



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

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

Estimated cost of proposed improvements: \$ 400,000

Anticipated increase number of Residents; Shopper; Employees; ect. 0

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.)

Construct 2 story addition and modify existing driveway.

Requires Planning Board approval for 35.5% increase in FAR.

Owners Name: Aaron Bruker

Owners Signature: Aaron Bruker Date: May 3, 2022

VILLAGE OF BRONXVILLE  
Department of Buildings  
200 Pondfield Road  
(914) 337-7338  
(914) 337-0158 (Fax)

## PLAN REVIEW COMMENTS

**APPLICATION NUMB:** ALT 063-22  
**DATE RECEIVED:** April 4, 2022  
**LOCATION:** 24 Sturgis Road  
**SBL:** 7.E/4/3  
**APPLICANT NAME:** John Downs  
**APPLICANT ADDRESS:** 12 Brookridge Drive  
Greenwich, CT 06838  
**DESCRIPTION OF WORK :** Construct 2 story addition and modify existing driveway.

### DISAPPROVED APRIL 25, 2022, FOR THE FOLLOWING:

Your revised application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

### ZONING CODE REVIEW (Section Numbers refer to Village Code of 1981)

Zoning Review - Plans Dated as received 4/1/22, email for more information sent to John Downs.

1) Zoning application was submitted 4/21/22 prior to a denial letter being produced and sent to applicant. Utilizing the submission from the ZBA for the information requested there are the following comments -

a) Increase in FAR - Existing FAR (.283); proposed FAR (.384) Permitted FAR (.386); % of increase in FAR - 35.5% (3604sf). As per Village of Bronxville Municipal Code 310-26 D - Site Plan Approval is required for any increase in FAR greater than 30% Section 310-26 ..Site plan approval for detached one-family dwellings.

(1) Site plan approval shall be required with respect to the demolition, construction, alteration, or improvement of any detached one-family dwelling that involves or proposes any of the following:

(a) The construction of a new one-family dwelling.

(b) The "material alteration" of an existing one-family dwelling.

[1] For purposes of this chapter, any demolition, construction, improvement, or other alteration shall be deemed to constitute a "material alteration" if it would involve:

[a] An increase in the total FAR of a one-family dwelling by more than 30%;

[b] The demolition, removal, or structural alteration of more than 50% of a one-family dwelling's total exterior walls (measured in linear feet);

[c] The demolition, removal, or structural alteration of more than 50% of a one-family dwelling's total front-yard-facing exterior walls (measured in linear feet);

VILLAGE OF BRONXVILLE

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[d] Alteration(s) and/or improvement(s) to a one-family dwelling that would both increase the existing FAR by more than 15% and result in a one-family dwelling of over 6,000 square feet in floor area; or

[e] Alteration(s) and/or improvement(s) to a one-family dwelling that would result in a one-family dwelling of over 7,500 square feet in floor area.

[2] For purposes of this Subsection D(1)(b):

[a] Demolition, construction, alteration, or improvements proposed in all building permit applications within any thirty-six-month period shall be aggregated to determine if any of the thresholds for "material alteration" have been met; and

[b] Exterior walls will be deemed to be the subject of "structural alteration" if, in the judgment of the Building Official, there is reasonable cause to believe that the walls will be, or will have to be, substantially replaced during the construction process, or the walls will not survive the construction process intact.

2) Building Coverage - pre-existing non conforming - Existing - 26.01%; Proposed -26.33%  
Variance required - .32% Building Coverage

3) Side Yard Setback - Existing Bay window(to be removed) - 11.8 ft; Proposed New relocated Bay Window - 12.75 ft.

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

**APPLICATION REVIEW**

**PLAN REVIEW**

**MISCELLANEOUS**



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Paul Taft  
Building Inspector

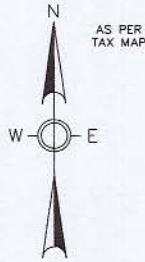
CC: Bruker, Aaron





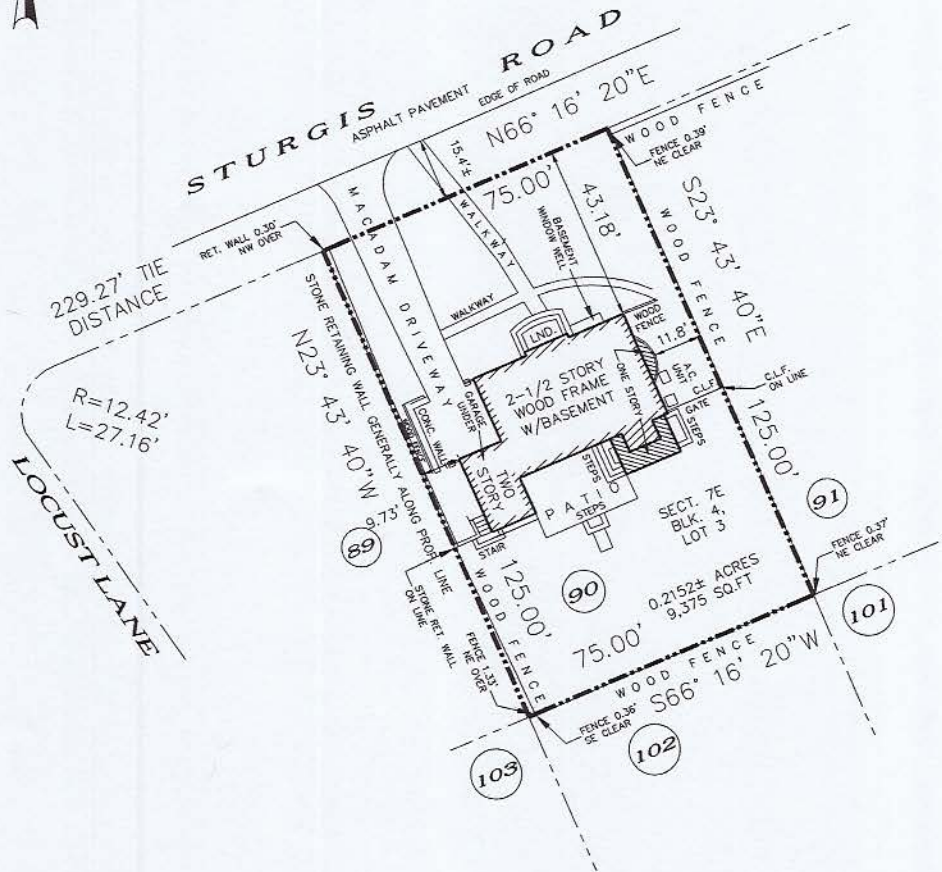
**RAMSAY LAND SURVEYING, P.C.**  
**PROFESSIONAL LAND SURVEYORS-PLANNERS**

TITLE # : RR-W-32238-18-KE



**TAX MAP DESIGNATION**  
 SECT. 7E, BLOCK 4, LOT 3

**TOTAL AREA**  
 9,375 Total Sq.Ft.  
 0.2152± Total Acres



**REFERENCE:**

- VILLAGE OF BRONXVILLW TAX MAP SECTION 7E
- MAP FILED IN THE TOWN OF EASTCHESTER, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, SHOWN AND DESIGNATED AS LO NO. 90 ON A CERTAIN MAP ENTITLED, "MAP OF SUNNY BRAE, PROPERTY OF THE WINFRED MASTERSON BURKE RELIEF FOUNDATION, FRONTING ON WHITE PLAINS ROAD, PONDFIELD ROAD AND LOCUST LANE, SITUATED AT OUNT VERNON AND BRONXVILLE WESTCHESTER COUNTY, NEW YORK", DATED APRIL 27, 1921, SURVEYED BY CARL B. LOVELL, CIVIL ENGINEER AND CITY SURVEYOR, 160 BROADWAY, NEW YORK CITY, AND FILED IN THE OFFICE OF THE COUNTY CLERK, DIVISION OF LAND RECORDS, FORMERLY REGISTER'S OFFICE OF THE COUNTY OF WESTCHESTER AS AP NO. 2308.

SCALE 1" = 20'



**RAMSAY LAND SURVEYING, P.C.**  
**PROFESSIONAL LAND SURVEYORS-PLANNERS**

3024 RADCLIFF AVENUE  
 BRONX, NEW YORK 10469  
 PH. # 718 601 9753  
 FAX : 718 796 9203  
 MOBILE # 917 544 8174  
 OFFICE # 718 884 2763

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CO OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE SURVEYING LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP WITH AN ORIGINAL OF THE LAND SURVEYOR'S LICENSE OR SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY.

**CERTIFICATIONS:**

- AARON BRUKER AND LAUREN BRUKER
- WELLS FARGO BANK, N.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- RECORD & RETURN TITLE AGENCY, INC.

