



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

Current condition of site: (Building; Brush; ect.) Parking lot, Pedestrian paths and stairs, and landscape areas

Estimated cost of proposed improvements: \$ 427,000.00

Anticipated increase number of Residents; Shopper; Employees; ect. No increase

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.)

A new decorative precast concrete block retaining wall with decorative railing is proposed on the east side of the parking area. The wall will be approx. 120 feet in length and will vary in height from 6" up to about 7 feet.

Owners Name: Tim Reidy

Owners Signature: Tim Reidy Date: 5/8/21

**ESCROW AGREEMENT FOR PROFESSIONAL CONSULTATION FEES**

The undersigned does hereby agree to the following:

1. I (we) am (are) the owner(s) of premises located at the street address and identified on the tax maps as noted below, for which an application is being submitted to the Village of Bronxville:

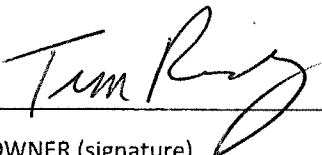
\* Street Address 25 SAGAMORE ROAD, BRONXVILLE, NY 10708

\* Section: 11, Block: 6, Lot: 4

2. I understand and agree that there are certain fees for which I am responsible in conjunction with said application.
3. I understand that the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Board may seek the services of planning, engineering, environmental, legal, or other technical consultants or professionals as deemed necessary by the Board(s) to review my application. I will be responsible for any and all costs incurred by the Village for such consultations and professional opinions at the prevailing hourly rate agreed upon by the Village. Charges made by such consultants shall be in accord with charges usually made for such services in Westchester County. I understand that no employee of the Village or any member of the Village Board, Planning Board, Zoning Board of Appeals or Design Review Board can advise me, in advance, of what the total consulting fees might be.
4. Upon submission of my application, I shall provide a minimum retainer of \$5,000.00 up to a maximum initial amount as required by the Planning Board depending on the scope of proposed work, payable to the Village of Bronxville, to be held in escrow and applied toward the payment of consulting and professional fees incurred by the Village with regard to my application. When the balance of the escrow account is \$2,500.00 or less, I shall deposit additional retainer funds into the escrow account so that the minimum balance in said account is never less than \$5,000.00. Upon request, the Village shall provide me with a statement indicating expenses incurred and the amount of monies withdrawn from said account.
5. I understand that if I withdraw my application prior to any action being taken by the Village Board, Planning Board, Zoning Board of Appeals or Design Review Committee, I am still responsible for any expenses incurred by the Village with regard to my application prior to such withdrawal.
6. I understand that if at any time the minimum balance in said escrow account falls below \$1,000.00 and is not replenished prior to the next scheduled meeting on the application, the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Committee may suspend the review of my application and/or the Village Engineer may refuse to issue permits and/or certificates with regard to the premises, unless the Village has been advised by the consultant that no additional charges will accrue.

7. I understand that when it has been determined by the Village that all final charges against the escrow account established for my application have been paid, the remaining balance in the account, if any, shall be returned to the owner.
8. I understand that if there are still outstanding consulting fees relative to my application at the termination of the review process, the Village will pursue all legal options to retrieve such fees.
9. I understand that the imposition of escrow account fees are in addition to, and not in place of, other fee schedules currently in force.
10. All correspondence from the Village regarding the escrow account established for my application shall be addressed to:

Name: Steven A. Accinelli, Esq., c/o Veneruso, Curto, Schwartz & Curto, LLP  
Address: 35 East Grassy Sprain Road, Suite 400  
City: Yonkers  
State: New York Zip: 10710  
Phone: 914-779-1100  
Fax: 914-779-0369  
Email: saccinelli@vcsclaw.com

  
OWNER (signature) \_\_\_\_\_ OWNER (signature) \_\_\_\_\_

Gramatan Court Apartments, Inc. By: Tim Reidy, President  
OWNER (print name) \_\_\_\_\_ OWNER (print name) \_\_\_\_\_

