



April 13, 2022

445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

Neil J. Alexander  
[nalexander@cuddyfeder.com](mailto:nalexander@cuddyfeder.com)

**By Federal Express and Email**

Chairman Gary Reetz and  
Members of the Planning Board  
Village of Bronxville Village Hall  
200 Pondfield Road  
Bronxville, New York 10708

Re: 2<sup>nd</sup> Floor Health Professional Office in Existing Chase Bank Building  
Application: Change of Use/Amended Site Plan Approval  
Premises: 128 Parkway Road, Village of Bronxville  
Zoning District: Central Business A Zoning District  
Lot Area: Approximately 0.275 acres / 12,000 +/- square feet  
Property Owner: NIBUR 132 Parkway Road Bronxville LLC  
Tax Identification: Section 4., Block 5, Lot 11

Dear Chairman Reetz and Members of the Planning Board:

This letter is respectfully submitted on behalf of NIBUR 132 Parkway Road Bronxville LLC ("NIBUR"), through its agent George Comfort & Sons, Inc., as the owner since October 1997 of the parcel of real property located at 128 Parkway Road in the Village of Bronxville, New York, consisting of approximately 0.275 acres / 12,000 +/- square feet, classified in the Central Business A Zoning, bearing a tax identifications of Section 4., Block 5, Lot 11, and being bounded on the West by Parkway Road, on the North by Millburn Street/Station Plaza, on the East by the Metro-North Railroad/MTA, and on the South by the municipally controlled Parkway Road parking lot/facility (the "Premises").

**NIBUR hereby seeks a Change of Use/Amended Site Plan Approval with Parking Reduction consistent with Section 310-14 and Article VI of the Zoning Law of the Village of Bronxville, New York ("Zoning Law").**

**Health Professional Offices are a Principally Permitted Use in the Central Business A Zone**

Health professional offices are a principally permitted use in the Central Business A zoning district per Zoning Law Section 310-14A(10).



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### **The Background and Existing Condition of the Premises**

For several decades Banks have operated from the Premises. Chase Bank is the current first floor Bank tenant, and for many years before that, Bank of New York had a branch at this location on the first floor. Intermittently, the second floor was used for Offices, including clerical, administrative, professional, and other business offices, such as offices for a law firm. Upon information and belief, NIBUR understands that the second floor may have even previously been used for medical offices/health professional office over the course of the past 75 years. Further, a review of Westchester County GIS strongly suggests that the footprint of the existing building on the Premises has not changed whatsoever during the past 75 years. See <https://giswww.westchestergov.com/taxmaps/default.aspx?sMun=Bronxville>.

Now, NIBUR seeks to lease the second floor for a Health Professional Office to The Prelude Network.

### **The Prelude Network will Operate the Proposed Health Professional Office on the Second Floor (5,800 Sq. Ft.) at 128 Parkway Road in Bronxville**

The Prelude Network® is not only the largest network of concierge fertility practices in the U.S.— it is also a leader in the science and technology behind fertility treatment. The Prelude Network has more than 85+ locations throughout North America. The Prelude Network is also part of Inception Fertility— created by patients, for patients, to provide fertility treatment in an environment that puts aspiring parents first. Inception Fertility owns and operates The Prelude Network of fertility clinics. In October 2018, NYU Langone Fertility Center – a subsidiary of NYU Langone Health – joined the Prelude Network of fertility clinics. As a result of this new partnership between Prelude and NYU Langone Fertility Center, Prelude formed the Prelude NY MSO. The Prelude NY MSO employs select individuals at NYU Langone Fertility Center and operates in partnership with both Prelude and NYU Langone Health.

On the second floor of 128 Parkway Road, Prelude NY MSO is proposing a Health Professional Office accessed by stairs and a new elevator. Two doctors and 4 medical assistants/nurse practitioners will provide compassionate care throughout every step of the patient journey. There will be 4 consultation rooms and 2 offices for doctors as well as administrative spaces and a pantry.



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Prelude NY MSO's professional office on the second floor of the existing building on the Premises will have hours of operation from 7 AM to 5 PM (Monday – Friday) with staff arriving between 6:30 AM to 7 AM. The health professional office is closed on Saturday and Sunday. Staffing and scheduling is organized around a 7 AM to 9:30 AM phase of shorter appointments (approximately 20-minutes) for consultations with patients attended by medical assistants/nurse practitioners before administrative staff arrive. The 4 medical professionals together can attend to approximately 10 patients an hour between 7AM – 9:30AM. At this point in the day, most of the retailers and personal services in the Village are not open and the Chase Bank on the first floor of the Premises does not open until 9 AM. As such, the patients arriving in the early morning hours have open access to the 9 municipal parking spaces directly in front of the Premises that operate on 30-minute meters. During the remaining 7.5 hours of the day, the appointments range from 30 minutes to 90 minutes in length with approximately 10 to 20 patients arriving during this entire time period. In addition to the 9 spaces in front of the Premises, there are an additional 36 metered spaces that operate on 60 or 90-minute meters within a one block radius of the property. It is expected that on average, the health professional office will have 7 to 10 medical professionals and 2-3 patients in this medical practice hourly during the main part of the day. So, of the 36 short-term meters in the vicinity, only two to three of them will be used by patients each hour during this timeframe.

As the Planning Board is also aware, the Metro-North Railroad/MTA train station for Bronxville is just steps from the Premises. Further, the Westchester County Bee-Line Bus company operates 3 separate bus lines with stops within 0.1 miles of the Premises, namely the 30 30 Yonkers-Bronxville-New Rochelle, the 52 52- Mt. Vernon- The Bronx-Bronxville, and the 26 26 The Bronx-Yonkers. See Walkscore for 128 Parkway Road, Bronxville, NY - <https://www.walkscore.com/score/128-pkwy-rd-bronxville-ny-10708>.

Additionally, the Village of Bronxville operates numerous parking garages and lots within close proximity to the Premises, including the Parkway Road Lot immediately to the South, the Kraft Avenue lot directly across the railroad train tracks, Kensington Garage, the Maltby Lot off Stone Place, the Cedar Street lot, and the Garden Avenue lot, with spaces reserved for public parking, merchant parking, resident parking and meter pay stations. See [https://www.villageofbronxville.com/sites/g/files/vyhliif336/f/imce/parking\\_map\\_2021-01.jpg](https://www.villageofbronxville.com/sites/g/files/vyhliif336/f/imce/parking_map_2021-01.jpg). With such easy access to several modes of public transportation in close proximity to the Premises, it is expected that half of the medical professionals (approximately 7) will utilize forms of mass transit. It is also expected that some of the patients may drive and take advantage of the



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numerous metered parking spaces within a one block radius of the Premises as well as the municipal parking garages and other public parking, merchant parking, and meter pay stations nearby. In addition, it is expected that patients will easily be able to travel by Uber and Lyft to and from the Premises given the downtown location of the Premises.

Consequently, NIBUR respectfully requests that the Planning Board reduce the on-site parking to two (2) parking spaces and the off-site parking to four (4) spaces consistent with the authority granted to the Planning Board in sub-sections (2) and (7) of Zoning Law Section 310-14E, notwithstanding the parking space ratios set forth in Section 310-14A(1)(b) for Health Professional Offices. It is respectfully submitted that this reduction is appropriate, in part, because it is anticipated that only a portion of the medical professionals and patients will drive given the location of the Premises adjacent to the robust public transit in the form of rail, bus lines, and Uber/Lyft.

Lastly, it bears emphasis that no external changes are proposed for either the existing 2-story building or the Premises at-grade level for this re-tenancy. NIBUR seeks solely to have The Prelude Network re-tenant and undertake interior fit-out for the existing second floor. No changes as to connections for water, wastewater, and/or storm water systems are proposed as these are provided through existing connections and municipal services.

#### **Materials Submitted in Support of This Application**

Please find enclosed with this letter 10 sets of the following materials in furtherance of this Application for a Change of Use/Amended Site Plan Approval with Parking Reduction pursuant to the Zoning Law:

- Exhibit A: Completed Village of Bronxville Site Development Application Form.
- Exhibit B: SEQRA Short Environmental Assessment Form (although NIBUR respectfully submits that this application constitutes a Type II Action exempt from SEQRA per Section 617.5(c), including sub-sections (18) and (9)).
- Exhibit C: Indenture/Deed, dated August 15, 1997, recorded with Westchester County Land Records at Liber 11832, Page 136, on October 8, 1997.
- Exhibit D: Property Survey by Aristotle Bournazos, PC, dated March 2008.



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Exhibit E: 2<sup>nd</sup> Floor Drawings by MKDA, dated March 28, 2022.

Exhibit F: Village NYS ORPS Property Card for the Premises.

NIBUR also respectfully requests that the Planning Board waive any of the submission materials that it believes to be unnecessary per Zoning Law Sections 310-31C and 310-48, given the limited nature of the project for the Premises. Lastly, NIBUR will provide under separate cover contemporaneous with this application checks made payable to the "Village of Bronxville" constituting payment of the Site Development Application Fee and the Escrow Deposit.

### **Conclusion**

NIBUR respectfully submits that approval of this application and the associated parking reduction are warranted. It is also worth noting that no external changes are proposed for the Project. As such, NIBUR respectfully requests placement on the May 10, 2022 agenda for a public hearing before the Planning Board. NIBUR also respectfully submits that referral to the Design Review Committee may not be necessary given there are no external changes proposed. Yet, to the extent such a referral is necessary, NIBUR respectfully requests placement on the May 4, 2022 Design Review Committee agenda. Should the Planning Board or Village Staff have any questions or comments in the interim, please feel free to contact me. Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Neil J. Alexander". The signature is fluid and cursive, with the first name "Neil" and last name "Alexander" clearly legible.

Neil J. Alexander

cc: James M. Palmer, Village Administrator  
Paul Taft, Village Building Inspector  
Cristina Battista, Village Zoning Administrator / Secretary to Planning and Zoning Boards  
Village Design Review Committee  
Jodi Gutierrez, Vice President of Property Management, George Comfort & Sons, Inc.

# Exhibit A

**Village of Bronxville**  
**Site Development Application**

Amended Site Development     Subdivision     Special Permit

Project Name, If Applicable: 2nd Floor Health Professional Office in Existing Chase Bank Building

Project Street Address: 128 Parkway Road, Bronxville, NY

Section: 4    Block: 5    Lot(s): 11    Zone: Central Business A

Plans Prepared By: MKDA

Address: 208 Harbor Drive, Suite 208

City: Stamford    State: CT    Zip: 06902

Phone #: 203-456-8472    Email: \_\_\_\_\_

Owner: NIBUR 132 Parkway Road Bronxville LLC c/o George Comfort & Sons, Inc.

Address: 5 High Ridge Park

City: Stamford    State: CT    Zip: 06905

Phone #: 203-322-0325    Email: lgutierrez@gcomfort.com

Zoning District: Central Business A

Zoning Variances Required: None

County; State or Federal Permits Required: None

Proposed use(s) of site: Health Professional Office on the Second Floor.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated construction time: Occupancy by Tenant by December 1, 2022

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved

Current land use of site: (Residential; Commercial; Undeveloped) Commercial

Current condition of site: (Building; Brush; ect.) Existing 2-Story Building

Estimated cost of proposed improvements: \$ 600,000.00

Anticipated increase number of Residents; Shopper; Employees; ect. \*See Attached Project Narrative\*

Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.

-For residential buildings include number of dwelling units by size.

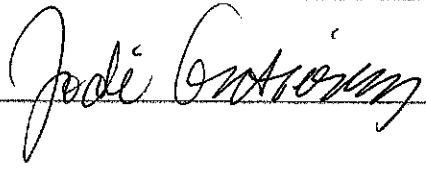
-For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.

-Other proposed structures (including shed; garages; ect.)

\*See Attached Project Narrative.\*

Multiple horizontal lines for additional text input.

Owners Name: NIBUR 132 Parkway Road Bronxville LLC w/ George Comfort & Sons, Inc. as Agent  
BY: Jodi Gutierrez, Vice President of Property Management

Owners Signature:  Date: April 11, 2022



# Exhibit B

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

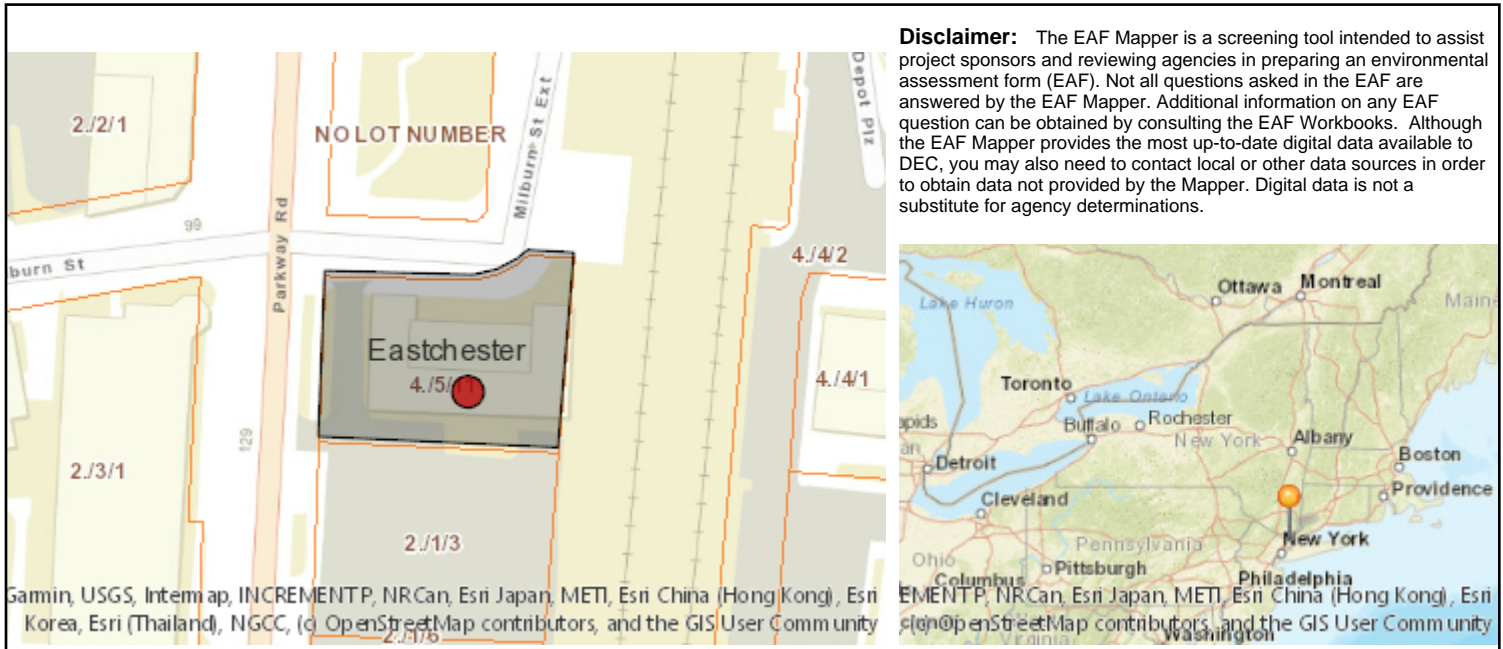
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)				
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