**TITLE SURVEY**  
 OF  
 24 STURGIS ROAD  
 SITUATED IN THE,  
 VILLAGE OF BRONXVILLE  
 TOWN OF EASTCHESTER  
 WESTCHESTER COUNTY

STATE OF NEW YORK

DATE OF SURVEY AUG 15, 2018  
 DATE DRAFTED AUG 06, 2018

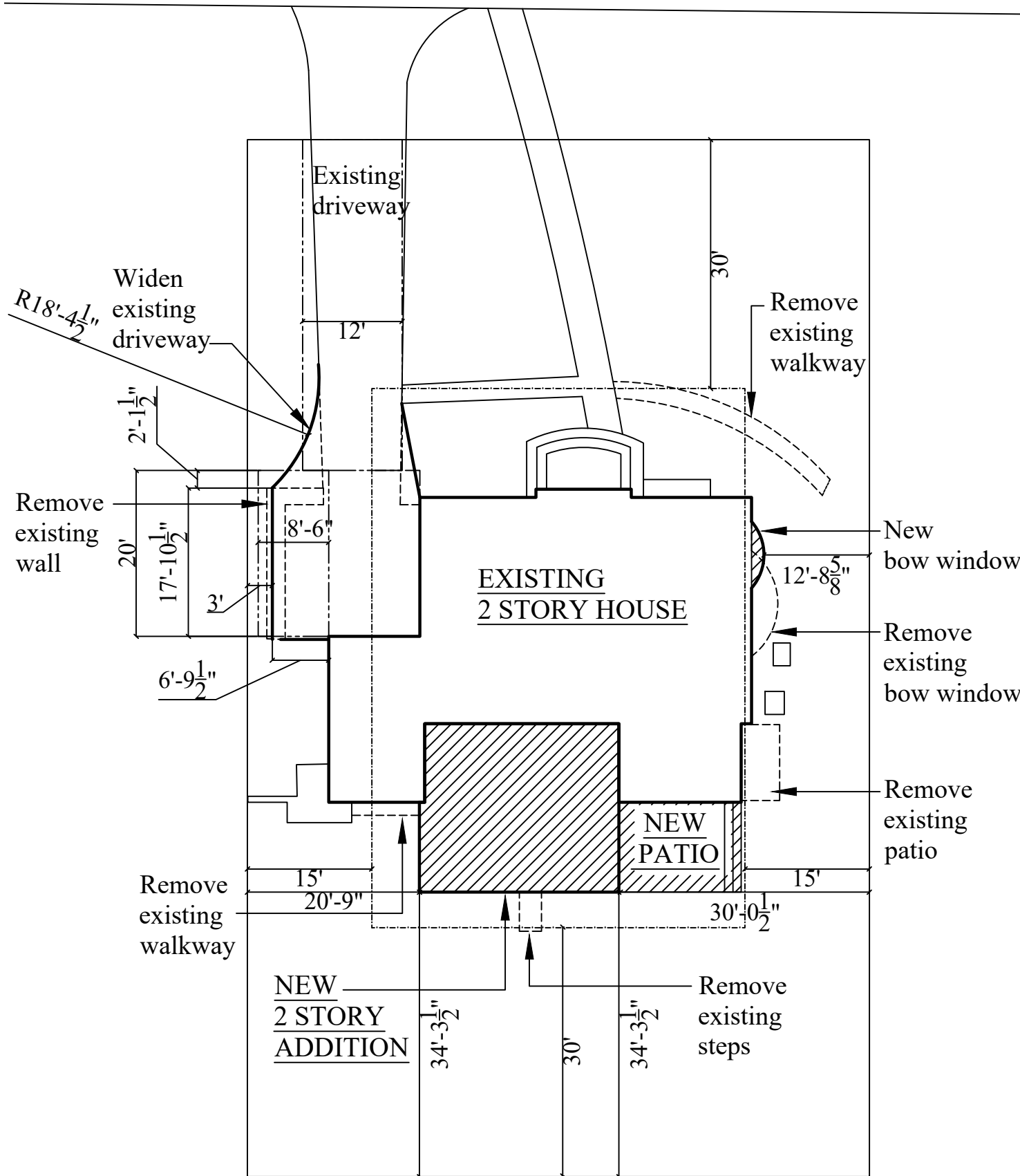


NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR  
 NEW YORK STATE LICENSE NO. 050294-1





LOCUST LANE



ZONING COMPLIANCE ANALYSIS

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	12,000 SF	9,375 SF	NO CHANGE
LOT WIDTH	80'	75'	NO CHANGE
LOT DEPTH	100'	125'	NO CHANGE
FRONT YARD (at all street lines)	30'	43.18'	NO CHANGE
SIDE YARD	15'	9.73'	NO CHANGE
SIDE YARD	15'	11.8'	12.75' at new bow window
REAR YARD	30'	45.3'	34.25' at addition
HEIGHT (feet and stories)	30', 2.5 STORIES	25.5', 2 STORIES	NO CHANGE
BUILDING COVERAGE	22.5% MAX.	26.01%/2,438.5 sf	26.33%/2,468.3 sf
USABLE OPEN SPACE	55% MIN.	66.23%/6,209.01 sf	65.29%/6,120.81 sf
F.A.R.	.386 MAX. 3,621.09 sf	.283 2,660.72 sf	.384 3,604.5 sf
PARKING	1	1	2 spaces

ZONING INFORMATION:

Zoning District: A  
 Section: 7E  
 Block#: 4  
 Lot#: 3  
 Flood Zone: No

Design Requirements for The Residential Code of New York State Village of Bronxville, NY

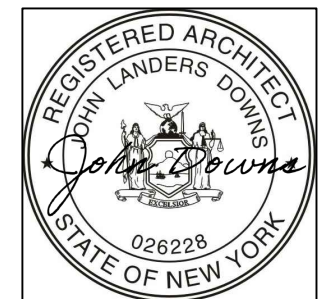
GROUND SNOW LOAD	WIND DESIGN				CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA							FLOOD HAZARD	ICE BARRIER INDEX/SLY. REIN.	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	Speed (mph)	Topographic effect?	Special wind region?	Wind-borne debris zone?	SEISMIC DESIGN CATEGORY	Weathering?	Frost line depth?	Timber?	WINTER DESIGN TEMP.	SUBJECT TO DAMAGE FROM					
30 PSF	115	No	No	No	C	Severe	42"	Mod To Heavy	15 DEG	Yes	a) 3/1/18 b) 9/28/07 Flood Insurance Study c) Panel Numbers & Dates of current FIRMS & FIRM's, Amendments: 38118C0328F - 9/28/07 38118C0337F - 9/28/07	618	52.2		

ENERGY CODE COMPLIANCE STATEMENT:

I, John L. Downs, certify that to the best of my knowledge, belief, and professional judgement, these plans are in compliance with the New York State State Energy Conservation Code. See building sections for R values.

Signed, *John Downs*  
 John L. Downs

Note:  
 There has been no increase in FAR within the last 36 months



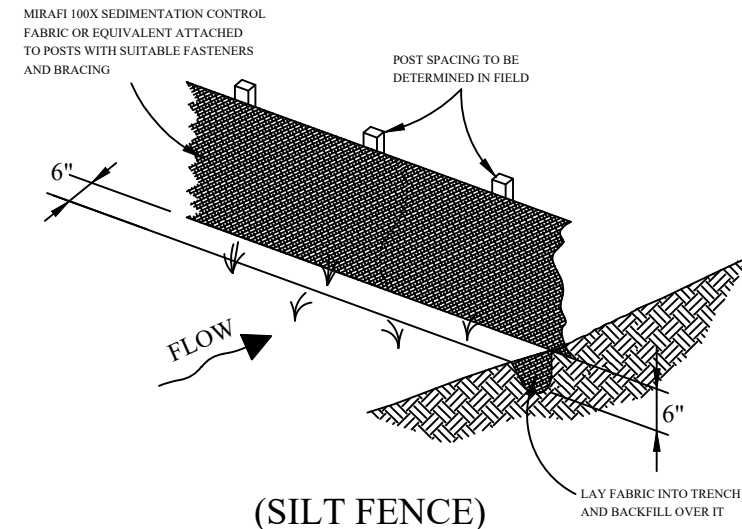
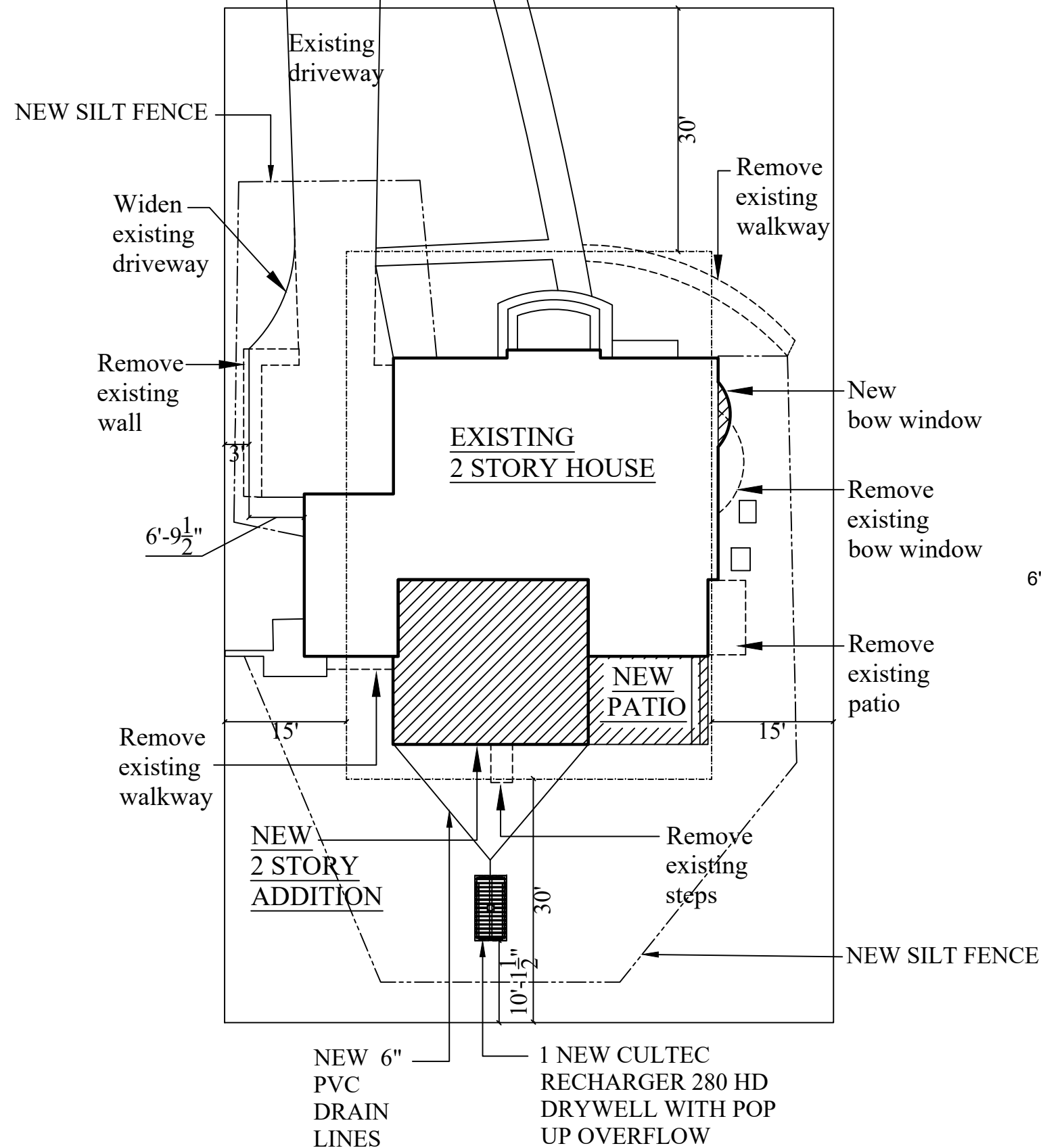
OWNER  
 Aaron & Lauren Bruker