Dated: May 2021

Dated: 5/15/21

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

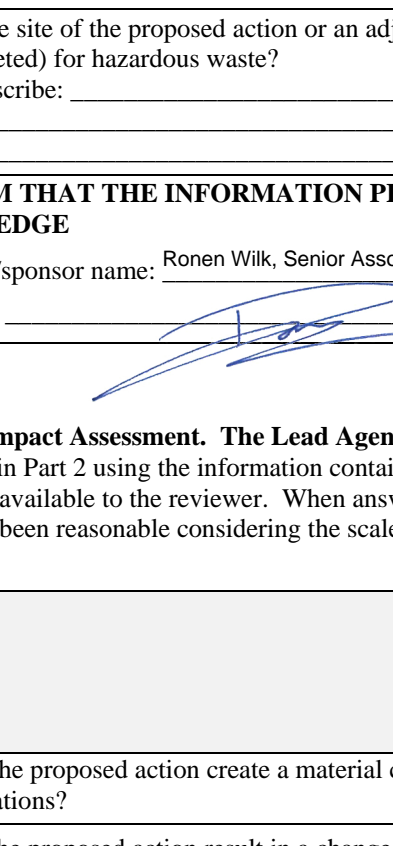
**Instructions for Completing**

**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: GRAMATAN COURT PARKING LOT RENOVATION			
Project Location (describe, and attach a location map): 25 SAGAMORE ROAD, BRONXVILLE NY 10708			
Brief Description of Proposed Action: Renovation of existing parking lot area including asphalt paving, stairways, paths, public outdoor areas and landscaping			
Name of Applicant or Sponsor: Peter Gisolfi Associates LLP/ Ronen Wilk		Telephone: 914-478-3677	
		E-Mail: <a href="mailto:rwilk@petergisolfiassociates.com">rwilk@petergisolfiassociates.com</a>	
Address: 566 Warburton Avenue			
City/PO: Hastings-on-Hudson		State: NY	Zip Code: 10706
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.			<b>NO</b>
			<b>YES</b>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<b>NO</b>
			<b>YES</b>
3.a. Total acreage of the site of the proposed action?		_____ 0.5 acres	
b. Total acreage to be physically disturbed?		_____ 0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ N/A acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Religious			
<input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Ronen Wilk, Senior Associate, Peter Gisolfi Associates LLP</u>		Date: <u>04/23/21</u>
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**



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

**PLAN REVIEW COMMENTS**

**APPLICATION NUMB:** ALT 048-21  
**DATE RECEIVED:** March 17, 2021  
**LOCATION:** 25 Sagamore Road  
**SBL:** 11./6/4  
**APPLICANT NAME:** Gramatan Court Apartments, Inc  
**APPLICANT ADDRESS:** Ferrara Management Assoc  
80 Business Park Drive Ste 307  
Armonk, NY 10504

**DESCRIPTION OF WORK :** Renovation of existing parking lot area including asphalt paving, stairways, paths, public outdoor area relocation of garbage collection shed and landscaping.

**DISAPPROVED April 8, 2021, 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**

Application Review - ALT 048-21 25 Sagamore Road Driveway reconfiguration  
Plans dated as received 3/16/21

1) Zoning Review -

a) as per Village of Bronxville Municipal Code Section "§ 310-26 Site plan approval  
A. Site plan approval required. Pursuant to § 7-725-a of the Village Law, no land shall be cleared or altered; nor shall any building or other structure be constructed, demolished, moved, externally altered or enlarged; nor shall any watercourse, floodplain or wetlands be diverted, dredged or filled; nor shall the use of any land, building or other structure be changed; nor shall any building or other use permit be issued, except in accordance with final approval of a site plan granted by the Planning Board pursuant to this article;" referral to Village of Bronxville Planning Board is required for an amended site plan approval for the proposed driveway reconfiguration.

b) approved number of units in buildings that are served by this parking area - 21-23 Sagamore Road (23 units) and 25 Sagamore Road (20 Units) = 43 Units total