# Exhibit C



\*K00497281\*



\*DED2\*

9



\*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE  
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4  
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>12.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	<u>          </u>

MORTGE. DATE	<u>          </u>
MORTGE. AMT	<u>          </u>
EXEMPT	YES <u>   </u> NO <u>   </u>

LIBER: <u>11832</u>
PAGE : <u>136</u>

REC'D TAX ON ABOVE MTGE:	
YONKERS	\$ <u>          </u>
BASIC	\$ <u>          </u>
ADDITIONAL	\$ <u>          </u>
SUBTOTAL	\$ <u>          </u>
MTA	\$ <u>          </u>
SPECIAL	\$ <u>          </u>
TOTAL PAID	\$ <u>          </u>

THE PROPERTY IS SITUATED  
IN WESTCHESTER COUNTY,  
NEW YORK IN THE:  
TOWN OF EASTCHESTER

TOTAL PAID
52.00

\$ 0.00  
CONSIDERATION

SERIAL NO.             
DWELLING     1-6     OVER

RECEIVED:  
TAX AMOUNT \$ 0.00  
TRANSFER TAX# 0003792

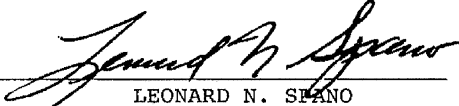
    DUAL TOWN  
    DUAL COUNTY/STATE  
    HELD  
    NOT HELD           

TITLE COMPANY NUMBER: 01

EXAMINED BY LLH6 RECORDING DATE 10/08/97

TERMINAL CTRL# 97281K004 TIME 11:53

DATE RETURNED           

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO WESTCHESTER COUNTY CLERK

*L*

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

7-09  
4F

**THIS INDENTURE**, made the 15th day of August, nineteen hundred and ninety-seven  
**BETWEEN** RUBIN BROTHERS HOLDING COMPANY, a New York limited partnership, having an office  
c/o George Comfort & Sons, Inc., 200 Madison Avenue, New York, New York 10016

party of the first part, and NIBUR 132 PARKWAY ROAD BRONXVILLE, LLC,  
a New York limited liability company, having an address c/o George Comfort &  
Sons, Inc., 200 Madison Avenue, New York, New York 10016,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Bronxville, Town of Eastchester, County of Westchester and State of New York, being more particularly described in Schedule A annexed hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever e title to said premises

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

RUBIN BROTHERS HOLDING COMPANY

By Cyrus Rubin  
Name: Cyrus Rubin  
Title: General Partner



STATE OF New York )  
COUNTY OF New York ) ss.:

On this 15<sup>th</sup> day of MAY, 1997, before me personally came CYRUS RUBIN to me known, who, being by me duly sworn, did depose and say that he has an address c/o George Comfort & Sons, Inc., 200 Madison Avenue, New York, New York 10016; that he is a general partner of Rubin Brothers Holding Company, the partnership described in and which executed the above instrument; and that he signed his name thereto, being duly authorized so to do by his co-partners in said partnership.

Stuart D. Byron  
NOTARY PUBLIC

STUART D. BYRON  
Notary Public, State of New York  
No. 52-4809526  
Qualified in Suffolk County  
Commission Expires April 30, 1998

**Warranty Deed**  
WITH FULL COVENANTS

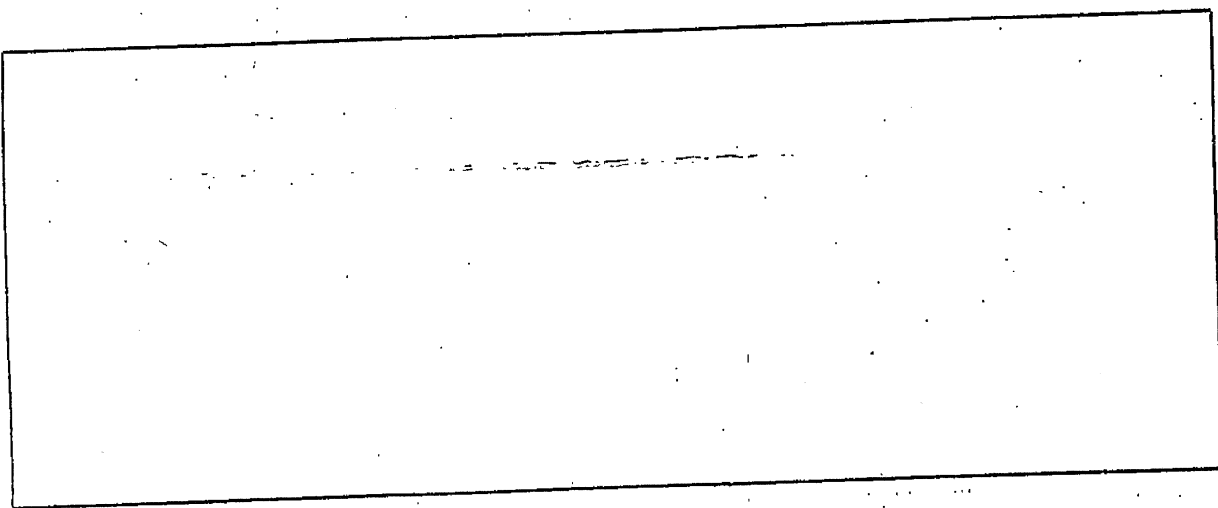
TITLE NO. \_\_\_\_\_  
RUBIN BROTHERS HOLDING COMPANY

TO  
NIBUR 132 PARKWAY ROAD BRONXVILLE LLC

SECTION 4  
BLOCK 5  
LOT 11  
COUNTY OR TOWN Westchester - Eastchester

RECORD AND RETURN BY MAIL TO:

Tenzer Greenblatt LLP  
405 Lexington Avenue  
New York, New York 10174  
Attention: Stuart D. Byron, Esq.  
Zip No.



## SCHEDULE A

As shown on a certain map entitled, "First Map of Bronx Manor at Bronxville on the Harlem Railroad in the Towns of Eastchester and Yonkers adjoining Mount Vernon, Westchester County, N.Y." made by H. H. Spindler, Civil Engineer, dated August 31, 1894 and filed in the Westchester County Clerk's Office, Division of Land Records, formerly Register's Office November 23, 1894, as Map No. 1133, said lot and portions of said lots, taken together as one parcel, being more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Milburn Street and the easterly side of Parkway Road, formerly Front Avenue; running thence along the southerly side of Milburn Street, South  $78^{\circ} 22' 20''$  East 76.95 feet to a point of curve; running thence in a general easterly and northerly direction on a curve to the left having a radius of 35 feet, a distance of 33.69 feet to a point; running thence South  $78^{\circ} 22' 20''$  East 24.13 feet to lands of the New York Central Railroad, Harlem Division; thence running along said lands south  $13^{\circ} 55' 40''$  West a distance of 100.08 feet to a point in the division line between Lot No. 16 and Lot No. 17; running thence along said division line in a general westerly direction on a course North  $78^{\circ} 22' 20''$  West 125.77 feet to the easterly side of Parkway Road, formerly Front Avenue; running thence along the easterly side of Parkway Road, North  $11^{\circ} 37' 40''$  East 85 feet to the point or place of beginning.

Also known on the official tax map in the Town of Eastchester, Village of Bronxville as Section 4, Block 5, Lot 11.

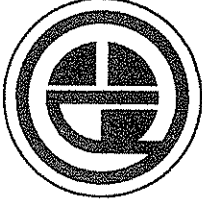
# Exhibit D

# ARISTOTLE BOURNAZOS, P.C.

## LAND SURVEYORS - PLANNERS

20 CEDAR STREET  
NEW ROCHELLE  
NEW YORK 10801  
(914) 633-0100

LICENSED IN  
NEW YORK  
NEW JERSEY  
CONNECTICUT

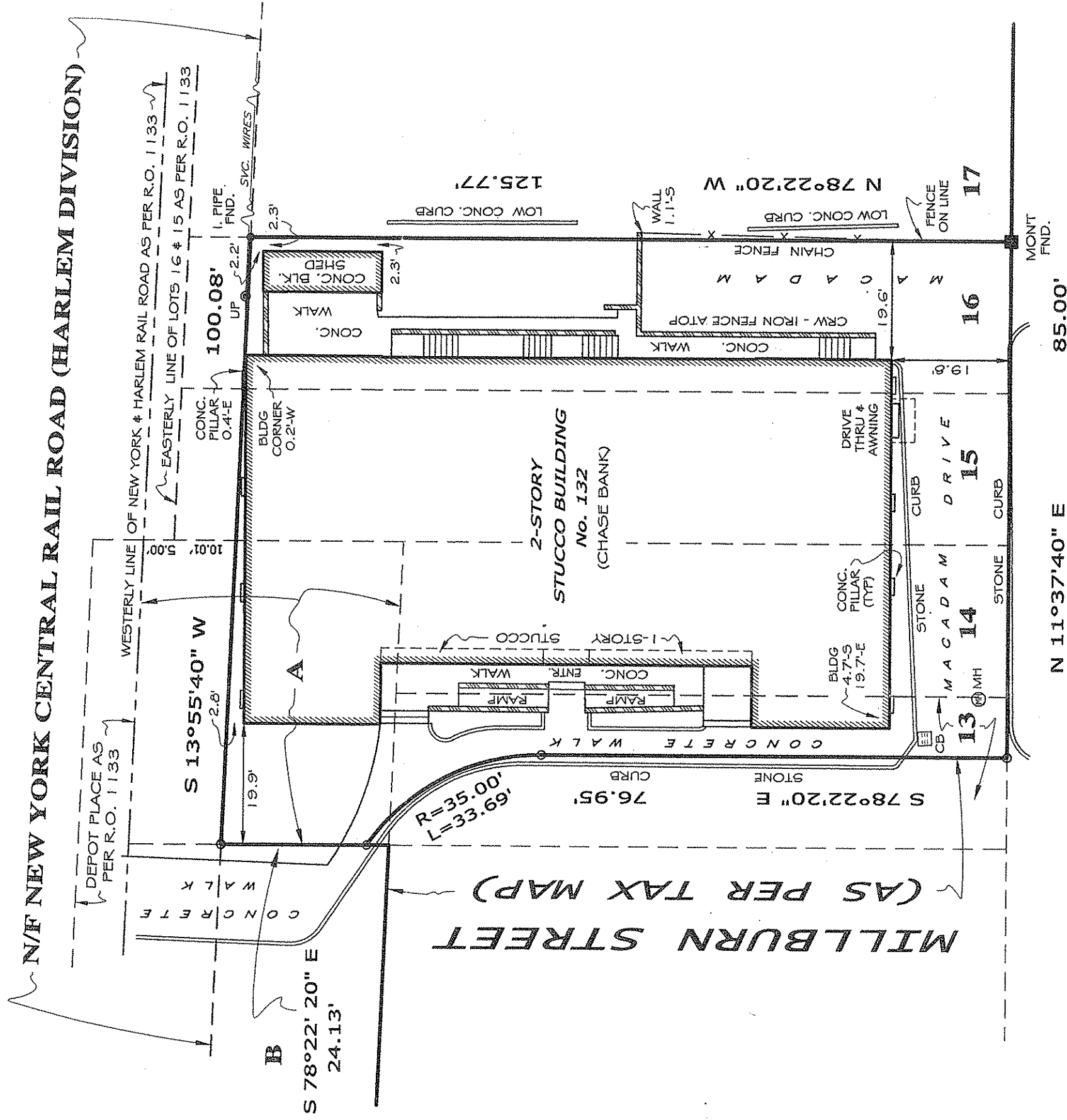
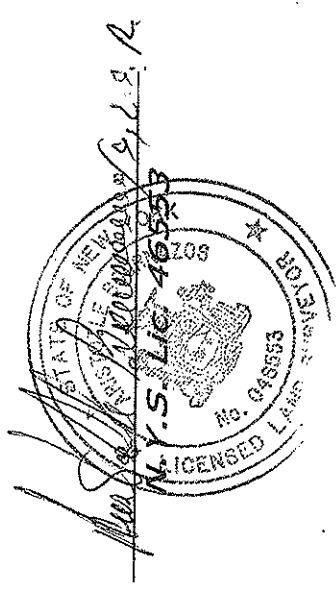


This is to certify that I have surveyed Lot No. 14 and Portions of Lots No.s 13, 15, 16 & A as shown on "First Map of Bronx Manor..." situated in the Village of Bronxville, Town of Eastchester, Westchester County, New York.

Filed in the Westchester County Clerk's Office, Division of Land Records Nov. 23, 1894 as Map No. 1133

I have located all existing buildings and lines of possession and have shown their positions hereon.

Survey completed: March 20, 2008  
Map Drafted: March 27, 2008 on scale of one inch to 20 feet.