ARCHITECT  
**JOHN L. DOWNS**  
 ARCHITECT • PLANNER, LLC  
 12 BROOKRIDGE DRIVE, GREENWICH, CT 06830  
 (203) 554 - 1219 • Downsarchitect@aol.com

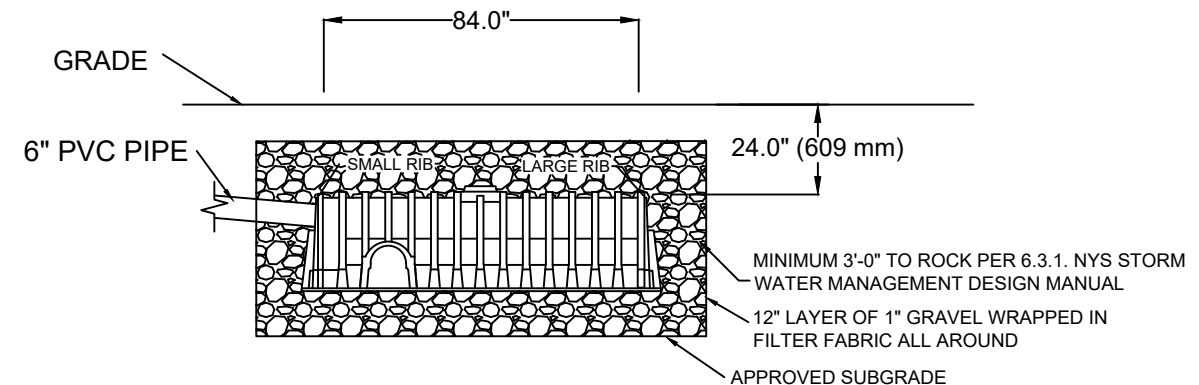
Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY

DRAWING TITLE  
 Proposed Site Plan

DATE  
 03-27-2022  
 SCALE  
 1" = 16'  
 DRAWING NUMBER  
**SP-1**



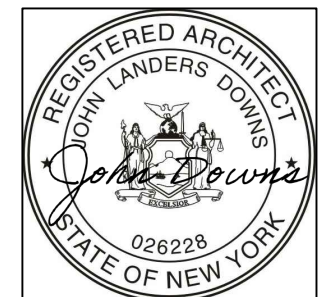
(SILT FENCE)  
**FABRIC & POST SILTATION BARRIER**  
 N.T.S.



CULTEC RECHARGER 280HD CHAMBER STORAGE = 48.632 CF/FT

DRYWELL CALCULATION:  
 CULTEC RECHARGER 280 HD = 48.632 C.F. INTERIOR STORAGE  
 25 YEAR STORM = 6" PER 24 HOURS  
 TOTAL IMPERVIOUS SURFACE DRAINAGE AREA = 482 S.F. TOTAL  
 VOLUME OF WATER TO BE STORED = 482 x 6/12 = 241 C.F. PER DAY  
 PERCOLATION RATE = 2.0 CF/SF/DAY  
 CULTEC RECHARGER #280  
 VOLUME OF UNIT = 48.6CF  
 VOLUME OF STONE AROUND UNIT = 201.3 CF  
 VOID 1/3 X VOLUME OF STONE = 67.1 CF  
 UNIT PERCOLATION AREA = 133.SF  
 VOLUME OF PERCOLATION = 133.7 X 2 = 267.4 CF/DAY  
 VOLUME OF WATER STORED = 48.6 + 67.1 = 115.7 CF  
 TOTAL WATER STORED = 381.1 CF/DAY

(1) CULTEC RECHARGER #280 @ 381.1 CF/DAY =  
 381.1 CF / DAY PROVIDED > 241 CF / DAY REQUIRED



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**Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY**

DRAWING TITLE  
**Proposed Drainage &  
 Sedimentation Control Plan**

DATE  
**03-27-2022**  
 SCALE  
**1" = 16'**  
 DRAWING NUMBER  
**SP-2**









OWNER

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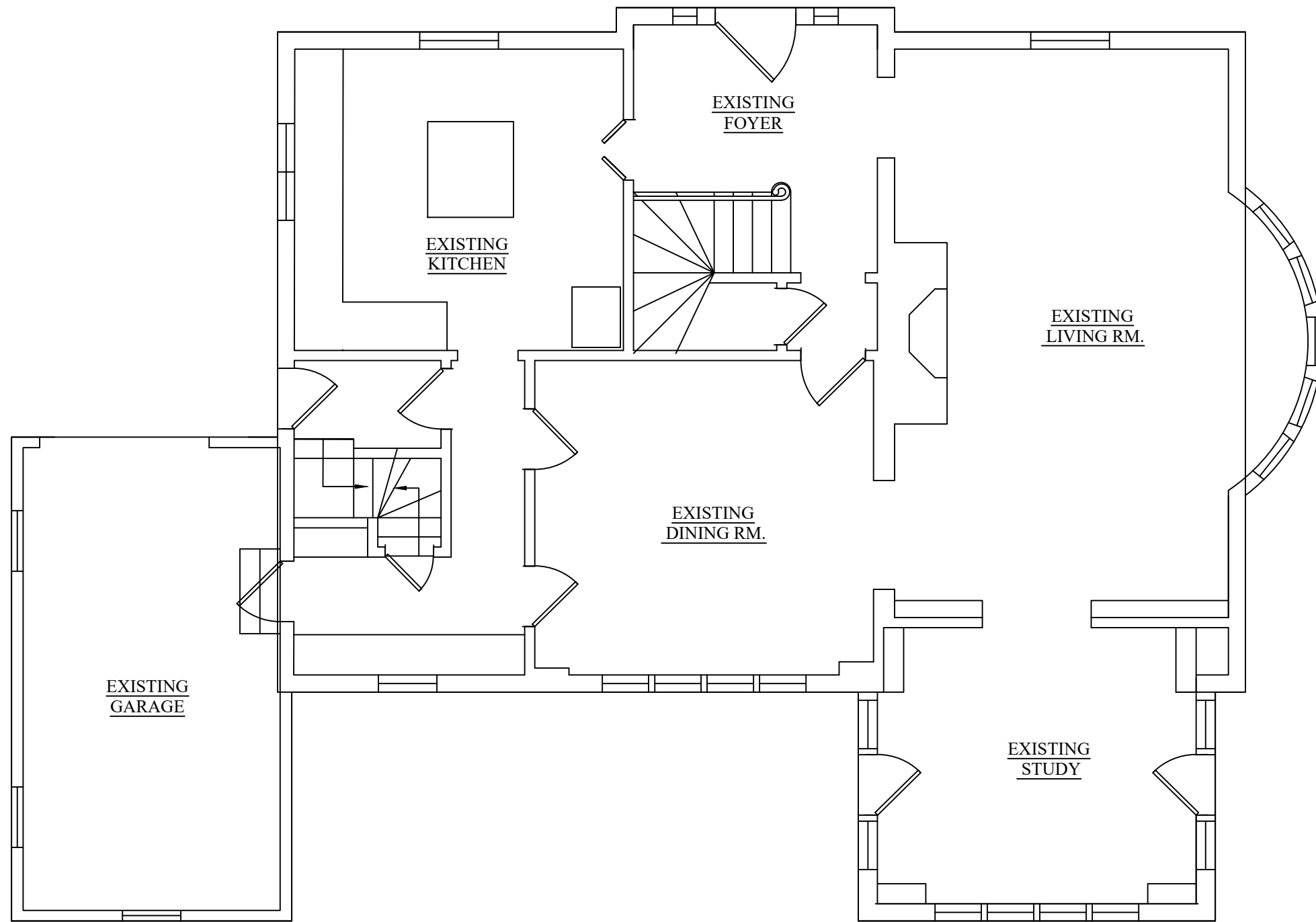
Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY

DRAWING TITLE

Photographs

DATE 03-27-2022  
 SCALE 1" = 20'  
 DRAWING NUMBER  
**P-1**





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Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY