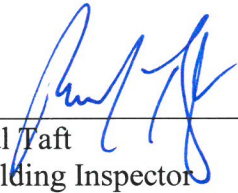
e) ~~As per Village of Bronxville Municipal Code Section "310-12 J. Off street parking. For dwellings for two or more families there shall be provided on the lot paved off street parking space or garage space or both, sufficient in area for the parking at one time of not less than 1 1/2 times as many passenger vehicles as there are dwelling units on the lot. All required~~

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

open parking spaces shall be individually identified by means of pavement markings. No parking space shall be located in any front yard or within three feet of any lot line in side or rear yards. Wherever space is provided for the parking of four or more vehicles, such space shall be screened by a substantial solid wall or fence or thick hedge 6 1/2 feet in height above the average finished grade of the parking area. The parking of motor vehicles within 15 feet of any wall or portion thereof of a two or more family dwelling, which wall contains legal windows (other than legal bathroom or kitchen windows) with a sill height of less than eight feet above the level of said parking space, is prohibited." 1 1/2 times dwelling units = minimum # of required parking spaces — minimum required parking spaces = 65; existing number of parking spaces 35 total — proposed number of parking spaces = 25. Referral to zoning for a variance of 40 parking spaces is required. Variance for the deletion of screening also is required.

d) Details concerning accessible parking requirements shall be provided

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.

  
\_\_\_\_\_  
Paul Taft  
Building Inspector

CC: Gramatan Court Apartments, Inc



April 26, 2021

Mr. Paul Taft  
Building Inspector  
Village of Bronxville Department of Buildings  
200 Pondfield Road  
Bronxville, NY 10708

**Re:** Application No.: ALT 048-21  
Job Location: 25 Sagamore Road  
SBL: 11./6/4  
Description: Renovation of Existing Parking Lot Area.

Dear Mr. Taft:

I am writing on behalf of the Gramatan Court Condominium Board to address the issues raised in your refers letter dated March 17, 2021.

1. In response to item c) in your letter regarding non-compliance with the Village of Bronxville Municipal Code Section 310-12-J concerning the required number of parking please refer to the attached building permit dated 12/01/1981 for the same parking lot we are now seeking to renovate. The permit was issued for a construction of a parking lot with 29 parking spaces. The current renovation plans call for a total of 32 parking spaces with additional two spaces for guests totaling 34 spaces. Given that prior building permit was issued for this parking lot with non-compliant number of parking spaces we respectfully request that the requirement for parking spaces outlined in the Village of Bronxville Municipal Code Section 310-12-J be waived for the renovation of the parking lot at 25 Sagamore Road which is accessed from Kensington Road.
2. In response to item c) in your letter regarding the requirement for screening of parking spaces as outlined in the Village of Bronxville Municipal Code Section 310-12-J we are proposing the installation of Arborvitae planted hedge on the north, south and west sides of the proposed lot. The planted screening is shown on drawing L-400 in the attached revised drawings set where the number, size and type of plants are indicated.
3. In response to item d) in your letter regarding accessible parking requirements please review our response below:

The scope of the project at 25 Sagamore Road involves the renovation of the existing 32 space parking lot which does **not** currently contain any accessible parking spaces. The parking lot is accessed from Kensington Road. There are no alterations proposed to the existing building or for access to the existing building.

The existing building is not accessible. It is a walk-up building with no elevators. Access to the building from the Kensington Road parking lot is through exterior stairs with elevation range between 7' and 24' above the parking lot surface.

As per 2020 NYSEBC, Section R305.10 Off-street parking lots (NY Amendment) it states,

[NY] Section R305.10 Off-street parking lots. Accessible parking complying, with Section 1102.1 and 1106 of the Building Code of New York State shall be provided within a six-month period of time when performing any of the following categories of work in an off-street parking lot:

- a. Repave, reseal, or repaint more than half of the total number of parking spaces in an off-street parking lot, which contains designated accessible parking spaces,
- b. Repave, reseal, or repaint more than half of the total number of designated accessible parking spaces in an off-street parking lot; or
- c. Creates designated accessible parking spaces in an off-street parking lot.