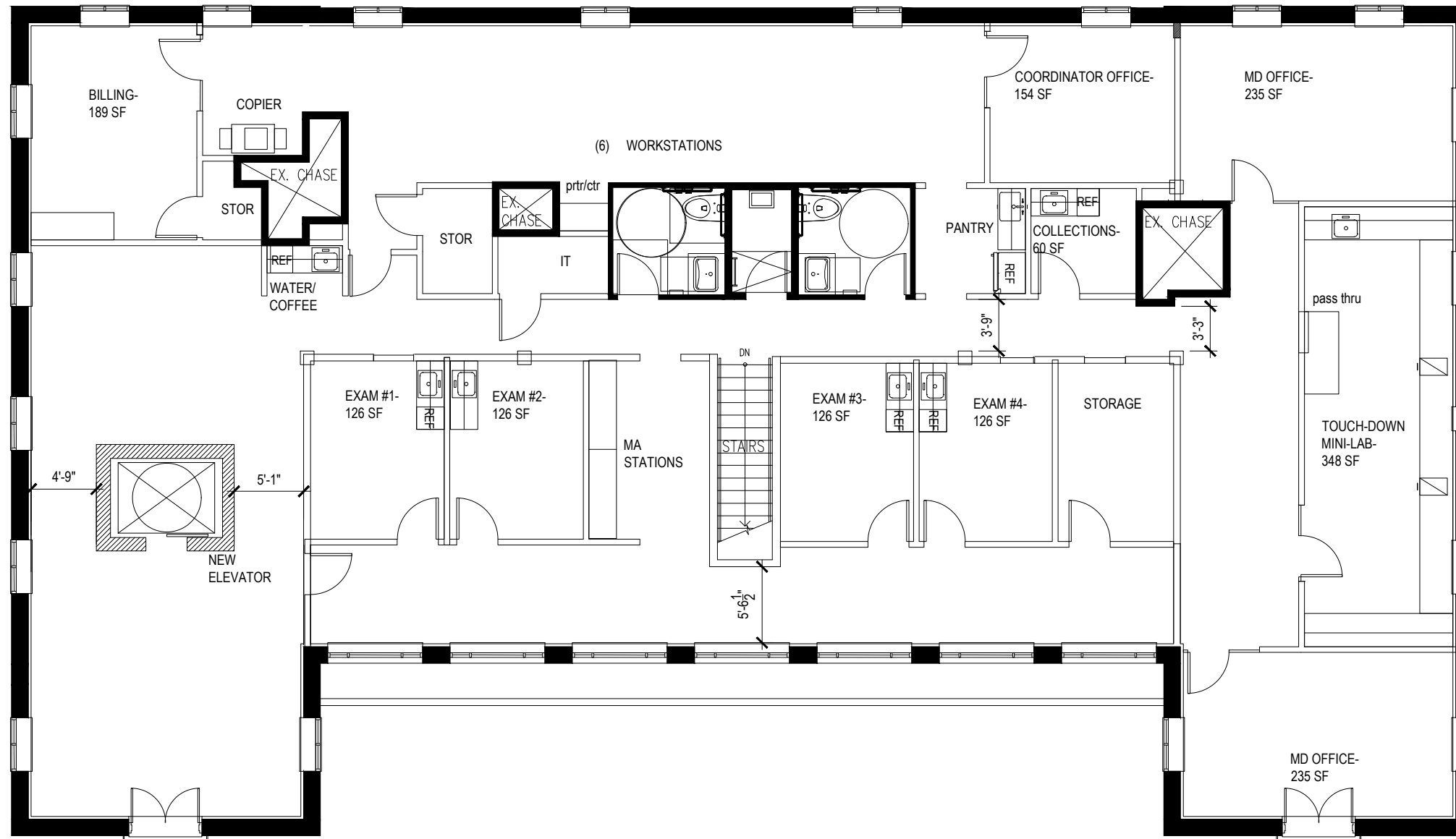


LEGEND	
CB	CATCH BASIN
MH	MANHOLE
UP	UTILITY POLE
CRW	CONCRETE RET. WALL

**PARKWAY ROAD**  
(FRONT AVENUE)

Unauthorized alteration or additions to this survey map is a violation of section 7209 sub-section 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report. Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

# Exhibit E



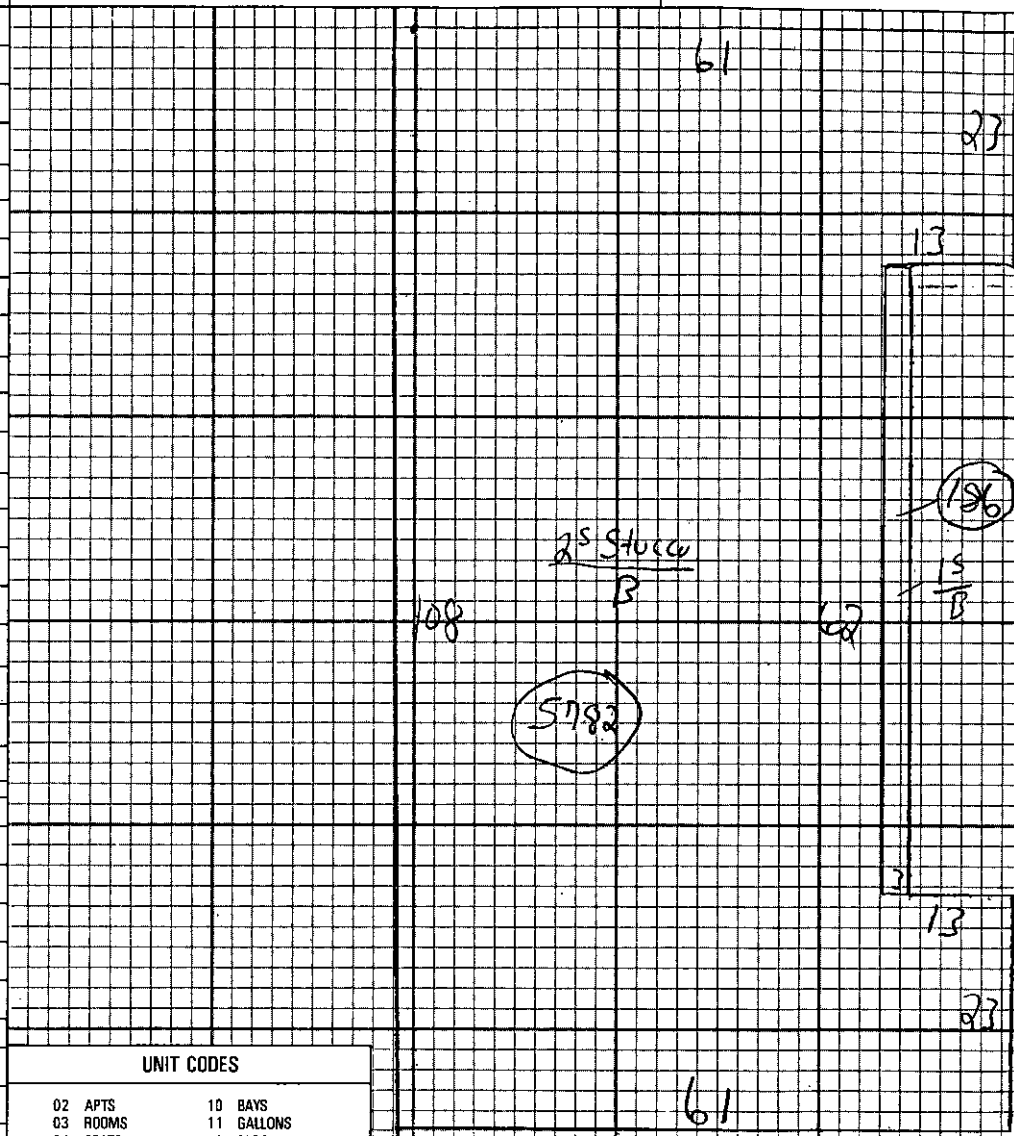
# Exhibit F

COMMERCIAL BUILDING SECTION

SWIS/SBL/CD

MAP #

BUILDING & SECTION	11	
NO. IDENTICAL BLDGS.	1	
MODEL	0515	
EFFECTIVE YEAR BUILT	1990	
CONSTRUCTION QUALITY	30	
USER ADJUSTMENT	1.00	
CONDITION	3	
PERIMETER	11722	
GROSS FLOOR AREA	11750	
NO. STORIES	2	
STORY HEIGHT	12	
WALL A PERCENT		
WALL B PERCENT		
WALL C PERCENT	100	
AIR COND. PERCENT		
SPRINKLER PERCENT	100	
ALARM PERCENT		
NO. ELEVATORS		
BASEMENT TYPE	1	
BASEMENT PERIMETER	358	
BASEMENT SQ. FT.	5968	



LP4 2 2700 IMPROVEMENT SECTION C3 1990

STRUC CD	MC	DIMENSION 1	DIMENSION 2	QUANTITY	GR	CD	YEAR BUILT
B.E.6	1			1	C	3	1990
B.E.7	1			1	C	3	1990
B.E.13		98			C	3	1990
B.E.43		12			C	3	1990
B.F.1	1				C	3	1990

COMMERCIAL RENTABLE SECTION

USED AS	SQUARE FEET	UNIT	# UNITS	TOTAL RENT	TYP
E.06	2984				
E.02	2984				
E.05	5782				
298	5968				

APARTMENT SECTION

TOTAL	USED AS	SQUARE FEET	# APARTMENTS	TOTAL RENT	TYP
	A				
	SQUARE FEET	# APARTMENTS	ANN RENT/UNIT	TYP	TYPE CODES
E&1B					1 = ACTUAL 2 = ECONOMIC 3 = ACTUAL & ECONOMIC
2BED					
3BED					

UNIT CODES

02 APTS	10 BAYS
03 ROOMS	11 GALLONS
04 SEATS	12 PADS
05 BEDS	13 RUNS
06 STALLS	14 HOLES
07 LANES	15 PLOTS
08 COURTS	16 BARRELS
09 SLIPS	17 ACRES

IMPROVEMENT CODES

MEASURE CODE	
1 QUANTITY	3 SQUARE FEET
2 DIMENSIONS	4 DOLLARS
GRADE	CONDITION
A EXCELLENT	1 POOR
B GOOD	2 FAIR
C AVERAGE	3 NORMAL
D ECONOMY	4 GOOD
E MINIMUM	5 EXCELLENT

I & E SUMMARY SECTION

RENT RESTRICTED	1=YES 2=NO
DOLLAR/PERCENT CODE	1=PERCENT 2=DOLLARS
POTENTIAL GROSS INCOME	
VACANCY & CREDIT LOSS	
ADDITIONAL INCOME	
EFFECTIVE GROSS INCOME	
TOTAL EXPENSES	
NET OPERATING INCOME	



RP3105 REV 1/95  
**NEW YORK STATE**  
**OFFICE OF REAL PROPERTY SERVICES**  
**COMMERCIAL PROPERTY RECORD CARD**

**AUDIT CONTROL CODES**  
 ACTIVITY  
 N = NONE L = LISTED  
 M = MEASURED ONLY

SWIS/SBL/CD  
 4-5-11  
 CARD NO. 1 OF 1

4/5/11  
 Bank, Of New York  
 128  
 Parkway Road  
 463

**ENTRY:**  
 1 = INTERIOR INSPECTION  
 2 = INTERIOR REFUSAL  
 3 = TOTAL REFUSAL  
 4 = ESTIMATE  
 5 = NO ENTRY

**SITE INFORMATION SECTION**  
 SITE NO. 0,1 PROP CLASS 4,6,3 USED AS E,0,6

NEIGHBORHOOD CODE

ZONING CODE BA

SEWER 1 NONE 2 PRIVATE 3 COMM/PUBLIC 7

WATER 1 NONE 2 PRIVATE 3 COMM/PUBLIC 3

UTILITIES 1 NONE 2 GAS 3 ELECTRIC 4 GAS & ELECTRIC 4

OVERALL DESIRABILITY 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL 7

OVERALL CONDITION 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL 7

OVERALL EFFECTIVE YEAR BUILT 1,9,9,0

OVERALL GRADE A EXCEL 8 GOOD C AVERAGE 0 ECONOMY E MINIMUM B

**SOURCE**  
 1 = OWNER 4 = OTHER  
 2 = RELATIVE 5 = NOAA  
 3 = TENANT 6 = ASSESSOR DATA

**SALES INFORMATION CODES**

**SALE TYPE**  
 1 = LAND ONLY  
 2 = BLDG. ONLY  
 3 = LAND & BLDG.

**VALID**  
 0 = INVALID SALE  
 1 = VALID SALE

T/V-

LABEL CORRECTION AREA SWIS TAX MAP # OWNER PROP CLASS LOC LOC SCH DIS LOT SIZE

**AUDIT CONTROL SECTION**

QUALITY CONTROL REVIEWER DATE

REJECT CODE ASSISTANCE CODE

SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED, ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE.

SIGNATURE DATE

COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY	SOURCE
T.O.M	0,8,2,2,0,6	9:55	L	1	1

**SALES INFORMATION SECTION**

DATE (MMDDYY)	SALE PRICE	TYPE	VALID

NOTES: 2<sup>nd</sup> Floor in poor condition - needs extensive rehab.  
 1100203 (10/21/2011) INT ALT - COMP - CR ISSUED - IMPAIRED - \$450,000

ALTERNATE NAME: Bank of New York

I&E SENT 1 1 I&E RECEIVED 1 1

**LAND CODES**

LAND TYPES		
01 PRIMARY	06 PASTURE	11 ORCHARD
02 SECONDARY	07 WOODLAND	12 REAR
03 UNDEVELOPED	08 WASTELAND	13 VINEYARD
04 RESIDUAL	09 MUCK	14 WETLAND
05 TILLABLE	10 WATERFRONT	15 LEASED LAND

**LAND BREAKDOWN SECTION**

LAND TYPE	FRONT FEET.	DEPTH	ACRES	SQUARE FEET	SOIL RTNG	WTR TYP	INF CODE	INFLU-ENCE %
0,1	18,5	12,5		11,4,0,0				

SOIL RATING		INFLUENCE CODE	
P POOR (05)	01 - 10	1 TOPOGRAPHY	
N NORMAL (06)	01 - 10	2 LOCATION	
G GOOD (07)	01 - 04	3 SHAPE	
	(09)	4 RESTRICTED USE	
	(11)	5 VIEW	
	(13)	6 WETNESS	7 OTHER

WATERFRONT TYPE  
 1 POND 3 LAKE 5 OCEAN  
 2 RIVER 4 CANAL 6 BAY

# Parking Study



Engineering  
& Design

# Parking Study

Health Professional Office for The Prelude Network  
128 Parkway Road  
Village of Bronxville, Westchester County, NY  
Project No. 22003909A

May 2, 2022

Prepared for:

Ms. Jodi Gutierrez  
VP of Property Management  
George Comfort & Sons, Inc.  
5 High Ridge Park  
Stamford, CT 06905  
As agent for NIBUR 132 Parkway Road Bronxville LLC

Prepared by:

  
**Philip J. Grealy, Ph.D., P.E.**  
**Geographic Discipline Leader**  
NY Professional Engineer  
License No. 59858

Prepared by:

  
**Ronald P. Rieman**  
Associate/Project Manager

400 Columbus Avenue  
Suite 180E  
Valhalla New York 10595  
Main: 877-627-3772  
Colliersengineering.com

Maser Consulting is now Colliers Engineering & Design

Accelerating success.

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ATTACHMENT 1.....	Change of Use/Amended Site Plan Approval with Parking Reduction - April 13, 2022
ATTACHMENT 2 .....	SITE LOCATION MAP / PARKING LOCATIONS
ATTACHMENT 3 .....	ITE PEAK PARKING DEMAND
ATTACHMENT 4 .....	PARKING SURVEY / PARKING ACCUMULATION SUMMARY TABLES

## A. Scope of Study

This study has been prepared to identify the future parking needs for the re-occupancy of the 2<sup>nd</sup> floor of the 128 Parkway Road Building (Chase Bank Building) as a Health Professional Office for The Prelude Network Fertility Practice. The following sections provides a description of the proposed Project and tasks undertaken in completing our parking evaluation including a comparison of the Village Parking Requirement, current Industry Standards, the anticipated parking needs based on information provided by The Prelude Network, and existing parking surveys of the off-site parking to assist in the requested reduction in parking to two (2) on-site parking spaces (for the 2 doctors) and the off-site parking to four (4) spaces to suit the parking needs of The Prelude Network Fertility Practice.

