

LOCAL LAW No 3 OF 2026

**VILLAGE BOARD OF TRUSTEES
VILLAGE OF PLEASANTVILLE**

**A PROPOSED LOCAL LAW TO AMEND
CHAPTER 185 OF THE VILLAGE CODE**

A LOCAL LAW to amend
Chapter 185 of the Code of
the Village of Pleasantville
regarding private schools.

BE IT ENACTED by the Board of Trustees of the Village of Pleasantville as follows:

Section 1. Chapter 185, Section 3 of the Code of the Village of Pleasantville, entitled “Definitions and word use,” is hereby amended as follows:

§ 185-3 Definitions and word use.

. . . .

SCHOOL, PRIVATE (K-12)

A kindergarten, primary or secondary school not operated by a public school district but furnishing a comprehensive curriculum of academic instruction similar to that of public school.

SCHOOL, PRIVATE (PRE-K)

A New York State licensed child day care center or a New York State registered nursery school, not operated by a public school district, that is specifically designed and used to provide care, instruction and recreation for two or more children under six years of age.

. . . .

Section 2. Chapter 185, Section 13, Subsection C of the Code of the Village of Pleasantville, entitled “Two-Family Residence R-2A District,” is hereby amended as follows:

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:

. . . .

(4) Private schools (Pre-K and K-12) subject to the same supplementary requirements as described in Subsection A(4) herein.

....

Section 3. Chapter 185, Section 16, Subsection C of the Code of the Village of Pleasantville, entitled “Residence-Professional Office R-PO District,” is hereby amended as follows:

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:

....

(4) Private schools (Pre-K and K-12) subject to the same supplementary requirements as described in Subsection A(4) herein.

....

Section 4. Chapter 185, Section 19, Subsection C of the Code of the Village of Pleasantville, entitled “Central Business A-1 District,” is hereby amended as follows:

§ 185-19 Central Business A-1 District.

....

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:

....

(7) Private schools (Pre-K) subject to the following supplementary requirements:~~(a)~~ Notwithstanding any other provisions of this chapter to the contrary, no building shall exceed a height of 42 feet, nor shall the number of stories at any point along the periphery of such building exceed three.

~~(b)~~ Notwithstanding any other provisions of this chapter to the contrary, no principal building shall be closer than 30 feet to any side or rear lot line.

~~(c)~~ Notwithstanding any other provisions of this chapter to the contrary, the permitted building coverage shall not exceed 40%.

~~(d)~~ Courts shall conform to the requirements of § 185-15A(6)(d) of this chapter.

(e) All parking and service areas shall have screening between them and all adjoining and neighboring properties; the design of such screening shall be subject to approval by the Planning Commission.

Section 5. Ratification, Re-adoption and Confirmation

Except as specifically modified by the amendments contained herein, all other provisions of Chapter 185 of the Code of the Village of Pleasantville shall otherwise remain in full force and effect and are otherwise ratified, readopted and confirmed.

Section 6. Numbering for Codification

It is the intention of the Village of Pleasantville and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Village of Pleasantville; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “ Local Law” shall be changed to “Chapter,” “ Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 7. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 8. Effective date.

This chapter shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.