DRAWING TITLE

Existing 1st Floor Plan

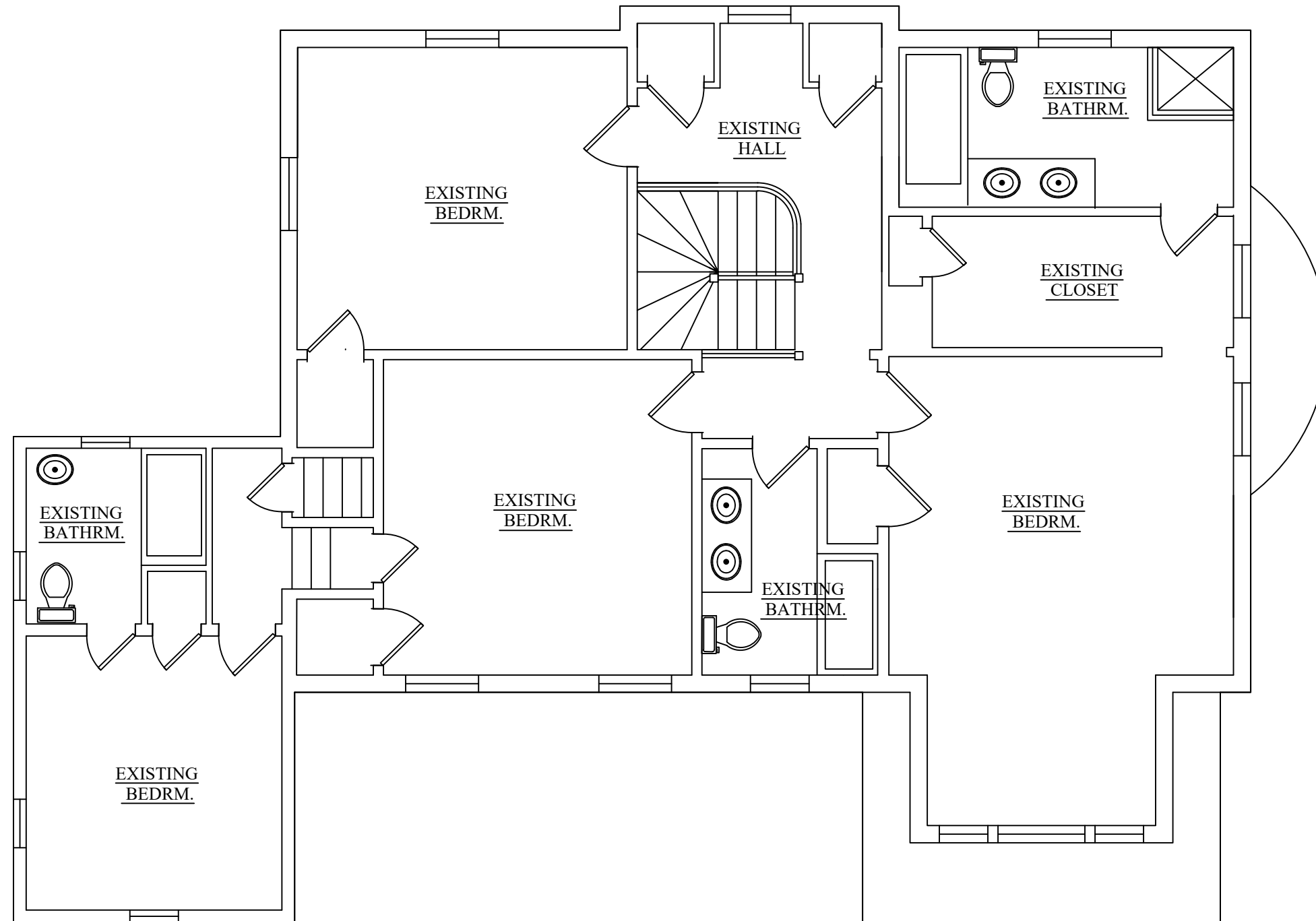
DATE 03-27-2022

SCALE 3/16" = 1'-0"

DRAWING NUMBER

**EX-1**





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Additions & Alterations to  
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DRAWING TITLE

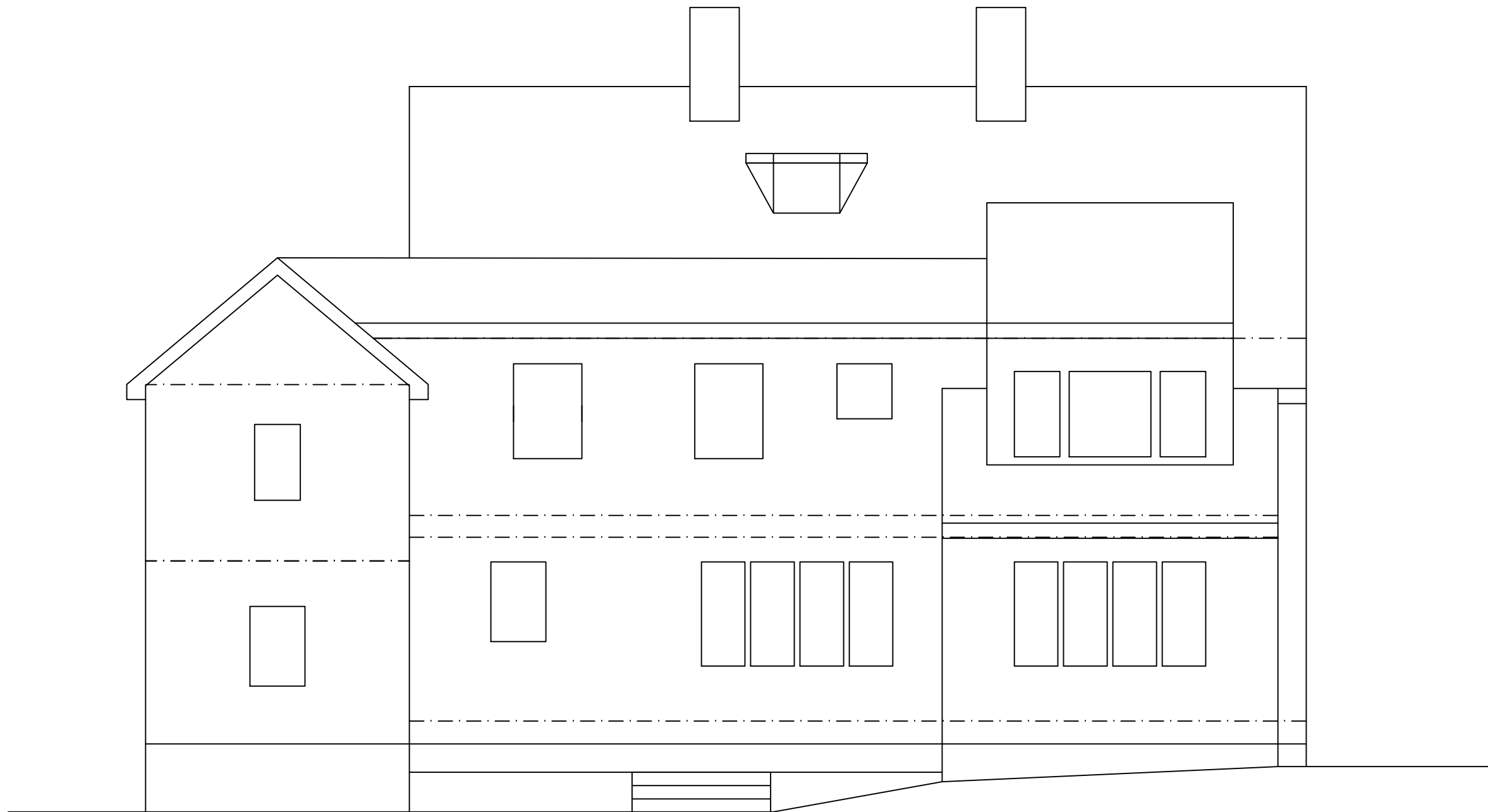
Existing 2nd Floor Plan

DATE 03-27-2022

SCALE 3/16" = 1'-0"

DRAWING NUMBER

**EX-2**



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DRAWING TITLE

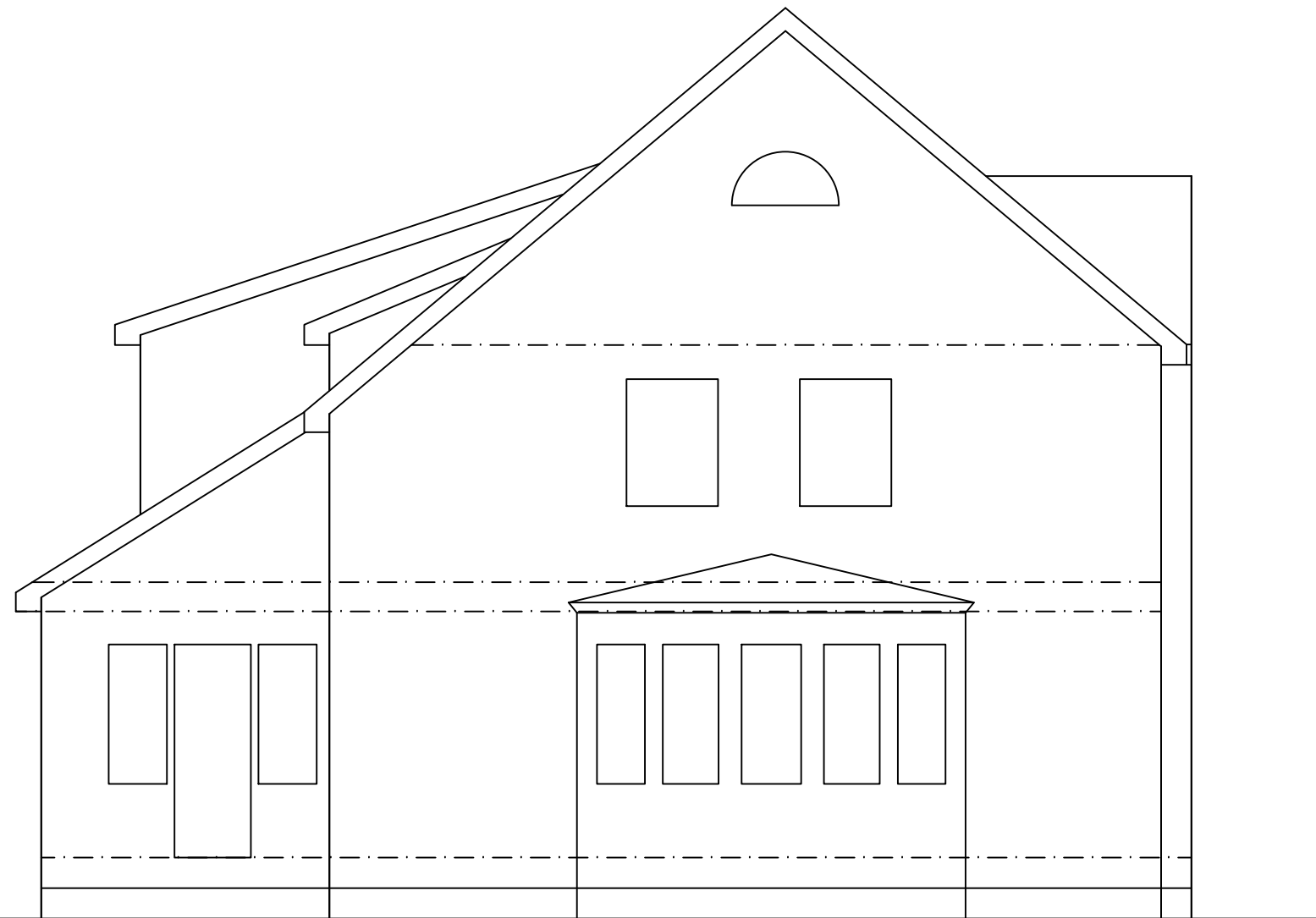
Existing South Elevation

DATE 03-27-2022

SCALE 3/16" = 1'-0"