## B. Project Description and Location

The Applicant, NIBUR 132 Parkway Road Bronxville LLC, through its agent George Comfort & Sons, Inc., is seeking a change of Use/Amended Site Plan Approval with Parking Reduction for the re-occupancy of the 2<sup>nd</sup> floor of the 128 Parkway Road Building (Chase Bank Building), as a Health Professional Office for The Prelude Network Fertility Practice. The 128 Building is bounded on the west by Parkway Road, on the north by Milburn Street/Station Plaza, on the east by Metro North Railroad (Harlem Line), and on the south by the municipally controlled Parkway Road Lot.

Based on information provided by The Prelude Network, as outlined in the Change of Use/Amended Site Plan Approval with Parking Reduction dated April 13, 2022 provided by Cuddy + Feder (Attachment 1), the fertility practice will consist of four consultation rooms and two offices for doctors. The practice will have hours of operation from 7:00 am to 5:00 pm (Monday – Friday) with staff arriving between 6:30 am to 7:00 am. The facility is closed on Saturday and Sunday.

Staffing and scheduling is organized around 7:00 am to 9:30 am (approximately 20 minute appointments) for consultations with patients attended by medical assistants/nurse practitioners before administrative staff arrive. The 4 medical professionals attend to approximately 10 patients an hour between 7:00 am – 9:30 am (when the Chase Bank, and most of the retailers and personal services in the Village are not opened). It is anticipated that these patients would have access to the 9 municipal - 30 minute meters on the north side of the building as well as the 35 municipal - 90 minute meters in the immediate vicinity of the Site.

During the 9:30 am – 5:00 pm time period, there will be a total 7 to 10 medical professionals serving 2-3 patients hourly (30 minute to 90 minute appointments) and will also have access to the 9 municipal - 30 minute meters on the north side of the building as well as the 35 municipal - 90 minute meters in the immediate vicinity of the Site.

In addition to the above public metered parking, there is public metered parking in the Stone Place Lot.

The Site Location and Parking Location Map is shown on Figures No. 1 and 2 (Attachment 2).

Section D of this study discusses the results of the parking surveys and parking availability in the area.

## C. On-Site Parking Requirements

### Health Professional Office based on Village Code

Based on the Village Code for a Health Professional Office, the re-occupancy of the 2<sup>nd</sup> floor (5,800 s.f.) would require 37 parking spaces as summarized below.

**Table No. 1**

#### Health Professional Office based on Village Code

Use	Required Parking
Health Professional Office - 5,800 s.f.	37 spaces

1 parking space / 300 s.f. for first 600 s.f. + 1 parking space / 150 s.f. above 600 s.f.

### Retail / Business or Professional Office based on Village Code

It should be noted that if the 2<sup>nd</sup> second floor was re-occupied as a general office or general retail use, the 2<sup>nd</sup> floor would require 26 parking spaces as summarized below.

**Table No. 2**

#### Retail / Business or Professional Office based on Village Code

Use	Required Parking
Retail / Business or Professional Office - 5,800 s.f.	26 spaces

1 parking space / 300 s.f. for first 2,500 s.f. + 1 parking space for each additional 200 s.f.

### ITE Land Use 720 – Medical Office

Based on studies prepared by Institute of Transportation Engineers (ITE) as contained in their latest Parking Generation Manual, 5th Edition, January 2019, a Medical Office (ITE Land Use 720) would require an average peak parking demand of 19 parking spaces with the 85<sup>th</sup> percentile peak parking demand requiring 21 parking spaces as summarized below. A copy of the ITE Peak Parking Demand is contained in Attachment 3.

**Table No. 3**

#### ITE Land Use 720 – Medical Office

Use	Required Parking
Medical Office - 5,800 s.f.	19 - 21 spaces

ITE Land Use 720 – Medical Office: Average Rate = 3,23/1,000 s.f.; 85<sup>th</sup> Percentile Rate = 4.59/1,000 s.f.

It should be noted that the required parking for a Medical Office (19-21 spaces) would be significantly less than the Village requirement for a Health Professional Office (37 spaces) and less than the Village requirement for retail/office (26 spaces) if the 2<sup>nd</sup> floor was re-occupied as such, based on current industry standards.

## The Prelude Network

Based on information provided by The Prelude Network, as discussed in Section B, during the 7:00 am – 9:30 am time period, 14 parking spaces will be needed (when the Chase Bank, and most of the retailers and personal service in the Village are not opened) and 9-13 spaces will be needed during the 9:30 am – 5:00 pm time period as summarized below.

**Table No. 4**  
**The Prelude Network**

Use	Required Parking
The Prelude Network Fertility Practice 7:00 am – 9:30 am 9:30 am – 5:00 pm	14 spaces 9 - 13 spaces

Based on information proved by The Prelude Network

Notwithstanding the above, Village, ITE and The Prelude Network parking needs, parking demand would be reduced due to the convenience of the Metro North Train Station, Westchester County Bee-Line bus routes and bus stops, as well as rideshare (Uber/Lyft).

## D. Parking Surveys

As discussed in Section B, The Prelude Network Fertility Practice will have hours of operation from 7:00 am to 5:00 pm (Monday – Friday) with staff arriving between 6:30 am to 7:00 pm. The facility is closed on Saturday and Sunday.

In order to determine available parking in the vicinity of the Site, a parking survey was conducted on a typical weekday, Wednesday, April 27, 2022 between the hours of 6:30 AM and 6:30 PM.

The parking locations surveyed included:

- Parking Area 1 – 128 Building / Chase Employee Parking
- Parking Area 2 – (9) Limit 30 Minutes Meters (Enforced from 8 am – 7 pm)
- Parking Area 3 – (35) Limit 90 Minutes Meters (Enforced from 8 am – 7 pm)
  
- Parkway Road Lot (Reserved Parking and Commuter Parking)  
 Parking by Commuter Permit Only Monday – Friday; 8 am – 3 pm  
 4 Hour Public Parking Weekdays 3 pm – 7 pm; Saturdays All-Day
  
- Maltby Lot - Merchant and Reserved parking only, All Times
- Stone Place Public Parking  
 (32) Limit 11 Hours Meters (Enforced from 8 am – 7 pm)  
 (11) Limit 2 Hours Meters (Enforced from 8 am – 7 pm)

The location of above parking areas surveyed including number of parking spaces and parking regulations/restrictions are shown on Figures No. 1 and 2 (Attachment 3) and the results of the parking surveys (available parking) is summarized in Tables No. 5 and 6 (Attachment 4).

As shown on Table No. 5, during the 7:00 am to 9:30 am time period when staffing and scheduling for consultations with patients occurs, there are 4-8 parking spaces available in Parking in Area 1- 30 Minutes Meters and 22-34 parking spaces available in Parking Area 2 - 90 Minutes Meters which would accommodate the facility needs.

As shown on Table No. 5, during the 9:30 am – 5:00 pm time period, when the facility is serving 2-3 patients hourly, there are a total of 16-24 parking spaces available (average of 19 parking spaces) in Parking Areas 2 and 3, which would accommodate the facility needs.

As shown on Table No. 6, there is also available Public Parking in the Stone Place Lot; 33 parking spaces available between 7:00 am – 7:30 am, 25 parking spaces available between 7:30 am – 8:00 am, and 2–15 parking spaces available (average of 8 parking spaces) between 8:00 am – 5:00 pm.

In addition to the above public metered parking, Table No. 5 also shows the available parking at the Parkway Road Lot for both the Reserved and Commuter Parking and Table No. 6 also shows the available Merchant and Reserved Parking, both of which shows available parking.

## **E. Summary and Conclusion**

As summarized in this study, based on anticipated needs of The Prelude Network and parking survey conducted, there will be available parking in the area for the Prelude Network Fertility Practice to support the requested reduction in parking.



# Parking Study

## Attachment 1

Change of Use/Amended Site Plan Approval with Parking Reduction dated April 13, 2022  
provided by Cuddy + Feder



April 13, 2022

445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

Neil J. Alexander  
[nalexander@cuddyfeder.com](mailto:nalexander@cuddyfeder.com)

**By Federal Express and Email**

Chairman Gary Reetz and  
Members of the Planning Board  
Village of Bronxville Village Hall  
200 Pondfield Road  
Bronxville, New York 10708

Re: 2<sup>nd</sup> Floor Health Professional Office in Existing Chase Bank Building  
Application: Change of Use/Amended Site Plan Approval  
Premises: 128 Parkway Road, Village of Bronxville  
Zoning District: Central Business A Zoning District  
Lot Area: Approximately 0.275 acres / 12,000 +/- square feet  
Property Owner: NIBUR 132 Parkway Road Bronxville LLC  
Tax Identification: Section 4., Block 5, Lot 11

Dear Chairman Reetz and Members of the Planning Board:

This letter is respectfully submitted on behalf of NIBUR 132 Parkway Road Bronxville LLC ("NIBUR"), through its agent George Comfort & Sons, Inc., as the owner since October 1997 of the parcel of real property located at 128 Parkway Road in the Village of Bronxville, New York, consisting of approximately 0.275 acres / 12,000 +/- square feet, classified in the Central Business A Zoning, bearing a tax identifications of Section 4., Block 5, Lot 11, and being bounded on the West by Parkway Road, on the North by Millburn Street/Station Plaza, on the East by the Metro-North Railroad/MTA, and on the South by the municipally controlled Parkway Road parking lot/facility (the "Premises").

**NIBUR hereby seeks a Change of Use/Amended Site Plan Approval with Parking Reduction consistent with Section 310-14 and Article VI of the Zoning Law of the Village of Bronxville, New York ("Zoning Law").**

**Health Professional Offices are a Principally Permitted Use in the Central Business A Zone**

Health professional offices are a principally permitted use in the Central Business A zoning district per Zoning Law Section 310-14A(10).



April 13, 2022

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### **The Background and Existing Condition of the Premises**

For several decades Banks have operated from the Premises. Chase Bank is the current first floor Bank tenant, and for many years before that, Bank of New York had a branch at this location on the first floor. Intermittently, the second floor was used for Offices, including clerical, administrative, professional, and other business offices, such as offices for a law firm. Upon information and belief, NIBUR understands that the second floor may have even previously been used for medical offices/health professional office over the course of the past 75 years. Further, a review of Westchester County GIS strongly suggests that the footprint of the existing building on the Premises has not changed whatsoever during the past 75 years. See <https://giswww.westchestergov.com/taxmaps/default.aspx?sMun=Bronxville>.

Now, NIBUR seeks to lease the second floor for a Health Professional Office to The Prelude Network.

### **The Prelude Network will Operate the Proposed Health Professional Office on the Second Floor (5,800 Sq. Ft.) at 128 Parkway Road in Bronxville**

The Prelude Network® is not only the largest network of concierge fertility practices in the U.S.— it is also a leader in the science and technology behind fertility treatment. The Prelude Network has more than 85+ locations throughout North America. The Prelude Network is also part of Inception Fertility— created by patients, for patients, to provide fertility treatment in an environment that puts aspiring parents first. Inception Fertility owns and operates The Prelude Network of fertility clinics. In October 2018, NYU Langone Fertility Center – a subsidiary of NYU Langone Health – joined the Prelude Network of fertility clinics. As a result of this new partnership between Prelude and NYU Langone Fertility Center, Prelude formed the Prelude NY MSO. The Prelude NY MSO employs select individuals at NYU Langone Fertility Center and operates in partnership with both Prelude and NYU Langone Health.

On the second floor of 128 Parkway Road, Prelude NY MSO is proposing a Health Professional Office accessed by stairs and a new elevator. Two doctors and 4 medical assistants/nurse practitioners will provide compassionate care throughout every step of the patient journey. There will be 4 consultation rooms and 2 offices for doctors as well as administrative spaces and a pantry.



April 13, 2022

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Prelude NY MSO's professional office on the second floor of the existing building on the Premises will have hours of operation from 7 AM to 5 PM (Monday – Friday) with staff arriving between 6:30 AM to 7 AM. The health professional office is closed on Saturday and Sunday. Staffing and scheduling is organized around a 7 AM to 9:30 AM phase of shorter appointments (approximately 20-minutes) for consultations with patients attended by medical assistants/nurse practitioners before administrative staff arrive. The 4 medical professionals together can attend to approximately 10 patients an hour between 7AM – 9:30AM. At this point in the day, most of the retailers and personal services in the Village are not open and the Chase Bank on the first floor of the Premises does not open until 9 AM. As such, the patients arriving in the early morning hours have open access to the 9 municipal parking spaces directly in front of the Premises that operate on 30-minute meters. During the remaining 7.5 hours of the day, the appointments range from 30 minutes to 90 minutes in length with approximately 10 to 20 patients arriving during this entire time period. In addition to the 9 spaces in front of the Premises, there are an additional 36 metered spaces that operate on 60 or 90-minute meters within a one block radius of the property. It is expected that on average, the health professional office will have 7 to 10 medical professionals and 2-3 patients in this medical practice hourly during the main part of the day. So, of the 36 short-term meters in the vicinity, only two to three of them will be used by patients each hour during this timeframe.

As the Planning Board is also aware, the Metro-North Railroad/MTA train station for Bronxville is just steps from the Premises. Further, the Westchester County Bee-Line Bus company operates 3 separate bus lines with stops within 0.1 miles of the Premises, namely the 30 30 Yonkers-Bronxville-New Rochelle, the 52 52- Mt. Vernon- The Bronx-Bronxville, and the 26 26 The Bronx-Yonkers. See Walkscore for 128 Parkway Road, Bronxville, NY - <https://www.walkscore.com/score/128-pkwy-rd-bronxville-ny-10708>.

Additionally, the Village of Bronxville operates numerous parking garages and lots within close proximity to the Premises, including the Parkway Road Lot immediately to the South, the Kraft Avenue lot directly across the railroad train tracks, Kensington Garage, the Maltby Lot off Stone Place, the Cedar Street lot, and the Garden Avenue lot, with spaces reserved for public parking, merchant parking, resident parking and meter pay stations. See [https://www.villageofbronxville.com/sites/g/files/vyhliif336/f/imce/parking\\_map\\_2021-01.jpg](https://www.villageofbronxville.com/sites/g/files/vyhliif336/f/imce/parking_map_2021-01.jpg). With such easy access to several modes of public transportation in close proximity to the Premises, it is expected that half of the medical professionals (approximately 7) will utilize forms of mass transit. It is also expected that some of the patients may drive and take advantage of the



April 13, 2022

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numerous metered parking spaces within a one block radius of the Premises as well as the municipal parking garages and other public parking, merchant parking, and meter pay stations nearby. In addition, it is expected that patients will easily be able to travel by Uber and Lyft to and from the Premises given the downtown location of the Premises.

Consequently, NIBUR respectfully requests that the Planning Board reduce the on-site parking to two (2) parking spaces and the off-site parking to four (4) spaces consistent with the authority granted to the Planning Board in sub-sections (2) and (7) of Zoning Law Section 310-14E, notwithstanding the parking space ratios set forth in Section 310-14A(1)(b) for Health Professional Offices. It is respectfully submitted that this reduction is appropriate, in part, because it is anticipated that only a portion of the medical professionals and patients will drive given the location of the Premises adjacent to the robust public transit in the form of rail, bus lines, and Uber/Lyft.