Since the parking lot does **not** contain existing designated accessible parking spaces, nor creates **new** designated accessible spaces, and does not include any work to the existing building, our belief is that the current parking lot repaving project is not required to provide accessible parking spaces.

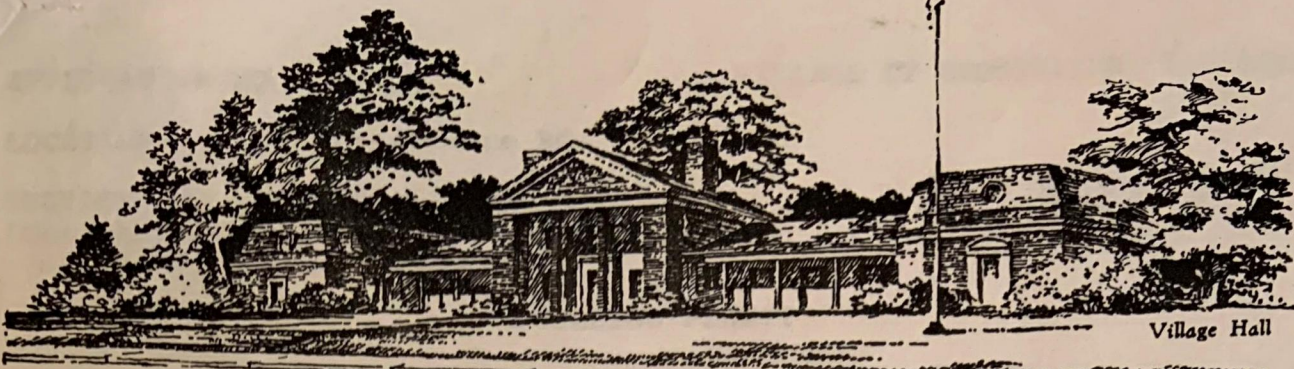
I hope that we have adequately addressed your concerns regarding compliance of the proposed parking lot with Village of Bronxville Municipal Code and other requirements and codes.

Please get back to us with any questions or comments,

Sincerely,



Michael Tribe, AIA, LEED AP, BD + C  
Partner



Village of Bronxville

New York

Tel. 337-6500

Office of Superintendent of Public Works

CERTIFICATE OF OCCUPANCY

(Alteration Work)

THIS CERTIFIES that the Parking Area for the Apt. Building  
25-29 Sagamore Road

in Section 11, Block 6, Lot 4, (Assessment Map of the Village of Bronxville), and altered under a permit granted on Application Number Alt. 31-81 conforms to the approved plans, specifications and any amendments thereto which formed part of said application and to the requirements of the Building Code and Zoning Ordinance of the Village of Bronxville.

12-1-1981

*Joseph L. Palumbo*  
Joseph L. Palumbo

SUPERINTENDENT OF BUILDINGS

*g*

APPLICATION NO. 31-81

VILLAGE OF BRONXVILLE, NEW YORK

LOCATION 23 & 29 Sagamore Rd.

SECTION 11 BLOCK 6 LOT 4  
(Designated on the Official Tax Map  
of the Village of Bronxville)

PERMIT NUMBER  
No. 1088

BUILDING PERMIT

(This permit and a set of approved plans and specifications must be prominently displayed on the job site until the work authorized hereby is fully completed)

Permission is hereby granted to:

Gramatan Court Apartments, Inc.  
C/O Lawrence Management, Inc.  
4 Valley Road  
Bronxville, N.Y. 10708

to perform the work described in the above-numbered application and in the related approved plans and specifications. All work performed under this permit is subject to any conditions set forth on the reverse side hereof and must be done in accordance with the New York State Building Construction Code.

This permit does not permit the use of any street, sidewalk or other public place for storage of materials.