DRAWING NUMBER

**EX-3**



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Additions & Alterations to  
24 Sturgis Road  
Bronxville, NY

DRAWING TITLE

Existing East Elevation

DATE 03-27-2022

SCALE 3/16" = 1'-0"

DRAWING NUMBER  
**EX-4**





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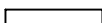



Additions & Alterations to  
24 Sturgis Road  
Bronxville, NY

DRAWING TITLE

Existing North Elevation

DATE 03-27-2022  
SCALE 3/16" = 1'-0"  
DRAWING NUMBER  
**EX-5**

**LEGEND**

- Existing wall to remain 
- Existing wall to be removed 
- New wall 
- New window or door 

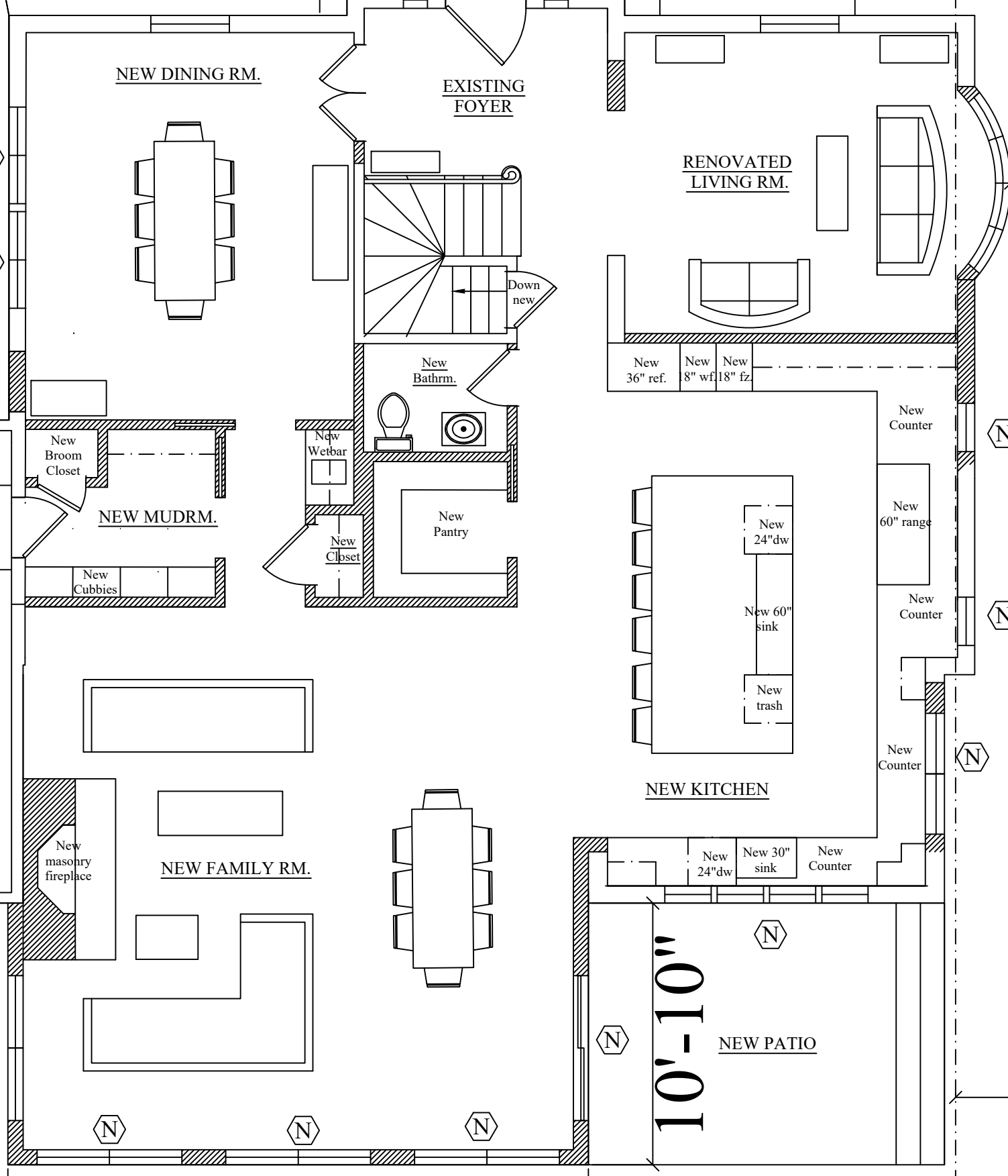
3'

12'-8<sup>5</sup>/<sub>8</sub>"

15'

10'-10"

15'



OWNER  
**Aaron & Lauren Bruker**





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**Additions & Alterations to**  
**24 Sturgis Road**  
Bronxville, NY

DRAWING TITLE  
**Proposed 1st Floor Plan**

DATE **03-27-2022**  
SCALE **3/16" = 1'-0"**  
DRAWING NUMBER  
**A-1**

**LEGEND**

- Existing wall to remain 
- Existing wall to be removed 
- New wall 
- New window or door 

3'

12'-8<sup>5</sup>/<sub>8</sub>"

EXISTING GARAGE

15'

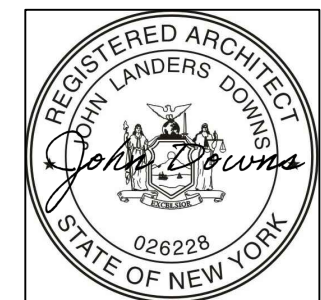
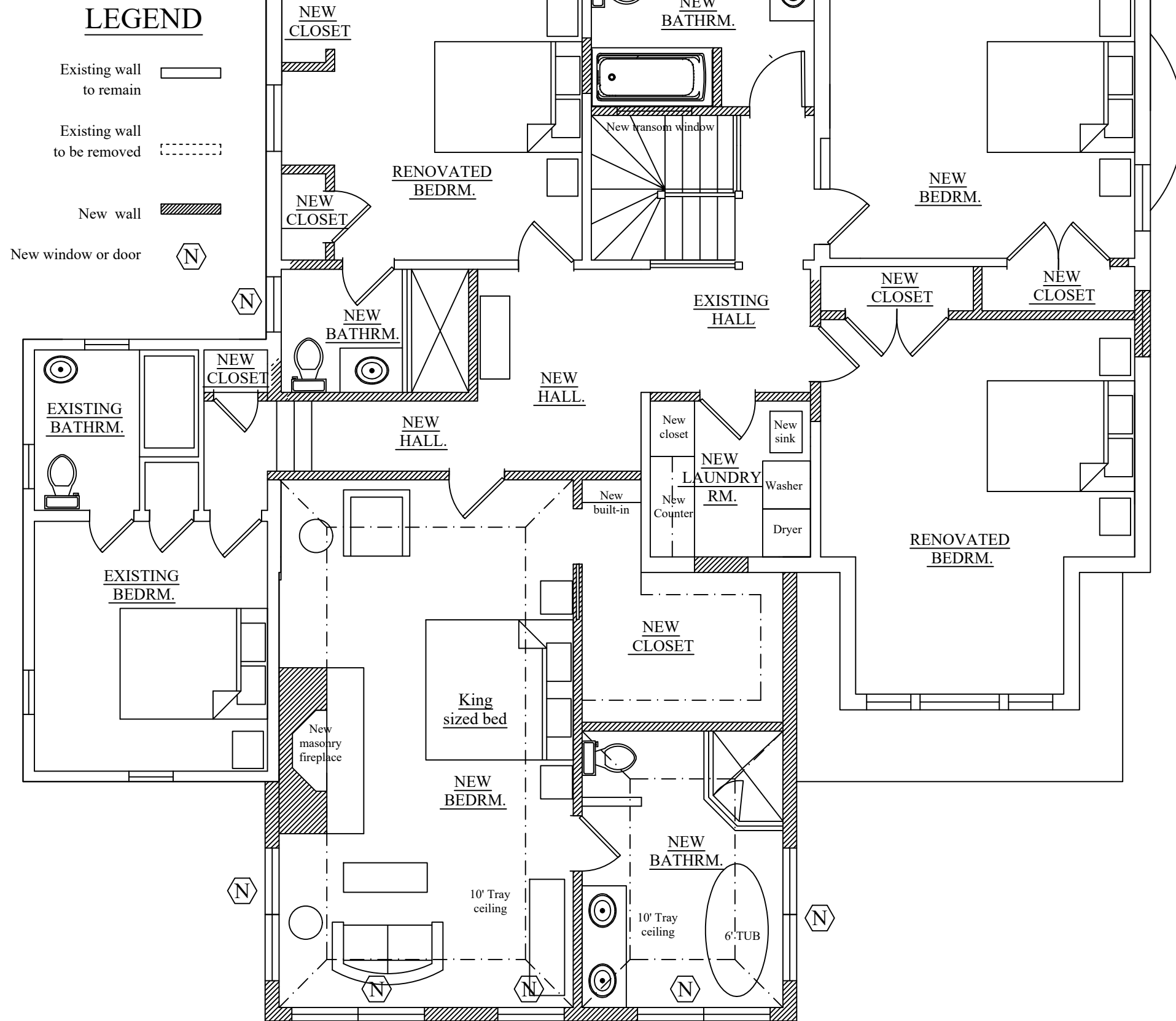
15'