Lastly, it bears emphasis that no external changes are proposed for either the existing 2-story building or the Premises at-grade level for this re-tenancy. NIBUR seeks solely to have The Prelude Network re-tenant and undertake interior fit-out for the existing second floor. No changes as to connections for water, wastewater, and/or storm water systems are proposed as these are provided through existing connections and municipal services.

#### **Materials Submitted in Support of This Application**

Please find enclosed with this letter 10 sets of the following materials in furtherance of this Application for a Change of Use/Amended Site Plan Approval with Parking Reduction pursuant to the Zoning Law:

- Exhibit A: Completed Village of Bronxville Site Development Application Form.
- Exhibit B: SEQRA Short Environmental Assessment Form (although NIBUR respectfully submits that this application constitutes a Type II Action exempt from SEQRA per Section 617.5(c), including sub-sections (18) and (9)).
- Exhibit C: Indenture/Deed, dated August 15, 1997, recorded with Westchester County Land Records at Liber 11832, Page 136, on October 8, 1997.
- Exhibit D: Property Survey by Aristotle Bournazos, PC, dated March 2008.



April 13, 2022

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Exhibit E: 2<sup>nd</sup> Floor Drawings by MKDA, dated March 28, 2022.

Exhibit F: Village NYS ORPS Property Card for the Premises.

NIBUR also respectfully requests that the Planning Board waive any of the submission materials that it believes to be unnecessary per Zoning Law Sections 310-31C and 310-48, given the limited nature of the project for the Premises. Lastly, NIBUR will provide under separate cover contemporaneous with this application checks made payable to the “Village of Bronxville” constituting payment of the Site Development Application Fee and the Escrow Deposit.

### **Conclusion**

NIBUR respectfully submits that approval of this application and the associated parking reduction are warranted. It is also worth noting that no external changes are proposed for the Project. As such, NIBUR respectfully requests placement on the May 10, 2022 agenda for a public hearing before the Planning Board. NIBUR also respectfully submits that referral to the Design Review Committee may not be necessary given there are no external changes proposed. Yet, to the extent such a referral is necessary, NIBUR respectfully requests placement on the May 4, 2022 Design Review Committee agenda. Should the Planning Board or Village Staff have any questions or comments in the interim, please feel free to contact me. Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

A handwritten signature in blue ink that reads 'Neil J. Alexander'. The signature is fluid and cursive, with the first name 'Neil' being the most prominent.

Neil J. Alexander

cc: James M. Palmer, Village Administrator  
Paul Taft, Village Building Inspector  
Cristina Battista, Village Zoning Administrator / Secretary to Planning and Zoning Boards  
Village Design Review Committee  
Jodi Gutierrez, Vice President of Property Management, George Comfort & Sons, Inc.

# Exhibit A

**Village of Bronxville**  
**Site Development Application**

Amended Site Development     Subdivision     Special Permit

Project Name, If Applicable: 2nd Floor Health Professional Office in Existing Chase Bank Building

Project Street Address: 128 Parkway Road, Bronxville, NY

Section: 4    Block: 5    Lot(s): 11    Zone: Central Business A

Plans Prepared By: MKDA

Address: 208 Harbor Drive, Suite 208

City: Stamford    State: CT    Zip: 06902

Phone #: 203-456-8472    Email: \_\_\_\_\_

Owner: NIBUR 132 Parkway Road Bronxville LLC c/o George Comfort & Sons, Inc.

Address: 5 High Ridge Park

City: Stamford    State: CT    Zip: 06905

Phone #: 203-322-0325    Email: jgutierrez@gcomfort.com

Zoning District: Central Business A

Zoning Variances Required: None

County; State or Federal Permits Required: None

Proposed use(s) of site: Health Professional Office on the Second Floor.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated construction time: Occupancy by Tenant by December 1, 2022

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved



Current land use of site: (Residential; Commercial; Undeveloped) \_\_\_\_\_

Commercial

Current condition of site: (Building; Brush; ect.) \_\_\_\_\_

Existing 2-Story Building

Estimated cost of proposed improvements: \$ \_\_\_\_\_

Anticipated increase number of Residents; Shopper; Employees; ect. \_\_\_\_\_

\*See Attached Project Narrative\*

Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.

-For residential buildings include number of dwelling units by size.

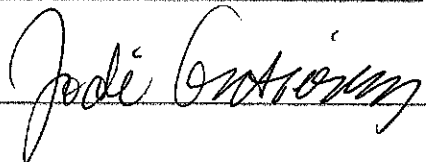
-For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.

-Other proposed structures (including shed; garages; ect.)

\*See Attached Project Narrative.\*

Multiple horizontal lines for text entry.

Owners Name: NIBUR 132 Parkway Road Bronxville LLC w/ George Comfort & Sons, Inc. as Agent  
BY: Jodi Gutierrez, Vice President of Property Management

Owners Signature:  Date: April 11, 2022

# Exhibit B

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

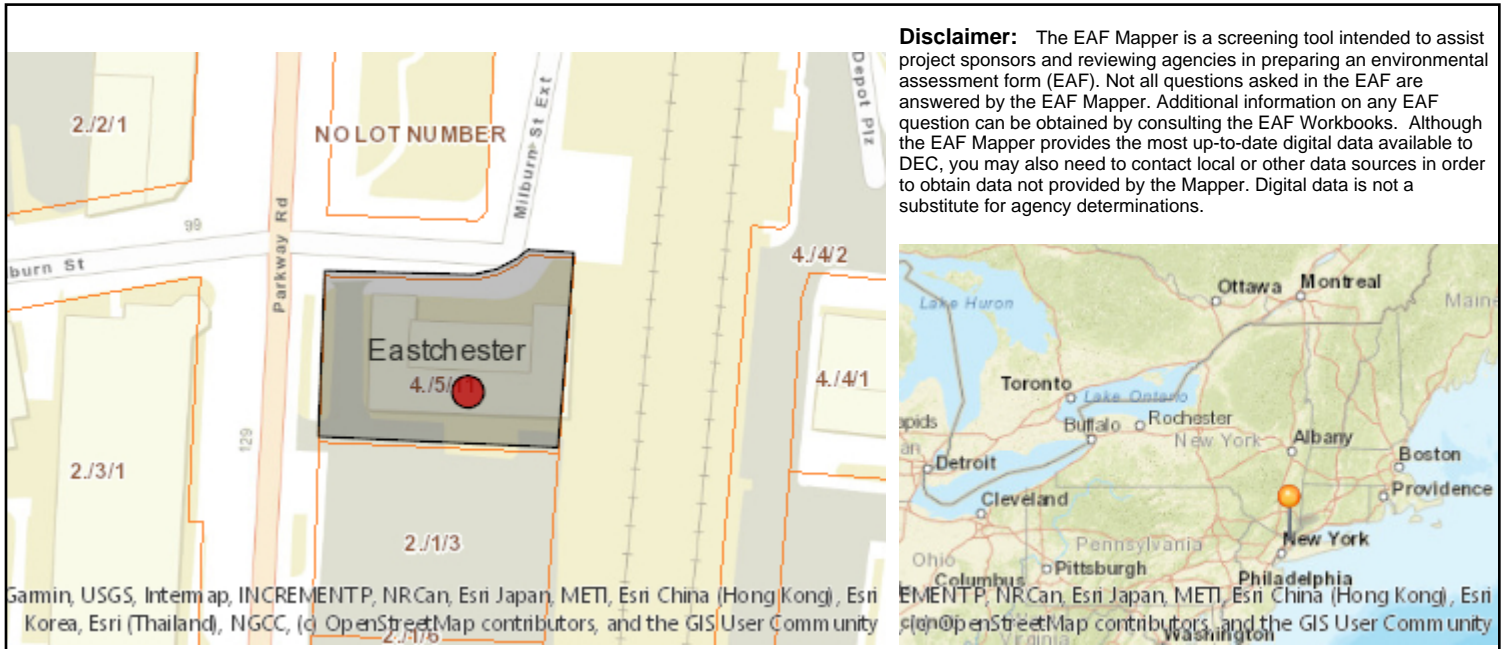
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)				
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

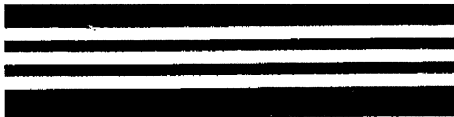
Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

# Exhibit C



\*K00497281\*



\*DED2\*

9



\*\*\* DO NOT REMOVE \*\*\*

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE  
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4  
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>12.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	_____

MORTGE. DATE	_____
MORTGE. AMT	_____
EXEMPT	YES ___ NO ___

LIBER: <u>11832</u>
PAGE : <u>136</u>

REC'D TAX ON ABOVE MTGE:	
YONKERS	\$ _____
BASIC	\$ _____
ADDITIONAL	\$ _____
SUBTOTAL	\$ _____
MTA	\$ _____
SPECIAL	\$ _____
TOTAL PAID	\$ _____

THE PROPERTY IS SITUATED  
IN WESTCHESTER COUNTY,  
NEW YORK IN THE:  
TOWN OF EASTCHESTER

TOTAL PAID
52.00

\$ 0.00  
CONSIDERATION

SERIAL NO. \_\_\_\_\_  
DWELLING \_\_\_ 1-6 \_\_\_ OVER

RECEIVED:  
TAX AMOUNT \$ 0.00  
TRANSFER TAX# 0003792

\_\_\_ DUAL TOWN  
\_\_\_ DUAL COUNTY/STATE  
\_\_\_ HELD  
\_\_\_ NOT HELD \_\_\_\_\_

TITLE COMPANY NUMBER: 01

EXAMINED BY LLH6 RECORDING DATE 10/08/97

TERMINAL CTRL# 97281K004 TIME 11:53

DATE RETURNED \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL
LEONARD N. SPANO WESTCHESTER COUNTY CLERK

*L*



**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

7-09  
4F

**THIS INDENTURE**, made the 15th day of August, nineteen hundred and ninety-seven  
**BETWEEN** RUBIN BROTHERS HOLDING COMPANY, a New York limited partnership, having an office  
c/o George Comfort & Sons, Inc., 200 Madison Avenue, New York, New York 10016

party of the first part, and NIBUR 132 PARKWAY ROAD BRONXVILLE, LLC,  
a New York limited liability company, having an address c/o George Comfort &  
Sons, Inc., 200 Madison Avenue, New York, New York 10016,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Bronxville, Town of Eastchester, County of Westchester and State of New York, being more particularly described in Schedule A annexed hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever e title to said premises

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

RUBIN BROTHERS HOLDING COMPANY

By Cyrus Rubin  
Name: Cyrus Rubin  
Title: General Partner

STATE OF New York )  
COUNTY OF New York ) ss.:

On this 15<sup>th</sup> day of MAY, 1997, before me personally came CYRUS RUBIN to me known, who, being by me duly sworn, did depose and say that he has an address c/o George Comfort & Sons, Inc., 200 Madison Avenue, New York, New York 10016; that he is a general partner of Rubin Brothers Holding Company, the partnership described in and which executed the above instrument; and that he signed his name thereto, being duly authorized so to do by his co-partners in said partnership.

Stuart D. Byron  
NOTARY PUBLIC

STUART D. BYRON  
Notary Public, State of New York  
No. 52-4809526  
Qualified in Suffolk County  
Commission Expires April 30, 1998

**Warranty Deed**  
WITH FULL COVENANTS

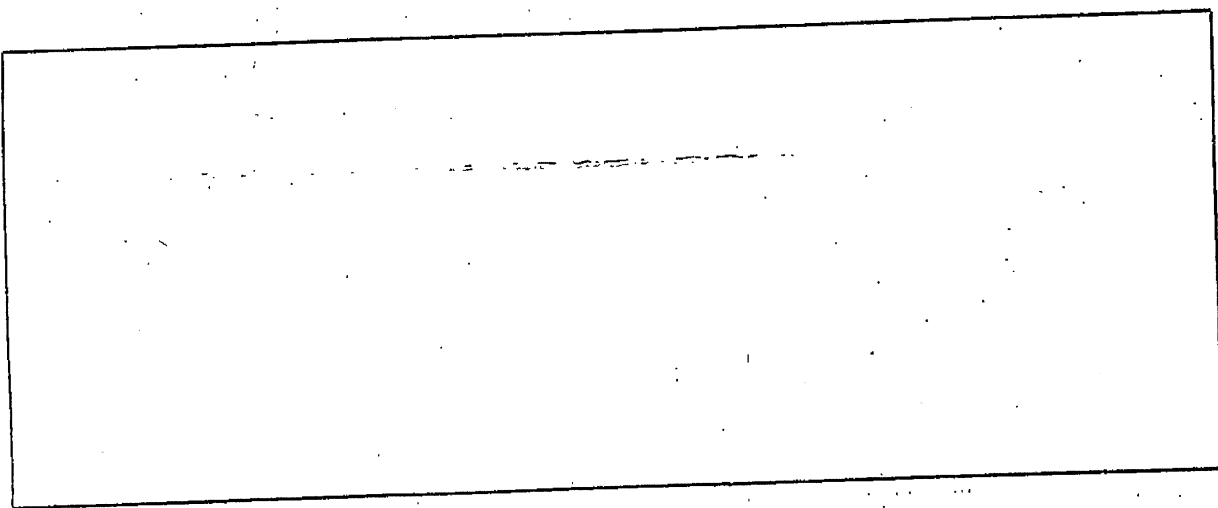
TITLE NO. \_\_\_\_\_  
RUBIN BROTHERS HOLDING COMPANY

TO  
NIBUR 132 PARKWAY ROAD BRONXVILLE LLC

SECTION 4  
BLOCK 5  
LOT 11  
COUNTY OR TOWN Westchester - Eastchester

RECORD AND RETURN BY MAIL TO:

Tenzer Greenblatt LLP  
405 Lexington Avenue  
New York, New York 10174  
Attention: Stuart D. Byron, Esq.  
Zip No.



## SCHEDULE A

As shown on a certain map entitled, "First Map of Bronx Manor at Bronxville on the Harlem Railroad in the Towns of Eastchester and Yonkers adjoining Mount Vernon, Westchester County, N.Y." made by H. H. Spindler, Civil Engineer, dated August 31, 1894 and filed in the Westchester County Clerk's Office, Division of Land Records, formerly Register's Office November 23, 1894, as Map No. 1133, said lot and portions of said lots, taken together as one parcel, being more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Milburn Street and the easterly side of Parkway Road, formerly Front Avenue; running thence along the southerly side of Milburn Street, South  $78^{\circ} 22' 20''$  East 76.95 feet to a point of curve; running thence in a general easterly and northerly direction on a curve to the left having a radius of 35 feet, a distance of 33.69 feet to a point; running thence South  $78^{\circ} 22' 20''$  East 24.13 feet to lands of the New York Central Railroad, Harlem Division; thence running along said lands south  $13^{\circ} 55' 40''$  West a distance of 100.08 feet to a point in the division line between Lot No. 16 and Lot No. 17; running thence along said division line in a general westerly direction on a course North  $78^{\circ} 22' 20''$  West 125.77 feet to the easterly side of Parkway Road, formerly Front Avenue; running thence along the easterly side of Parkway Road, North  $11^{\circ} 37' 40''$  East 85 feet to the point or place of beginning.

