8, 2026; and

WHEREAS, the Zoning Petition was also accompanied by a set of plans entitled "Preliminary Site Plan Approval Drawings, Campus Drive Redevelopment," prepared by JMC, PLLC, dated September 26, 2025; and

WHEREAS, the Applicant seeks approval to amend the Official Zoning Map of the Village of Pleasantville to redesignate the 8 Carey Court property from the One-Family Residence (RRR) Zoning District to the Campus Office (C-O) Zoning District and then change the zoning designation at 1 Campus Drive, 3 Campus Drive and 8 Carey Court from the Campus Office (C-O) Zoning District to the Village's Planned Unit Development (PUD) Zoning District; and

WHEREAS, in connection with the Zoning Petition the Applicant proposes to redevelop the Property with 102 townhouses and related site infrastructure, 11 of which are proposed to be

“Affordable Affirmatively Further Fair Housing” units, as defined by the Village of Pleasantville Code, and 6 of which are proposed to be smaller units than the balance of the development with the intent that they will be naturally more affordable due to the smaller size (together, the Zoning Petition and proposed redevelopment of the Property is referred to herein as the “Project”); and

WHEREAS, the Village Board of Trustees reviewed the Project at its duly noticed public meetings held on October 27, 2025 and February 9, 2026; and

WHEREAS, the Village Board of Trustees, pursuant to the State Environmental Quality Review Act (“SEQRA”) determines the Project to be a Type I Action pursuant to 6 NYCRR 617.4(b)(10) and intends to serve as Lead Agency for the Project’s environmental review; and

WHEREAS, Section 185-58.A of the Village of Pleasantville Code requires that any zoning amendment shall be referred by the Village Board of Trustees to the Village Planning Commission for a written report on the proposed zoning amendment; and

WHEREAS, Section 185-26 of the Village of Pleasantville Code requires the Village Planning Commission to review any proposed Planned Unit Development sketch plan and submit a report to the Village Board of Trustees; and

WHEREAS, NYS General Municipal Law, Westchester County Administrative Code and the Village of Pleasantville Code requires referral of the Project to the Westchester County Planning Board for review and comment.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees authorizes the Village Planning Consultant to circulate Notice of Intent to Declare Lead Agency, pursuant to SEQRA, to all known Involved and Interested Agencies on behalf of the Board of Trustees.

BE IT FURTHER RESOLVED, that the Village Board of Trustees directs that, pursuant to Sections 185-58.A and 185-26 of the Village of Pleasantville Code, the Project shall be referred to the Village Planning Commission for review and comment.

BE IT FURTHER RESOLVED, that the Village Board of Trustees directs that, pursuant to General Municipal Law §239-m, Westchester County Administrative Code §277.61 and Village of Pleasantville Code §§185-27B and 185-58.C, the Project shall be referred to Westchester County Department of Planning for review and comment.