Unless extended in writing, this permit expires one year from its date of issuance in the event that a substantial amount of construction has not then commenced and also expires two years from its date of issuance unless all work has been completed and a Certificate of Occupancy has been issued.

Date: 12-1-1981

Joseph L. Colombe  
Superintendent of Buildings

a. Existing use and occupancy, by story \_\_\_\_\_

\_\_\_\_\_  
PARKING LOT  
\_\_\_\_\_  
\_\_\_\_\_

b. Proposed use and occupancy, by story \_\_\_\_\_

\_\_\_\_\_  
PARKING LOT  
\_\_\_\_\_  
\_\_\_\_\_

(Indicate in each case the number of dwelling units, if any)

VILLAGE OF BRONXVILLE, NEW YORK  
APPLICATION FOR BUILDING PERMIT

This application MUST be TYPEWRITTEN and submitted in DUPLICATE to the Superintendent of Buildings and accompanied by TWO complete sets of plans and specifications, including a plot plan, conforming to the requirements of Section 2-5(d) of Chapter 2 of the Code of the Village of Bronxville, New York, unless some or all of such requirements are waived in writing by the Superintendent of Buildings.

If this application is approved, the Superintendent of Buildings will issue a Building Permit to the applicant together with one approved set of plans and specifications. None of the work proposed in this application may be commenced prior to the issuance of a Building Permit.

APPLICATION IS HEREBY MADE to the Superintendent of Buildings of the Village of Bronxville, New York for the issuance of a Building Permit to construct, alter, move, demolish or change the nature of occupancy of a building or other structure in accordance with the New York State Building Construction Code, as set forth below.

1. Address of premises: <sup>23&25</sup> ~~24~~ Kensington Road - Entrance to Parking Lot  
(Number and street)

designated on the Official Tax Map of the Village of Bronxville as Section 11, Block 6, Lot 4.

2. Use and occupancy of premises:

a. Existing use and occupancy, by story \_\_\_\_\_

PARKING LOT

b. Proposed use and occupancy, by story \_\_\_\_\_

PARKING LOT

(Indicate in each case the number of dwelling units, if any)



3. Nature of proposed work (check as applicable):

- Constructing new building or structure
- Altering existing ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ PARKING LOT
- Moving existing building or structure
- Demolishing existing building or structure
- Changing nature of occupancy of existing building or structure

(Set forth below a description of the exact work proposed and, if such work involves any structural alteration, identify all structural elements affected thereby) REDESIGN PARKING LOT TO ACCOMMODATE 28 PARKING SPACES PLUS ONE SUPERINTENDENT SPACE  
- TOTAL 29 SPACES.

4. Construction classification of building or structure (see New York State Building Construction Code):

- (a) Existing ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ PARKING LOT
- (b) Proposed ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ PARKING LOT

5. Zoning district in which premises are situated: RC

6. Does the proposed work violate in any way any zoning law or any other law, rule or regulation applicable to the construction, alteration, moving or demolition of buildings or other structures? NO If so, explain.

7. Will all electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board of Fire Underwriters? No If not, explain.

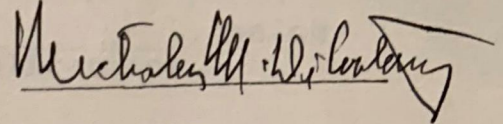
NO ELECTRICAL WORK INVOLVED

8. Estimated cost of proposed work: \$ 4,800. Required fee of \$ 15.00 submitted herewith, being \$ 3.00 per \$1,000 of estimated cost.

9. Name of Compensation Insurance Carrier United States Fire Ins. Co.  
Number of Policy 408-20-46-38  
Date of Expiration 9/19/82

The applicant hereby consents to permit the Superintendent of Buildings and any person authorized by him to enter without a search warrant in the manner prescribed in Section 2-13 of Chapter 2 of the Code of the Village of Bronxville, New York upon the premises where the work proposed hereby is to be conducted.