Also known on the official tax map in the Town of Eastchester, Village of Bronxville as Section 4, Block 5, Lot 11.

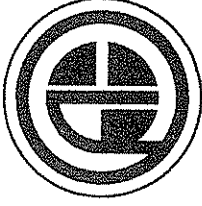
# Exhibit D

# ARISTOTLE BOURNAZOS, P.C.

## LAND SURVEYORS - PLANNERS

20 CEDAR STREET  
 NEW ROCHELLE  
 NEW YORK 10801  
 (914) 633-0100

LICENSED IN  
 NEW YORK  
 NEW JERSEY  
 CONNECTICUT

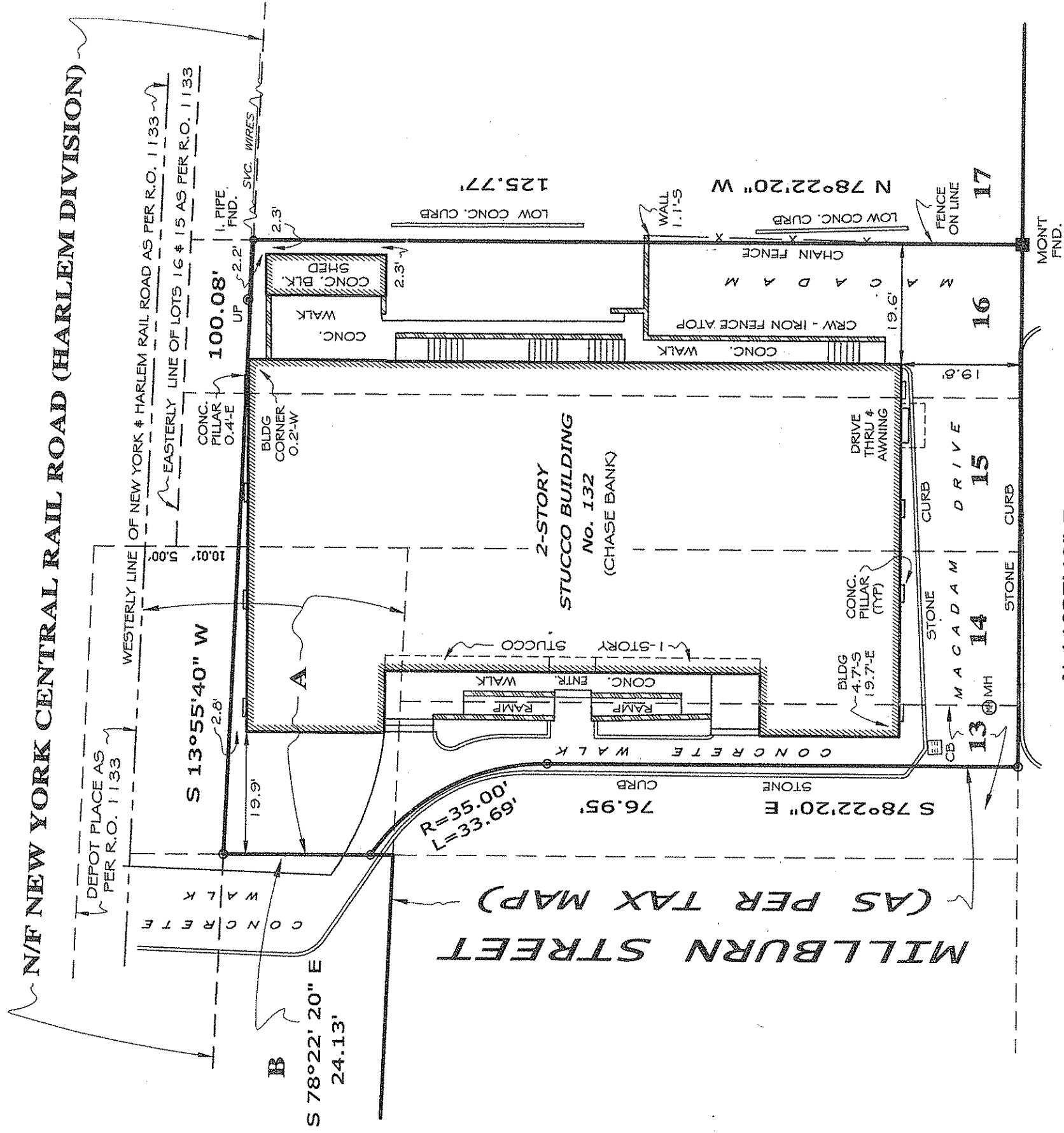
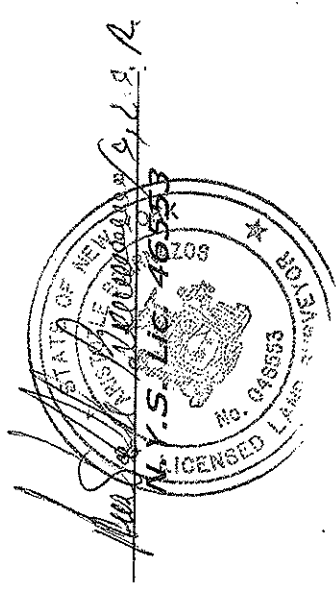


This is to certify that I have surveyed  
 Lot No. 14 and Portions of Lots No.s 13, 15, 16 & A as shown on  
 "First Map of Bronx Manor..." situated in the Village of Bronxville,  
 Town of Eastchester, Westchester County, New York.

Filed in the Westchester County Clerk's Office, Division of Land  
 Records Nov. 23, 1894 as Map No. 1133

I have located all existing buildings and lines of possession  
 and have shown their positions hereon.

Survey completed: March 20, 2008  
 Map Drafted: March 27, 2008 on scale of one inch to 20 feet.

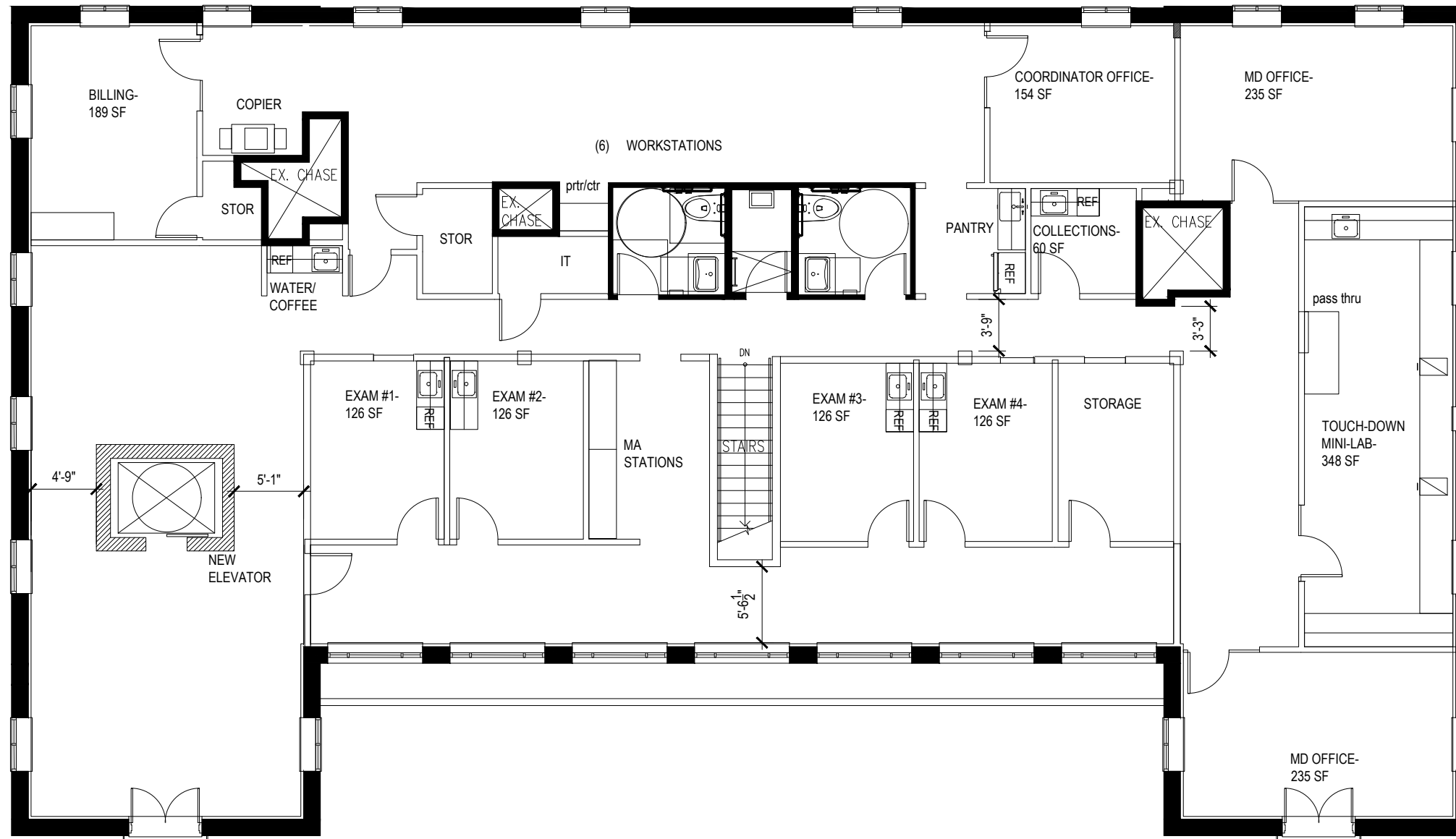


LEGEND	
CB	CATCH BASIN
MH	MANHOLE
UP	UTILITY POLE
CRW	CONCRETE RET. WALL

**PARKWAY ROAD**  
 (FRONT AVENUE)

Unauthorized alteration or additions to this survey map is a violation of section 7209 sub-section 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements or record that would affect subject property, unless surveyor has been furnished a complete copy of the title report. Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

# Exhibit E



# Exhibit F

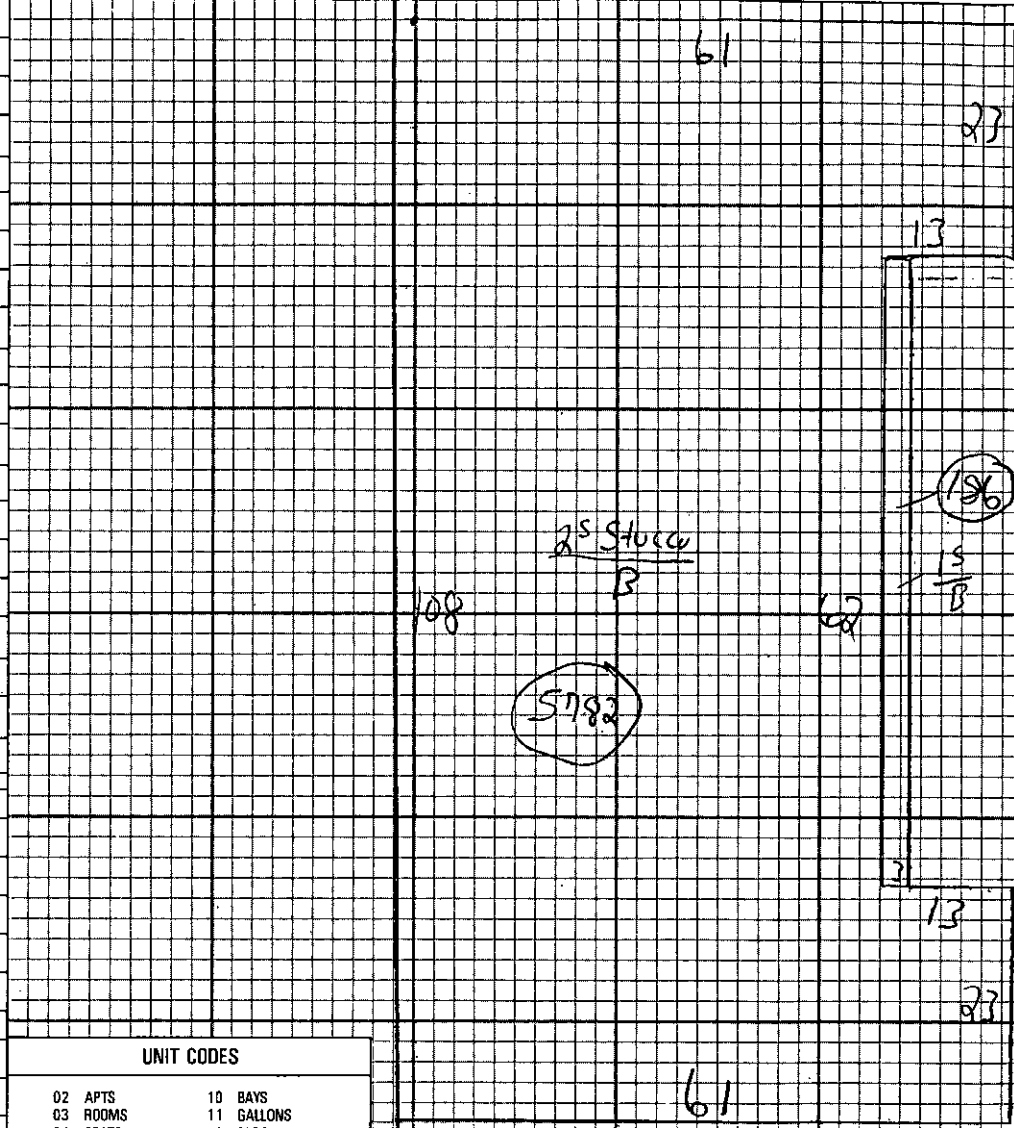


COMMERCIAL BUILDING SECTION

SWIS/SBL/CD

MAP #

BUILDING & SECTION	1 1	
NO. IDENTICAL BLDGS.	1	
MODEL	0515	
EFFECTIVE YEAR BUILT	1990	
CONSTRUCTION QUALITY	30	
USER ADJUSTMENT	1.00	
CONDITION	3	
PERIMETER	11722	
GROSS FLOOR AREA	11750	
NO. STORIES	2	
STORY HEIGHT	12	
WALL A PERCENT		
WALL B PERCENT		
WALL C PERCENT	100	
AIR COND. PERCENT		
SPRINKLER PERCENT	100	
ALARM PERCENT		
NO. ELEVATORS		
BASEMENT TYPE	1	
BASEMENT PERIMETER	358	
BASEMENT SQ. FT.	5968	