10'-10"



<p>OWNER <b>Aaron &amp; Lauren Bruker</b></p>	<p>ARCHITECT <b>JOHN L. DOWNS</b> ARCHITECT • PLANNER, LLC 12 BROOKRIDGE DRIVE, GREENWICH, CT 06830 (203) 554 - 1219 • Downsarchitect@aol.com</p>	<p>Additions &amp; Alterations to 24 Sturgis Road Bronxville, NY</p>	<p>DRAWING TITLE <b>Proposed 1st Floor Plan showing demolition</b></p>	<p>DATE 03-27-2022 SCALE 3/16" = 1'-0" DRAWING NUMBER <b>A-1d</b></p>
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OWNER

Aaron & Lauren Bruker

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Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY

DRAWING TITLE

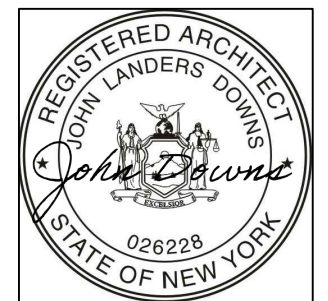
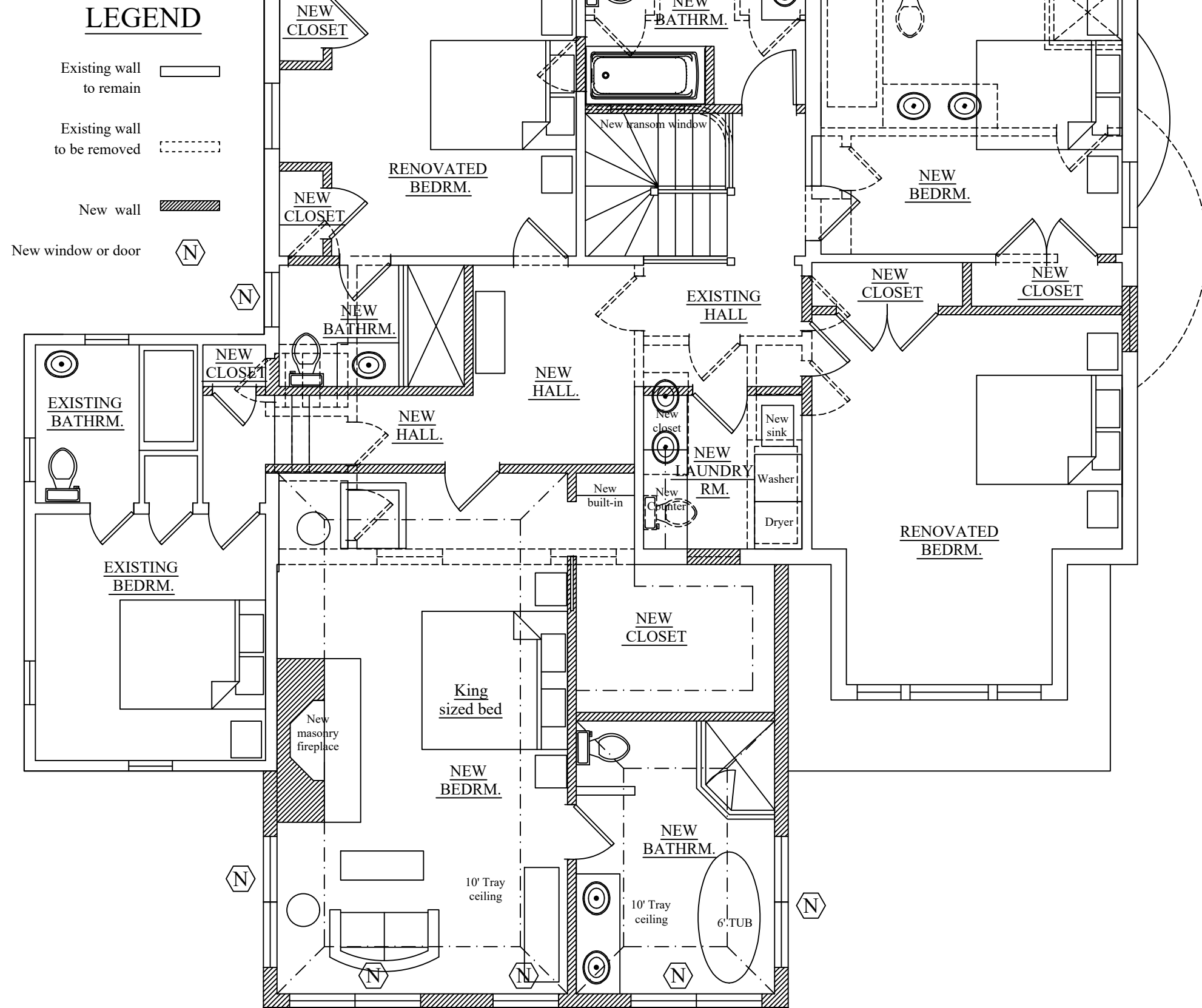
Proposed 2nd Floor Plan

DATE 03-27-2022

SCALE 3/16" = 1'-0"

DRAWING NUMBER

A-2



OWNER  
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**Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY**

DRAWING TITLE  
**Proposed 2nd Floor Plan  
 showing demolition**

DATE  
**03-27-2022**  
 SCALE  
**3/16" = 1'-0"**  
 DRAWING NUMBER  
**A-2d**



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**Aaron & Lauren Bruker**

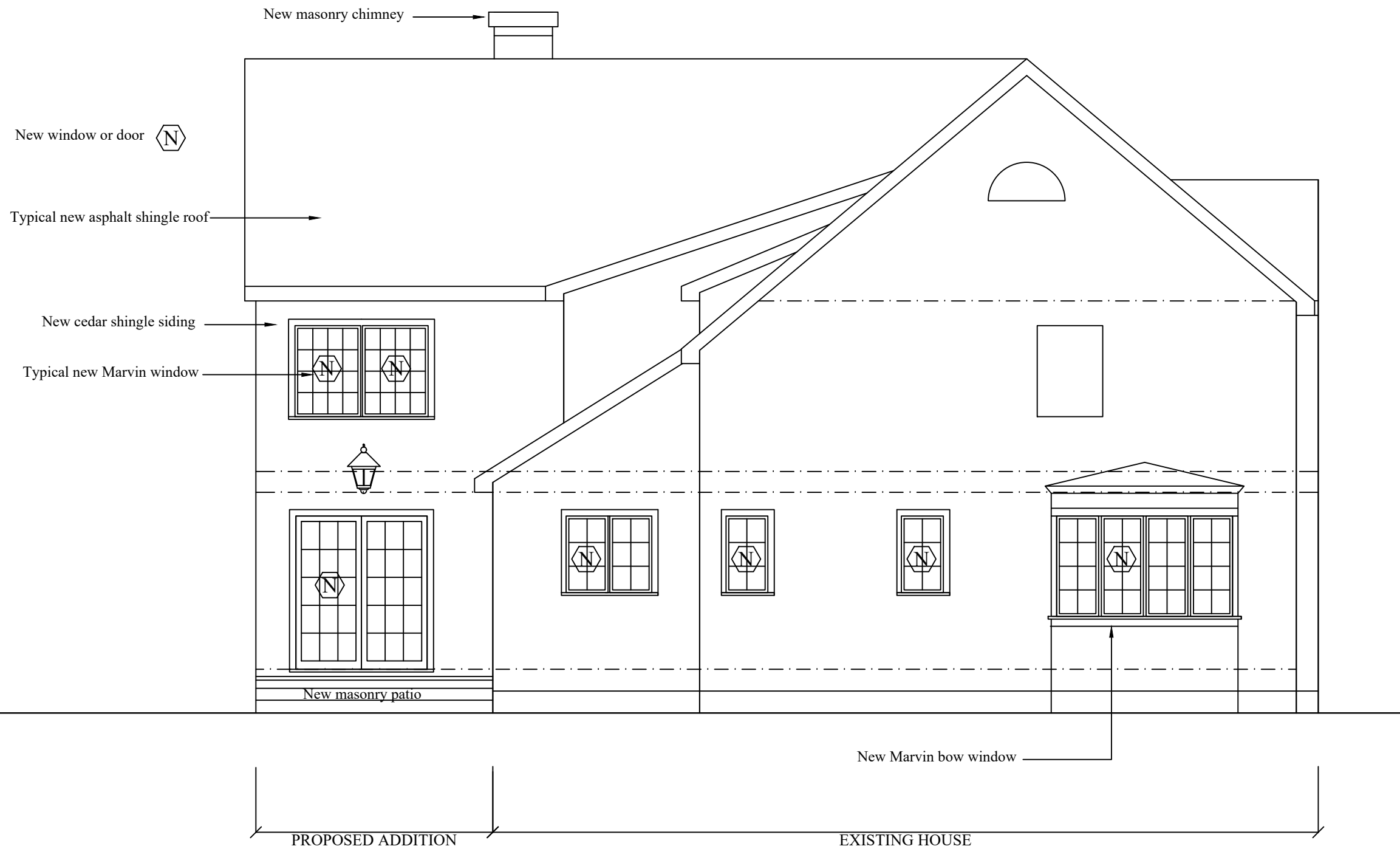
ARCHITECT  
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**Additions & Alterations to**  
**24 Sturgis Road**  
 Bronxville, NY

DRAWING TITLE  
**Proposed South Elevation**

DATE  
03-27-2022  
 SCALE  
3/16" = 1'-0"  
 DRAWING NUMBER  
**A-3**





OWNER

Aaron & Lauren Bruker

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Additions & Alterations to  
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DRAWING TITLE