Signature by or on behalf of Applicant: \_\_\_\_\_



Name of Applicant: GRAMATAN COURT APARTMENTS, INC.

Address of Applicant: c/o LAWRENCE MANAGEMENT, INC.  
4 Valley Road, Bronxville, New York 10708

Telephone No. of Applicant: 337-0400

The full names, addresses and telephone numbers of every person known to be interested in the premises or the work proposed hereby are as follows:

OWNER (Name) GRAMATAN COURT APARTMENTS, INC.  
(Address) c/o LAWRENCE MANAGEMENT, INC.  
(Telephone) 4 Valley Road, Bronxville, New York 10708  
337-0400

ARCHITECT (Name) \_\_\_\_\_  
(Address) -NONE-  
(Telephone) \_\_\_\_\_ Lic. No. \_\_\_\_\_

ENGINEER (Name) -NONE-  
(Address) \_\_\_\_\_  
(Telephone) \_\_\_\_\_ Lic. No. \_\_\_\_\_

CONTRACTOR (Name) DUNWOODIE NURSERIES  
(Address) 6 SMART AVENUE, YONKERS, NEW YORK  
(Telephone) YO5-1473

LESSEE (Name) N/A  
(Address) \_\_\_\_\_  
(Telephone) \_\_\_\_\_

FOR OFFICE USE ONLY

Date Received

Application No.

Notes

12-1-81

ALT-31-81

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) : ss.:

Nicholas M. DiCostanzo, being  
(Name of individual signing application)  
duly sworn, deposes and says that:

1. (He) (She) is  owner of the premises described above or, if such owner is a corporation, an officer thereof;  
 Other (specify) Agent for and Assistant Secretary of the Corporation;
2. (He) (She) is duly authorized to make and file this application; and
3. To the best of (his) (her) knowledge, information and belief, all statements contained in this application are true, complete and correct.

Subscribed and sworn to before me  
this 1st day of December, 1981.

Florence M. Gately  
Notary Public  
FLORENCE M. GATELY  
Notary Public, State of New York  
No. 4699407  
Qualified in Westchester County  
Commission Expires March 30, 1983

NOTE: If this application is not filed by the owner of the premises, a separate affidavit satisfying the requirements of Section 2-5(c) of Chapter 2 of the Code of the Village of Bronxville, New York must be filed with this application.

## MEMORANDUM

To: Gary Reetz, Chairman, and the Village of Bronxville Planning Board

Date: June 23, 2021

Subject: **Gramatan Court Parking Lot Renovation – 25 Sagamore Road – Site Development Application**

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As requested, we have reviewed a Site Development Application form dated 5/8/21; Part 1 of a Short Environmental Assessment Form (EAF) dated 4/23/21; and a set of plans generally entitled, "Gramatan Court Parking Lot Renovation," prepared by Peter Gisolfi Associates, LLP, dated 4/30/21.

### **Project Description**

The Applicant is proposing a renovation to the existing 32-space parking lot to a 34-space parking lot. The redesign will result in a 1,900 square foot reduction in impervious surface on the site, the relocation of 2 curbs cuts, and the installation of a new sidewalk, landscaping and other site features. The site is located in the Residence C zoning district.

### **Review Comments**

1. Site Design. The Applicant has proposed to provide the new trash enclosure in an area adjacent to Kensington Road. As discussed with the Applicant at the June 4, 2021 site meeting, an alternative layout should be provided for the Board's review that locates the enclosure towards the center of the parking lot.
2. Landscaping. We have reviewed the proposed landscaping plant list and find that the species and size of the trees and shrubs at planting are acceptable. However, there are several plantings shown on the site plan that have not been identified. Specifically, the species located adjacent to the trash enclosure. The plans should be revised to identify the location of all proposed plantings.
3. Fence Detail. The fence details should be revised to note the color and material of the proposed fencing.
4. Sight Distance Analysis. Our office reached out to the Applicant on June 16, 2021 to request a Stopping Sight Distance (SSD) analysis of each driveway. The speed to be used should be the posted speed limit plus 10 MPH. The analysis should be based on the standards provided in "A Policy on Geometric Design of Highways and Street" published by AASHTO,

2018. As soon as this information is received, we will review it and provide the Board with any comments that we may have.