LP4 2 2700 IMPROVEMENT SECTION C3 1990

STRUC CD	MC	DIMENSION 1	DIMENSION 2	QUANTITY	GR	CD	YEAR BUILT
B,E,6	1			1	C	3	1990
B,E,7	1			1	C	3	1990
B,E,1	3	98			C	3	1990
B,E,4	3	12			C	3	1990
B,F,1	1				C	3	1990

COMMERCIAL RENTABLE SECTION

USED AS	SQUARE FEET	UNIT	# UNITS	TOTAL RENT	TYP
E,0,6	2984				
E,0,2	2984				
F,0,5	5782				
298	5968				

APARTMENT SECTION

TOTAL	USED AS	SQUARE FEET	# APARTMENTS	TOTAL RENT	TYP
	A				
		SQUARE FEET	# APARTMENTS	ANN RENT/UNIT	TYP
E&IB					
2BED					
3BED					

TYPE CODES  
 1 = ACTUAL  
 2 = ECONOMIC  
 3 = ACTUAL & ECONOMIC

UNIT CODES

02 APTS	10 BAYS
03 ROOMS	11 GALLONS
04 SEATS	12 PADS
05 BEDS	13 RUNS
06 STALLS	14 HOLES
07 LANES	15 PLOTS
08 COURTS	16 BARRELS
09 SLIPS	17 ACRES

IMPROVEMENT CODES

MEASURE CODE	
1 QUANTITY	3 SQUARE FEET
2 DIMENSIONS	4 DOLLARS
GRADE	
A EXCELLENT	1 POOR
B GOOD	2 FAIR
C AVERAGE	3 NORMAL
D ECONOMY	4 GOOD
E MINIMUM	5 EXCELLENT

I & E SUMMARY SECTION

RENT RESTRICTED	1=YES 2=NO
DOLLAR/PERCENT CODE	1=PERCENT 2=DOLLARS
POTENTIAL GROSS INCOME	
VACANCY & CREDIT LOSS	
ADDITIONAL INCOME	
EFFECTIVE GROSS INCOME	
TOTAL EXPENSES	
NET OPERATING INCOME	

RP3105 REV 1/95  
**NEW YORK STATE**  
**OFFICE OF REAL PROPERTY SERVICES**  
**COMMERCIAL PROPERTY RECORD CARD**

**AUDIT CONTROL CODES**  
 ACTIVITY  
 N = NONE L = LISTED  
 M = MEASURED ONLY

SWIS/SBL/CD  
 4-5-11  
 CARD NO. 1 OF 1

4/5/11  
 Bank, Of New York  
 128  
 Parkway Road  
 463

**ENTRY:**  
 1 = INTERIOR INSPECTION  
 2 = INTERIOR REFUSAL  
 3 = TOTAL REFUSAL  
 4 = ESTIMATE  
 5 = NO ENTRY

**SITE INFORMATION SECTION**  
 SITE NO. 0,1 PROP CLASS 4,6,3 USED AS E,0,6

NEIGHBORHOOD CODE

ZONING CODE BA

SEWER 1 NONE 2 PRIVATE 3 COMM/PUBLIC

WATER 1 NONE 2 PRIVATE 3 COMM/PUBLIC

UTILITIES 1 NONE 2 GAS 3 ELECTRIC 4 GAS & ELECTRIC

OVERALL DESIRABILITY 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL

OVERALL CONDITION 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL

OVERALL EFFECTIVE YEAR BUILT 1,9,9,0

OVERALL GRADE A EXCEL B GOOD C AVERAGE D ECONOMY E MINIMUM B

**SOURCE**  
 1 = OWNER 4 = OTHER  
 2 = RELATIVE 5 = NOAA  
 3 = TENANT 6 = ASSESSOR DATA

**SALES INFORMATION CODES**

**SALE TYPE**  
 1 = LAND ONLY  
 2 = BLDG. ONLY  
 3 = LAND & BLDG.

**VALID**  
 0 = INVALID SALE  
 1 = VALID SALE

T/V-

LABEL CORRECTION AREA	SWIS	TAX MAP #	OWNER	PROP CLASS	LOC	LOC	SCH DIS	LOT SIZE
-----------------------	------	-----------	-------	------------	-----	-----	---------	----------

**AUDIT CONTROL SECTION**

QUALITY CONTROL REVIEWER DATE

REJECT CODE ASSISTANCE CODE

SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED, ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE.

SIGNATURE DATE

COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY	SOURCE
T.O.M	0,8,2,2,0,6	9:55	L	1	1

**SALES INFORMATION SECTION**

DATE (MMDDYY)	SALE PRICE	TYPE	VALID

ALTERNATE NAME: Bank of New York

NOTES: 2<sup>nd</sup> Floor in poor condition - needs extensive rehab.  
 1100203 (10/21/2011) INT ALT - COMP - CR ISSUED - IMPAIRED - \$450,000

I&E SENT 1 1 I&E RECEIVED 1 1

**LAND CODES**

LAND TYPES		
01 PRIMARY	06 PASTURE	11 ORCHARD
02 SECONDARY	07 WOODLAND	12 REAR
03 UNDEVELOPED	08 WASTELAND	13 VINEYARD
04 RESIDUAL	09 MUCK	14 WETLAND
05 TILLABLE	10 WATERFRONT	15 LEASED LAND

**LAND BREAKDOWN SECTION**

LAND TYPE	FRONT FEET.	DEPTH	ACRES	SQUARE FEET	SOIL RTNG	WTR TYP	INF CODE	INFLU-ENCE %
0,1	18,5	12,5		11,4,0,0				

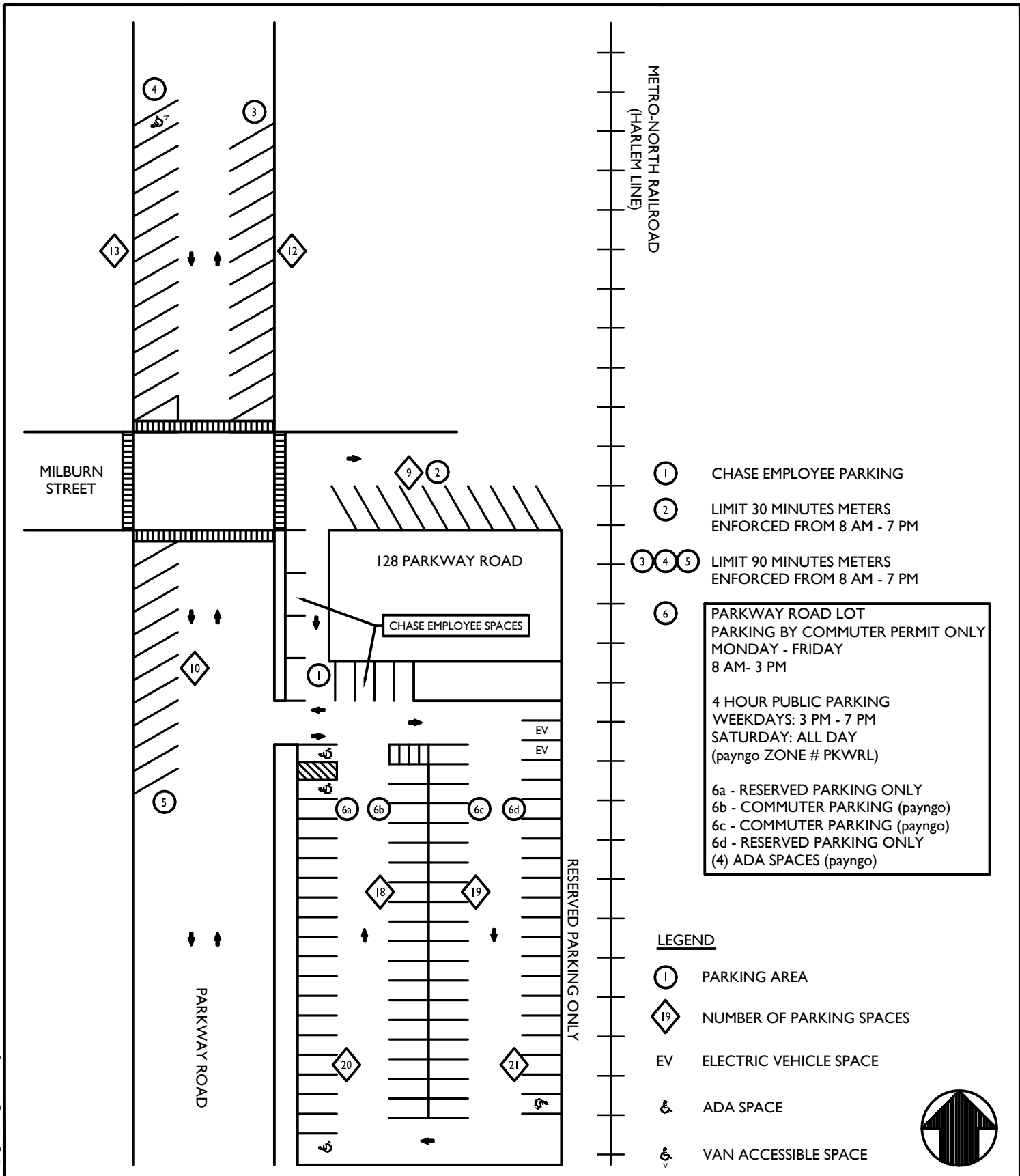
SOIL RATING		INFLUENCE CODE	
P POOR (05)	01 - 10	1 TOPOGRAPHY	
N NORMAL (06)	01 - 10	2 LOCATION	
G GOOD (07)	01 - 04	3 SHAPE	
	(09)	4 RESTRICTED USE	
	(11)	5 VIEW	
	(13)	6 WETNESS	7 OTHER

**WATERFRONT TYPE**  
 1 POND 3 LAKE 5 OCEAN  
 2 RIVER 4 CANAL 6 BAY

# Parking Study

## Attachment 2


### Site Location Map /Parking Locations



- ① CHASE EMPLOYEE PARKING
- ② LIMIT 30 MINUTES METERS ENFORCED FROM 8 AM - 7 PM
- ③ ④ ⑤ LIMIT 90 MINUTES METERS ENFORCED FROM 8 AM - 7 PM
- ⑥ **PARKWAY ROAD LOT PARKING BY COMMUTER PERMIT ONLY MONDAY - FRIDAY 8 AM- 3 PM**  
**4 HOUR PUBLIC PARKING WEEKDAYS: 3 PM - 7 PM SATURDAY: ALL DAY (payngo ZONE # PKWRL)**  
 6a - RESERVED PARKING ONLY  
 6b - COMMUTER PARKING (payngo)  
 6c - COMMUTER PARKING (payngo)  
 6d - RESERVED PARKING ONLY  
 (4) ADA SPACES (payngo)

**LEGEND**

- ① PARKING AREA
- ◇ 19 NUMBER OF PARKING SPACES
- EV ELECTRIC VEHICLE SPACE
- ♿ ADA SPACE
- ♿ VAN ACCESSIBLE SPACE




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 Doing Business as **MASER**

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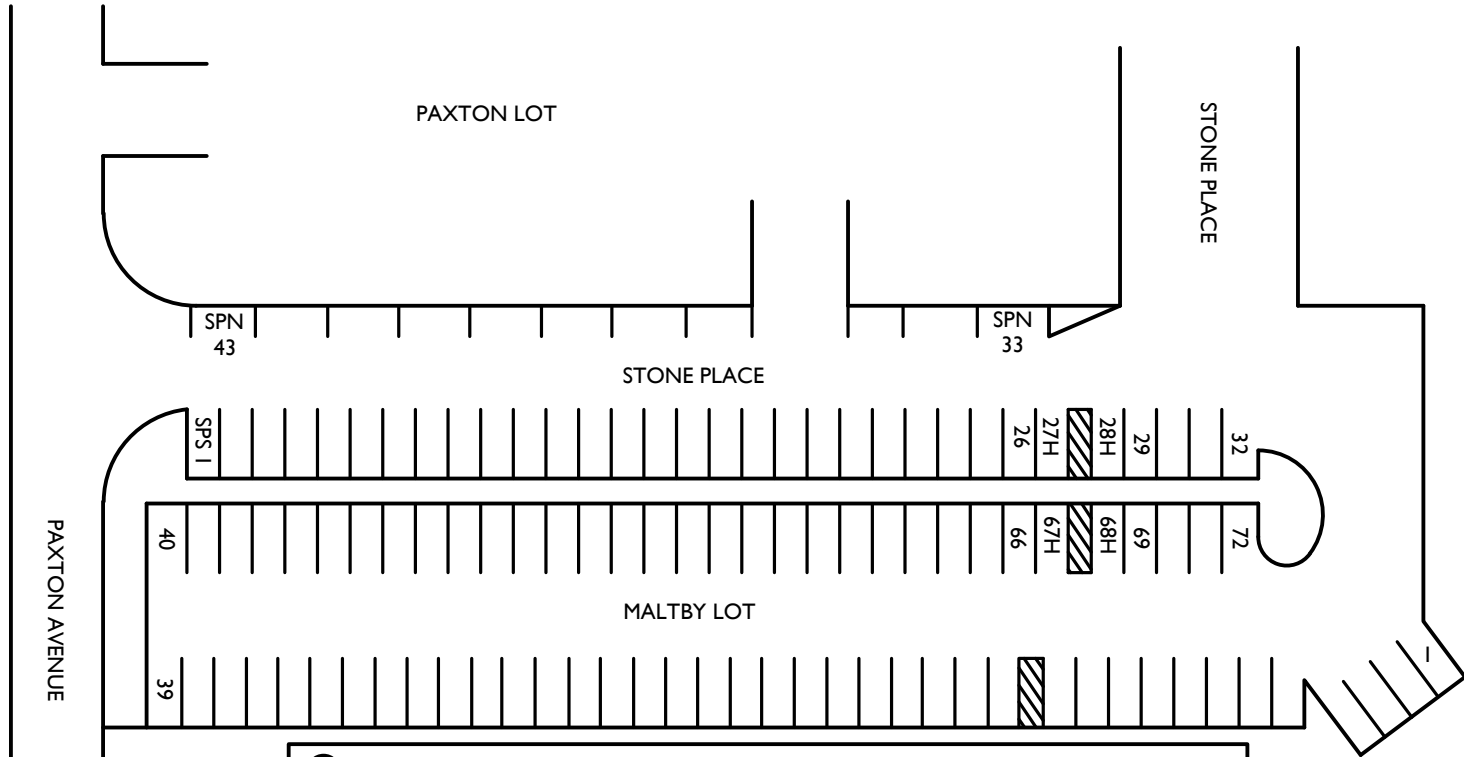
PARKING STUDY  
 FOR  
 128 PARKWAY ROAD