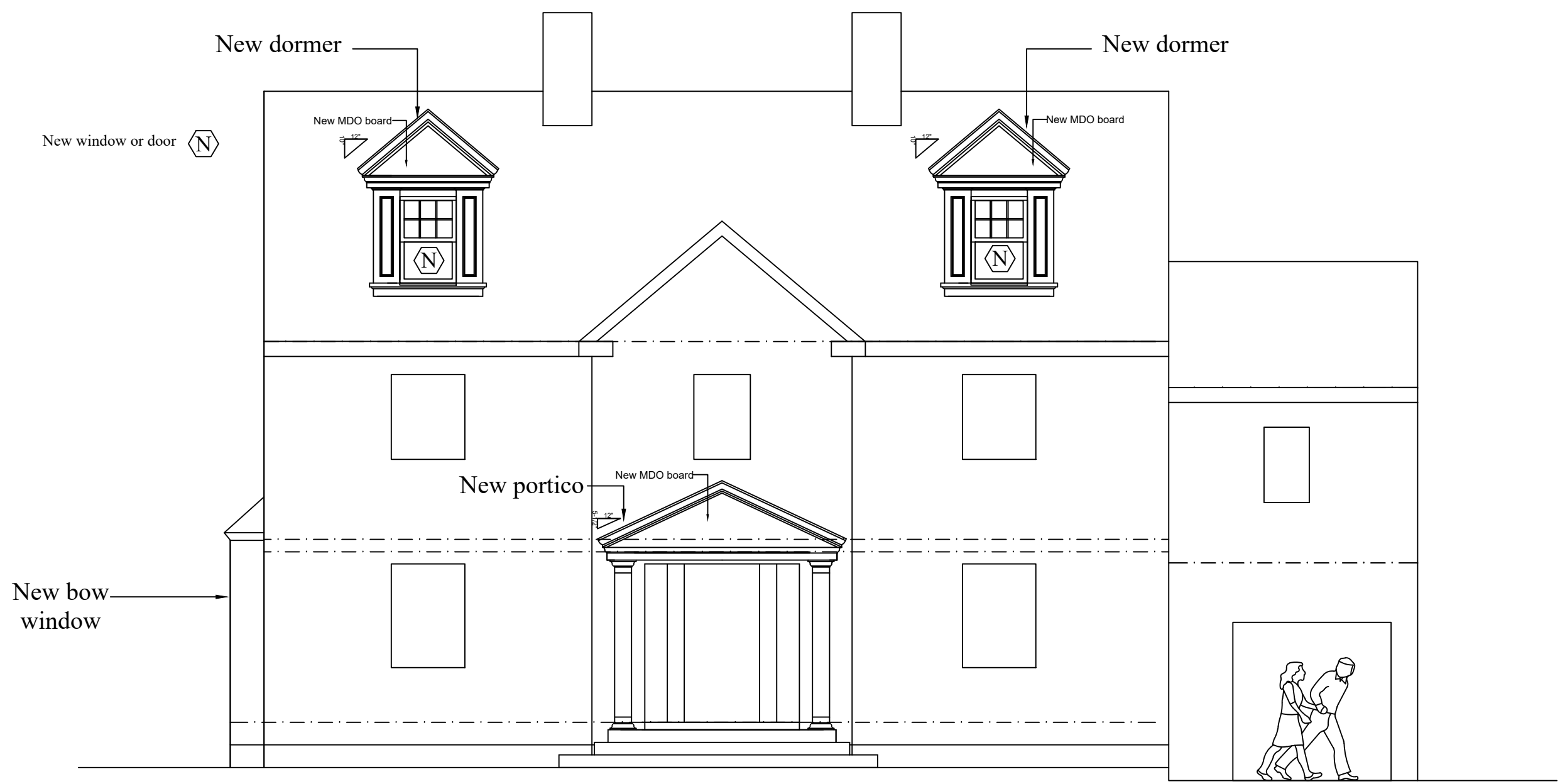
Proposed East Elevation

DATE 03-27-2022

SCALE 3/16" = 1'-0"

DRAWING NUMBER

A-4



OWNER  
**Aaron & Lauren Bruker**

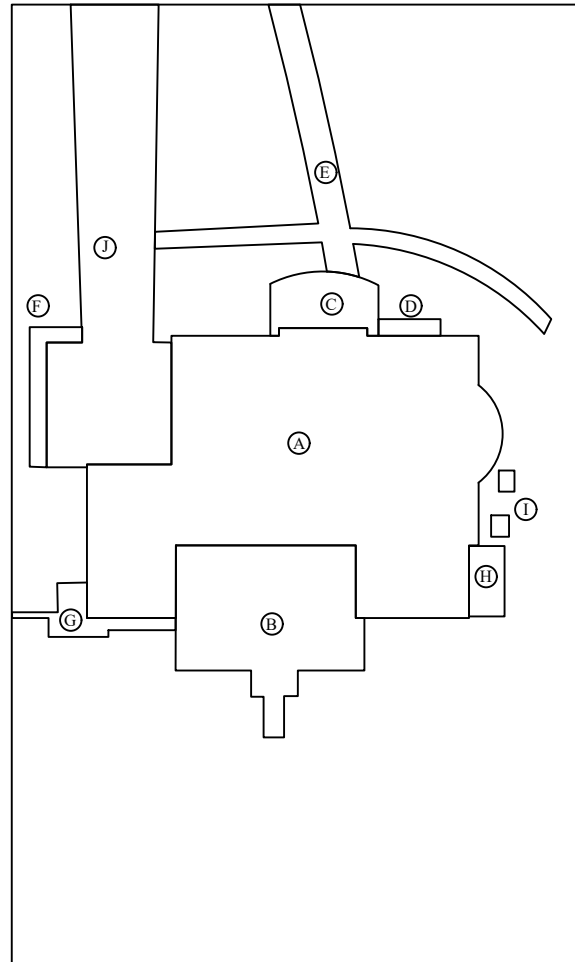
ARCHITECT  
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**Additions & Alterations to**  
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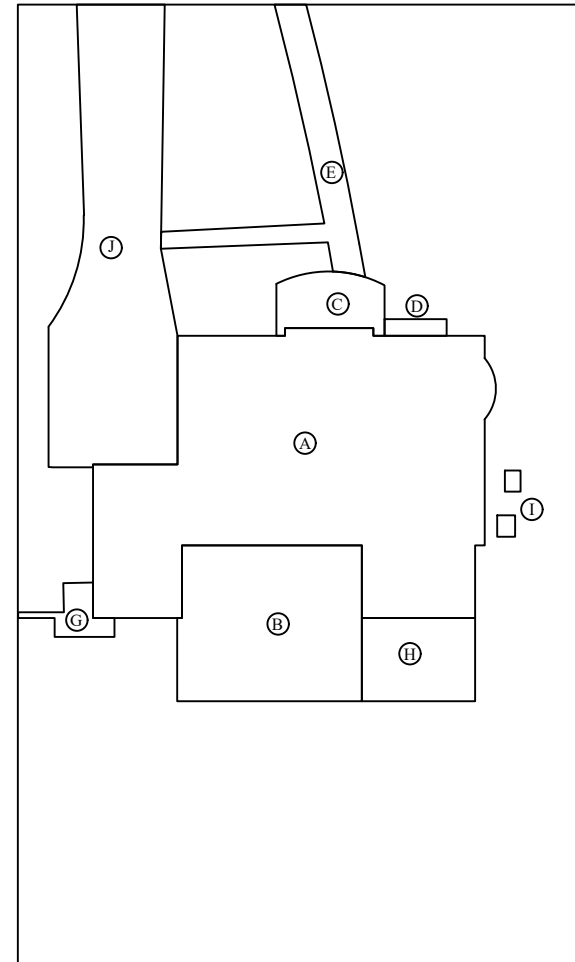
DRAWING TITLE  
**Proposed North Elevation**

DATE  
03-27-2022  
 SCALE  
3/16" = 1'-0"  
 DRAWING NUMBER  
**A-5**

BUILDING COVERAGE WORKSHEET			
A	Area calculated in AutoCad	1496.44	Existing House
B	Area calculated in AutoCad	424.27	Existing Patio
C	Area calculated in AutoCad	98.03	Existing Steps
D	Area calculated in AutoCad	17.51	Existing Window Well
E	Area calculated in AutoCad	255.55	Existing Walkway
F	Area calculated in AutoCad	49.46	Existing Wall
G	Area calculated in AutoCad	54.85	Existing Steps & Walkway
H	Area calculated in AutoCad	42.39	Existing Patio
I	Area calculated in AutoCad	12.00	Existing AC condensers
<b>TOTAL</b>		<b>2438.50</b>	
<b>LOT SIZE</b>		<b>9375.00</b>	
<b>BUILDING COVERAGE</b>		<b>26.01</b>	%
<b>MAX. ALLOWED COVERAGE</b>		<b>22.50</b>	%
USABLE SPACE WORKSHEET			
A	Area calculated in AutoCad	1496.44	Existing House
B	Area calculated in AutoCad	424.27	Existing Patio
C	Area calculated in AutoCad	98.03	Existing Steps
D	Area calculated in AutoCad	17.51	Existing Window Well
E	Area calculated in AutoCad	255.55	Existing Walkway
F	Area calculated in AutoCad	49.46	Existing Wall
G	Area calculated in AutoCad	54.85	Existing Steps & Walkway
H	Area calculated in AutoCad	42.39	Existing Patio
I	Area calculated in AutoCad	12.00	Existing AC condensers
J	Area calculated in AutoCad	715.49	Existing Driveway
<b>TOTAL</b>		<b>3165.99</b>	
<b>LOT SIZE</b>		<b>9375.00</b>	
<b>SITE COVERAGE</b>		<b>33.77</b>	%
<b>USABLE OPEN SPACE</b>		<b>6209.01</b>	
<b>MORE THAN 55% REQUIRED</b>		<b>66.23</b>	%