5. State Environmental Quality Review Act (SEQRA). The Short EAF does not indicate the presence of any environmental issues that would be affected by the proposed site plans.

We look forward to discussing this project with you.

Sarah L. Brown, AICP  
Senior Planner

cc: Paul Taft, Building Inspector

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April 29, 2021

Mr. Gary Reetz, Chairman,  
Village of Bronxville Planning Board  
200 Pondfield Road  
Bronxville, NY 10708

**Re:** Application No.: ALT 048-21  
Job Location: 25 Sagamore Road  
SBL: 11./6/4  
Description: Renovation of Existing Parking Lot Area.

Dear Mr. Reetz:

I am writing on behalf of the Gramatan Court Condominium Board to address third party review comments by Hardesty & Hanover dated June 23, 2021.

1. In response to comment No. 1 the trash enclosure area was moved to the northeast corner of the parking lot further away from the street.
2. In response to comment No. 2, we added callouts indicating the type of all plants shown on the Planting Plan.
3. In response to comment No. 3, we are indicating on sheet L-501 fence and gate details that the trash enclosure fence will be made of Cedar Wood and will have natural cedar color.
4. In response to comment No. 4, we are enclosing the requested Stopping Sight Distance Analysis produced by Provident Design Engineering.

Please let us know if there is any additional information you may require.

Sincerely,



Ronen Wilk, RLA  
Senior Associate



7 Skyline Drive, Hawthorne, NY 10532  
Tel: (914) 592-4040 www.pderesults.com

June 29, 2021

Ronen Wilk, RLA  
Peter Gisolfi Associates  
566 Warburton Avenue  
Hastings on Hudson, NY 10706

RE: Sight Distance Analysis  
Gramatan Court Apartments  
Kensington Road, Village of Scarsdale, Westchester County, NY

Dear Mr. Wilk:

Provident Design Engineering, PLLC (PDE), a licensed Professional Engineering Firm in the State of New York, has performed a Sight Distance Analysis, as it pertains to the proposed relocated driveways for the Gramatan Court Apartments in the Village of Bronxville, New York. The site is currently served by two driveways along Kensington Road. The proposed relocated driveways would be shifted slightly to enhance vehicular operations and safety. As part of the relocation, the Village Traffic Engineering Consultant requested a Sight Distance Analysis be performed in accordance with the American Association of State Highway Transportation Officials (AASHTO), publication entitled "A Policy on Geometric Design of Highways and Streets", 7<sup>th</sup> Edition.

The posted speed limit along the subject portion of Kensington Road is 30 MPH, this would typically equate to a Design Speed of 35 MPH without any available speed data. The Village's Traffic Engineering Consultant requested a Design Speed of 40 MPH be evaluated. It is noted that the northbound Kensington Road approach has a posted speed limit warning sign of 20 MPH. Additionally, representatives of PDE performed speed measurements in the field and determined the 85<sup>th</sup> Percentile Speeds in the northbound and southbound directions were 26 MPH and 28 MPH, respectively. Based on the foregoing, it is the opinion of PDE that a 30 MPH Design Speed should be utilized in evaluating the Stopping Sight Distance. The AASHTO recommended Stopping Sight Distance for a 30 MPH Design Speed is 200 feet.