VILLAGE OF BRONXVILLE  
 WESTCHESTER COUNTY  
 NEW YORK

**811**  
 Know what's below. Call before you dig.  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

**Colliers**  
 Engineering & Design  
 WESTCHESTER  
 400 Columbus Avenue,  
 Suite 180E  
 Valhalla, NY 10595  
 Phone: 914.347.7500  
 COLLIER ENGINEERING & DESIGN CT, P.C.  
 DOING BUSINESS AS MASER CONSULTING  
 ENGINEERING & LAND SURVEYING

PARKING STUDY			
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/27/22	P.W.G.	R.R.
PROJECT NUMBER:	DRAWING NAME:		
22003909A	220427PWG_FIGURE		
SHEET TITLE:			
SITE LOCATION PARKING LOCATION MAP			
SHEET NUMBER:			
1 of 2			



- 5 MALTBY LOT MERCHANT AND RESERVED PARKING ONLY, ALL TIMES
- 6 1 - 39 PARKING RESTRICTED TO RESIDENTS WITH MALTBY PERMIT
- 7 40 - 66, 69 - 72 MERCHANTS PREPAID PERMIT REQUIRED MONDAY - FRIDAY 8 AM - 7 PM
- 8 67H - 68H LIMIT 2 HOURS METERS ENFORCED 8 AM - 7 PM (PAYNGO)

- 9 PUBLIC PARKING (STONE PLACE PARKING)
- 10 SPS 1 - SPS 26, SPS 29 - SPS 32 LIMIT 1 1 HOURS METERS ENFORCED 8 AM - 7 PM (payngo)
- 11 27H - 28H LIMIT 2 HOURS METERS ENFORCED 8 AM - 7 PM (payngo)
- 12 SPN 33 - SPN 43 LIMIT 2 HOURS METERS ENFORCED 8 AM - 7 PM (payngo)



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REV	DATE	DRAWN BY	DESCRIPTION

**PARKING STUDY**  
FOR  
**128 PARKWAY ROAD**

**VILLAGE OF BRONXVILLE**  
**WESTCHESTER COUNTY**  
**NEW YORK**

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**PARKING STUDY**

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/27/22	P.W.G.	R.R.
PROJECT NUMBER:		DRAWING NAME:	
22003909A		220427PWG_FIGURE	

SHEET TITLE:  
**MALTBY LOT**

SHEET NUMBER:  
**2 of 2**

# Parking Study

## Attachment 3

### ITE Peak Parking Demand

# Medical-Dental Office Building (720)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

On a: **Weekday (Monday - Friday)**

**Setting/Location: General Urban/Suburban**

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

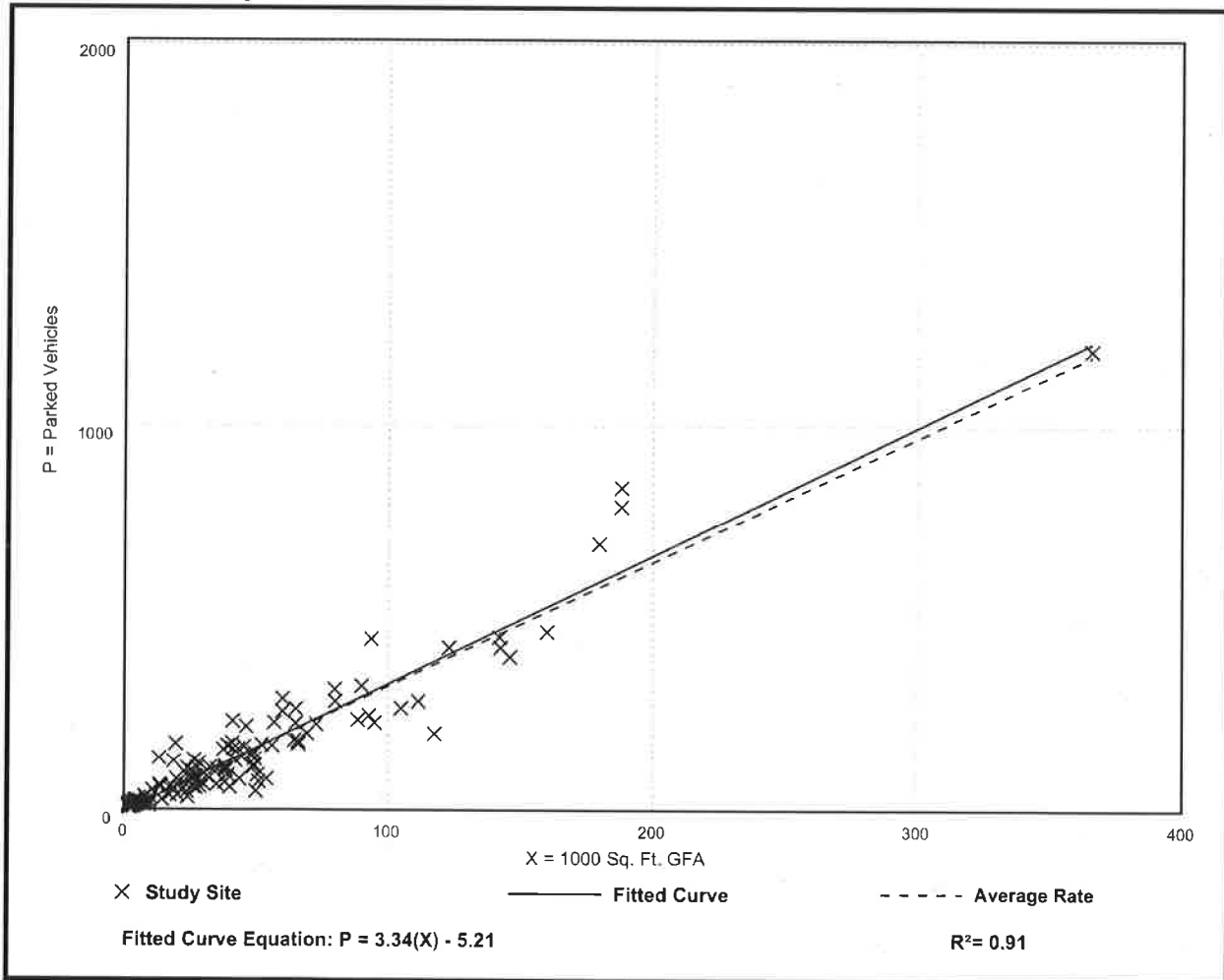
Number of Studies: 117

Avg. 1000 Sq. Ft. GFA: 46

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 ( 33% )

## Data Plot and Equation



# Parking Study

## Attachment 4

### Parking Survey / Parking Accumulation Summary Tables



TABLE NO. 5

EXISTING PARKING SURVEY / PARKING ACCUMULATION  
WEDNESDAY, APRIL 27, 2022

TIME PERIOD		PARKING ZONE 1 <sup>(1)</sup>		PARKING ZONE 2 <sup>(2)</sup>		PARKING ZONES 3 4 5 <sup>(3)</sup>			PARKING ZONE 6a			PARWAY ROAD LOT <sup>(4)</sup>		PARKING ZONE 6b & 6c				PARKING ZONE 6d			
EXISTING PARKING SPACES		8		9		34		1 H	17		3 H	37		18		2 EV	1 H				
		OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	OCCUPIED	AVAILABLE	OCCUPIED	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	OCCUPIED				
6:30 AM	7:00 AM	0	8	1	8	2	32	0	13	4	0	12	25	14	4	0	0				
7:00 AM	7:30 AM	0	8	1	8	0	34	0	13	4	0	12	25	14	4	0	0				
7:30 AM	8:00 AM	0	8	5	4	4	30	0	12	5	0	11	26	13	5	0	0				
8:00 AM	8:30 AM	1	7	1	8	2	32	0	12	5	0	9	28	11	7	0	0				
8:30 AM	9:00 AM	2	6	3	6	5	29	0	11	6	0	10	27	10	8	0	0				
9:00 AM	9:30 AM	3	5	5	4	12	22	0	10	7	0	12	25	11	7	0	0				
9:30 AM	10:00 AM	4	4	9	0	14	20	0	7	10	0	14	23	10	8	0	0				
10:00 AM	10:30 AM	5	3	7	2	17	17	0	9	8	0	14	23	11	7	0	0				
10:30 AM	11:00 AM	6	2	4	5	15	19	0	9	8	0	14	23	10	8	0	0				
11:00 AM	11:30 AM	5	3	3	6	20	14	0	9	8	0	14	23	10	8	0	0				
11:30 AM	12:00 PM	5	3	8	1	24	10	0	10	7	0	14	23	10	8	0	0				
12:00 PM	12:30 PM	5	3	5	4	19	15	0	10	7	0	14	23	11	7	0	0				
12:30 PM	1:00 PM	7	1	3	6	21	13	0	9	8	0	15	22	11	7	0	0				
1:00 PM	1:30 PM	5	3	6	3	20	14	0	8	9	0	15	22	12	6	0	0				
1:30 PM	2:00 PM	5	3	7	2	16	18	0	9	8	0	15	22	12	6	0	0				
2:00 PM	2:30 PM	5	3	5	4	22	12	0	10	7	0	15	22	12	6	0	0				
2:30 PM	3:00 PM	6	2	5	4	20	14	0	11	6	0	16	21	10	8	0	0				
3:00 PM	3:30 PM	6	2	5	4	21	13	0	11	6	0	14	23	13	5	0	0				
3:30 PM	4:00 PM	5	3	5	4	17	17	0	8	9	0	17	20	12	6	0	0				
4:00 PM	4:30 PM	5	3	3	6	17	17	0	10	7	0	17	20	12	6	0	0				
4:30 PM	5:00 PM	6	2	3	6	21	13	0	8	9	0	16	21	11	7	0	0				
5:00 PM	5:30 PM	5	3	5	4	19	15	0	9	8	0	16	21	10	8	0	0				
5:30 PM	6:00 PM	1	7	3	6	22	12	0	9	8	0	13	24	10	8	0	0				
6:00 PM	6:30 PM	2	6	0	9	24	10	1	8	9	0	14	23	12	6	0	0				

PARKING SURVEY CONDUCTED BY COLLIERS ENGINEERING & DESIGN - WEDNESDAY, APRIL 27, 2022

- (1) - 128 BUILDING / CHASE EMPLOYEE PARKING
- (2) - LIMIT 30 MINUTES METERS ENFORCED FROM 8AM - 7PM
- (3) - LIMIT 90 MINUTES METERS ENFORCED FROM 8AM - 7PM

(4) - PARKWAY ROAD LOT  
PARKING BY COMMUTER PERMIT ONLY MONDAY - FRIDAY 8AM - 3PM  
4 HOUR PUBLIC PARKING WEEKDAYS 3PM - 7PM ; SATURDAYS ALL DAY (payngo)

- 6a - RESERVED PARKING ONLY
- 6b - COMMUTER PARKING (payngo)
- 6c - COMMUTER PARKING (payngo)
- 6d - RESERVED PARKING ONLY
- (4) ADA SPACES (payngo)

EXISTING PARKING SURVEY / PARKING ACCUMULATION - MALTBY LOT / STONE PLACE PUBLIC PARKING  
WEDNESDAY, APRIL 27, 2022

TIME PERIOD		MALTBY LOT <sup>(5)</sup> MERCHANT AND RESERVED PARKING ONLY, ALL TIMES						STONE PLACE PUBLIC PARKING <sup>(9)</sup>					
		PARKING ZONE 7 <sup>(6)</sup>		PARKING ZONE 8 <sup>(7)</sup>		PARKING ZONE 9 <sup>(8)</sup>		PARKING ZONE 10 <sup>(10)</sup>		PARKING ZONE 11 <sup>(11)</sup>		PARKING ZONE 12 <sup>(12)</sup>	
		EXISTING PARKING SPACES	39	31	2H	30	2H	11	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED
		OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE
6:30 AM	7:00 AM	17	22	8	23	0	2	5	25	0	2	0	11
7:00 AM	7:30 AM	17	22	9	22	0	2	8	22	0	2	0	11
7:30 AM	8:00 AM	18	21	8	23	0	2	16	14	0	2	0	11
8:00 AM	8:30 AM	17	22	9	22	0	2	26	4	0	2	0	11
8:30 AM	9:00 AM	17	22	11	20	0	2	30	0	1	1	2	9
9:00 AM	9:30 AM	13	26	14	17	0	2	29	1	1	1	2	9
9:30 AM	10:00 AM	12	27	17	14	0	2	30	0	1	1	4	7
10:00 AM	10:30 AM	12	27	17	14	0	2	28	2	1	1	2	9
10:30 AM	11:00 AM	14	25	18	13	0	2	28	2	1	1	3	8
11:00 AM	11:30 AM	16	23	19	12	0	2	29	1	1	1	2	9
11:30 AM	12:00 PM	15	24	18	13	0	2	30	0	0	2	2	9
12:00 PM	12:30 PM	13	26	17	14	0	2	30	0	0	2	2	9
12:30 PM	1:00 PM	12	27	17	14	0	2	30	0	0	2	2	9
1:00 PM	1:30 PM	11	28	17	14	0	2	29	1	0	2	6	5
1:30 PM	2:00 PM	14	25	16	15	0	2	26	4	0	2	5	6
2:00 PM	2:30 PM	11	28	16	15	0	2	29	1	0	2	6	5
2:30 PM	3:00 PM	10	29	18	13	0	2	30	0	0	2	6	5
3:00 PM	3:30 PM	10	29	16	15	0	2	30	0	0	2	7	4
3:30 PM	4:00 PM	11	28	18	13	0	2	30	0	0	2	9	2
4:00 PM	4:30 PM	11	28	18	13	0	2	29	1	0	2	5	6
4:30 PM	5:00 PM	12	27	18	13	0	2	28	2	1	1	4	7
5:00 PM	5:30 PM	12	27	16	15	0	2	24	6	1	1	2	9
5:30 PM	6:00 PM	12	27	11	20	1	1	16	14	0	2	2	9
6:00 PM	6:30 PM	12	27	10	21	1	1	9	21	1	1	1	10

PARKING SURVEY CONDUCTED BY COLLIERS ENGINEERING & DESIGN - WEDNESDAY, APRIL 27, 2022

(5) MALTBY LOT - MERCHANT AND RESERVED PARKING ONLY, ALL TIMES

(6) 1-39 PARKING RESTRICTED TO RESIDENTS WITH MALTBY PERMIT

(7) 40-66, 69-72 MERCHANTS PREPAID PERMIT REQUIRED MONDAY-FRIDAY 8AM - 7PM

(8) 67H - 68H LIMIT 2 HOURS METERS ENFORCED 8AM - 7PM (payngo)

(9) STONE PLACE PUBLIC PARKING

(10) SPS 1- SPS2 6, SPS 29-SPS 32 LIMIT 11 HOURS METERS ENFORCED 8AM - 7PM (payngo)

(11) 27H - 28H LIMIT 2 HOURS METERS ENFORCED 8AM - 7PM (payngo)

(12) SPS 33- SPS 43LIMIT 2 HOURS METERS ENFORCED 8AM - 7PM (payngo)



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