Existing Building Coverage & Usable Open Space Calculations



BUILDING COVERAGE WORKSHEET			
A	Area calculated in AutoCad	1476.36	Existing House
B	Area calculated in AutoCad	481.93	New House Addition
C	Area calculated in AutoCad	98.03	Existing Steps
D	Area calculated in AutoCad	17.51	Existing Window Well
E	Area calculated in AutoCad	193.68	Existing Walkway
G	Area calculated in AutoCad	41.00	Existing Steps
H	Area calculated in AutoCad	159.79	New Patio
I	Area calculated in AutoCad	12.00	Existing AC condensers
<b>TOTAL</b>		<b>2468.30</b>	
<b>LOT SIZE</b>		<b>9375.00</b>	
<b>BUILDING COVERAGE</b>		<b>26.33</b>	%
<b>MAX. ALLOWED COVERAGE</b>		<b>22.50</b>	%
USABLE SPACE WORKSHEET			
A	Area calculated in AutoCad	1476.36	Existing House
B	Area calculated in AutoCad	481.93	New House Addition
C	Area calculated in AutoCad	98.03	Existing Steps
D	Area calculated in AutoCad	17.51	Existing Window Well
E	Area calculated in AutoCad	193.68	Existing Walkway
G	Area calculated in AutoCAD	41.00	Existing Steps
H	Area calculated in AutoCAD	159.79	New Patio
I	Area calculated in AutoCad	12.00	Existing AC condensers
J	Area calculated in AutoCAD	773.89	Existing Driveway
<b>TOTAL</b>		<b>3254.19</b>	
<b>LOT SIZE</b>		<b>9375.00</b>	
<b>SITE COVERAGE</b>		<b>34.71</b>	%
<b>USABLE OPEN SPACE</b>		<b>6120.81</b>	
<b>MORE THAN 55% REQUIRED</b>		<b>65.29</b>	%

Proposed Building Coverage & Usable Open Space Calculations



OWNER

Aaron & Lauren Bruker

ARCHITECT

**JOHN L. DOWNS**  
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Additions & Alterations to  
 24 Sturgis Road  
 Bronxville, NY

DRAWING TITLE

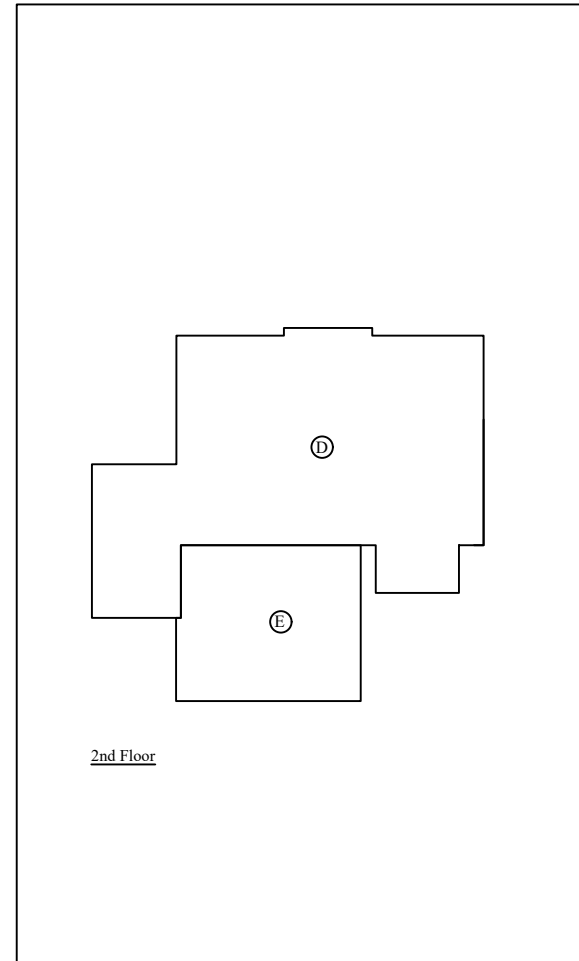
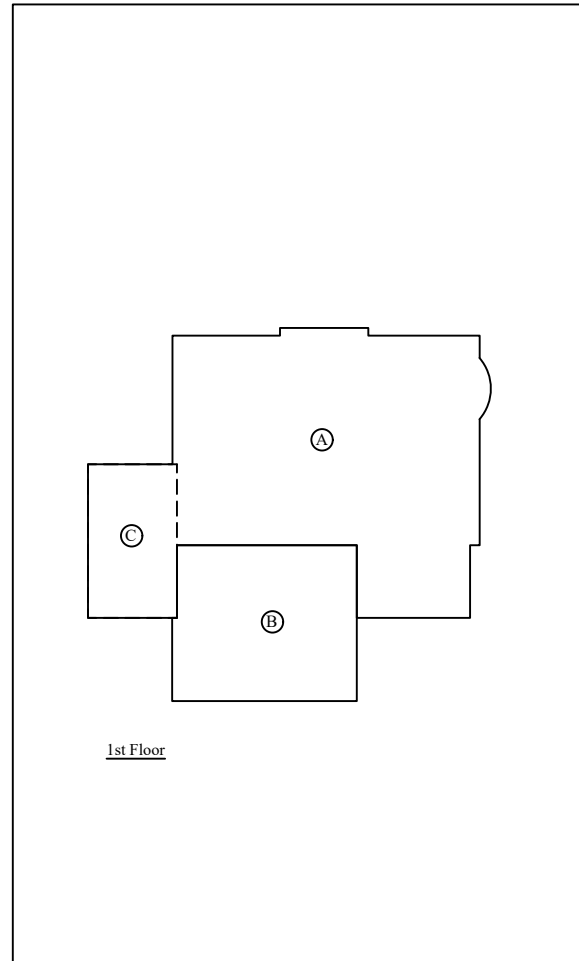
**Building Coverage &  
 Usable Open Space  
 Calculations**

DATE 03-27-2022

SCALE

DRAWING NUMBER

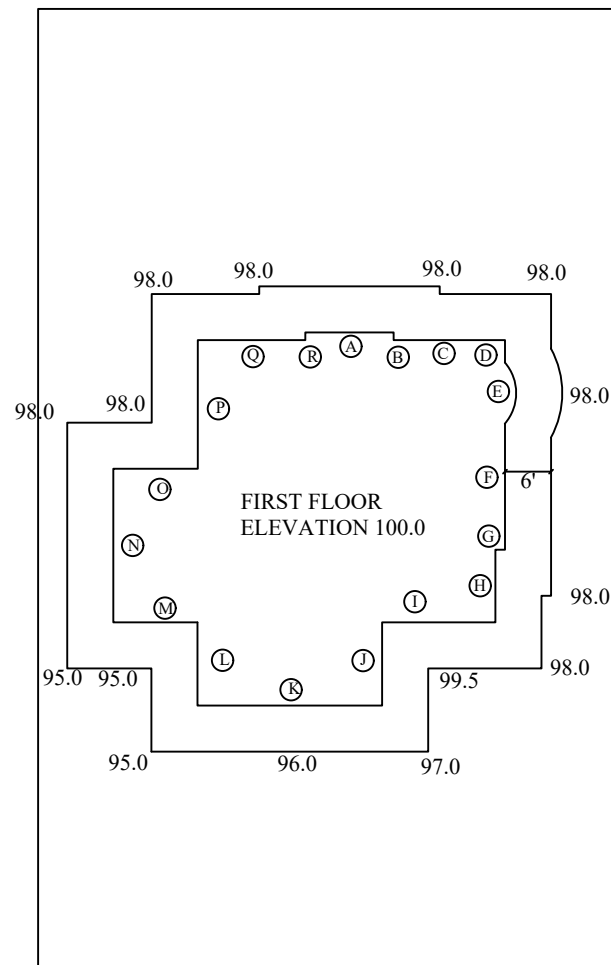
**C-1**



FLOOR AREA RATIO (F.A.R.) WORKSHEET			
A	AREA CALCULATED IN AUTOCAD	1476.360	Existing house
B	AREA CALCULATED IN AUTOCAD	481.930	New addition
C	AREA CALCULATED IN AUTOCAD	-231.660	Garage credit
Subtotal 1st floor		<b>1726.630</b>	
D	AREA CALCULATED IN AUTOCAD	1395.940	Existing house
E	AREA CALCULATED IN AUTOCAD	481.930	Existing house
Subtotal 2nd floor		<b>1877.870</b>	
<b>TOTAL F.A.R.</b>			<b>3604.50</b>
Lot Area 9,375 sf			
.384 F.A.R. Less than allowable 3,621.09 sf (.386 FAR)			







**GRADE PLANE WORKSHEET**

WALL DESIGNATION	LOWEST or AVERAGE ELEVATION	WALL LENGTH	WEIGHTED PERIMETER
A	98 X	11.50	1127.00
B	98	1.00	98.00
C	98	14.50	1421.00
D	98	3.00	294.00
E	98	8.75	857.50
F	98	16.30	1597.40
G	98	1.25	122.50
H	99.5	9.50	945.25
I	99.5	14.75	1467.63
J	96	10.90	1046.40
K	95	24.00	2280.00
L	95	10.90	1035.50
M	96	11.00	1056.00
N	98	20.00	1960.00
O	98	11.00	1078.00
P	98	16.75	1641.50
Q	98	1.00	98.00
R			
SUBTOTAL MAIN HOUSE			186.10 18125.68

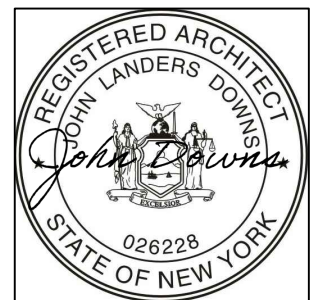
GRADE PLANE ELEVATION = TOTAL WEIGHTED PERIMETER / TOTAL WALL LENGTH = 97.40

First floor elevation 100.00 - 97.4 = 2.60      100.00 minus      97.40      2.60

Grade plane elevation is less than 6 feet below first floor elevation.

Finished grade is not more than 6 feet below first floor elevation for more than 50% of the total building perimeter.

Finished grade is not more than 12 feet below first floor elevation at any point.



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Bronxville, NY

DRAWING TITLE

Grade Plane Calculations

DATE 03-27-2022

SCALE

DRAWING NUMBER

C-3