The attached Figure illustrates the five sight lines investigated at each driveway. When measuring the Stopping Sight Distance, the elevation for a driver's eye height is recommended to be 3.5 feet and they should be able to see an object in the Kensington Road at the same elevation. AASHTO indicates that almost all U.S. passenger vehicle distances from front end of vehicle to driver's eye is 8 feet. Therefore, the proposed sight line measurements can be performed at 8 feet setback along the driveway from the edge of travelway on Kensington Road. The following Table provides a summary of the measured Stopping Sight Distances at each driveway location:

<b>MEASURED SIGHT DISTANCE SUMMARY TABLE</b>		
<b>Sight Line</b>	<b>Measured Sight Distance (Feet)</b>	
	<b>Northern Driveway</b>	<b>Southern Driveway</b>
Sight Line 1	289	416
Sight Line 2	369	279
Sight Line 3	359	450
Sight Line 4	387	236
Sight Line 5	366	276

As can be seen in the Table above all measured Sight Distances will exceed the minimum Stopping Sight Distance for 30 MPH (200 feet). Any vegetation planted in the sight lines will need to be low profile or low caliper/high canopy to not obstruct the necessary sight lines.

Based on the foregoing, it is the professional opinion of Provident Design Engineering that the proposed driveway locations will adequately provide the necessary sight lines to meet the minimum Stopping Sight Distance for a 30 MPH design speed in accordance with AASHTO criteria. Should you wish to discuss any aspect of this letter, please feel free to contact me at 914.367.0204 or via email at [cholt@pderesults.com](mailto:cholt@pderesults.com).

Very truly yours,

**Provident Design Engineering, PLLC**

*Carlito Holt*

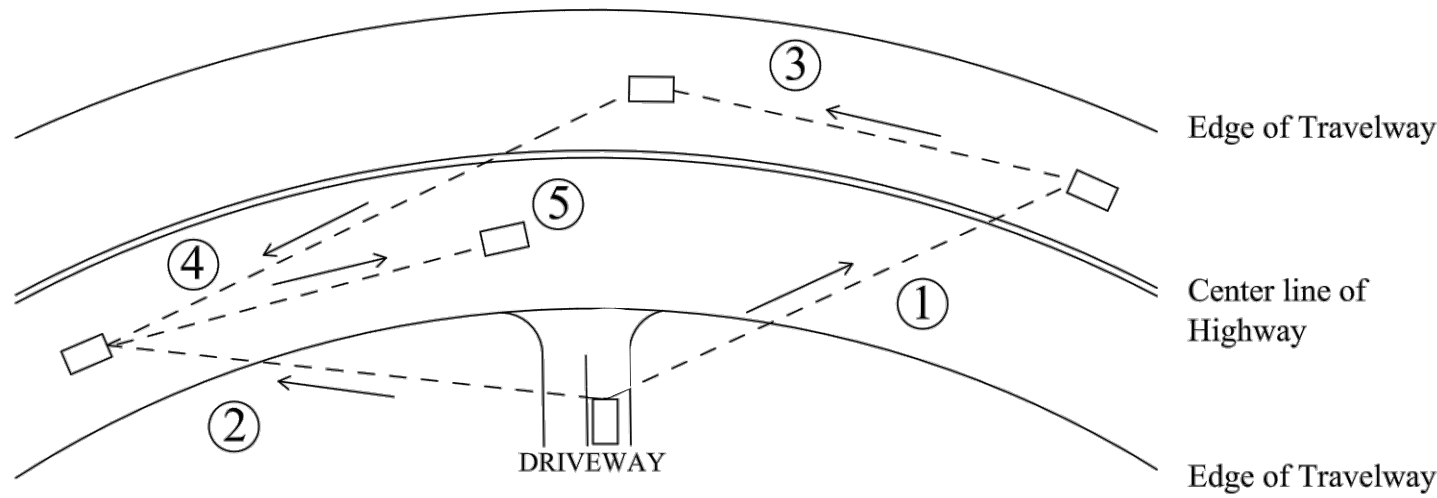
Carlito Holt, P.E., PTOE  
Managing Partner



ATTACHMENT

AASHTO SIGHT LINE FIGURE

# AASHTO SIGHT LINE DIAGRAM





**AFFIDAVIT OF PUBLICATION  
FROM**

**State of Wisconsin  
County of Brown, ss.:**

On the 17 day of May in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Roston, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Nicholas Roston being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

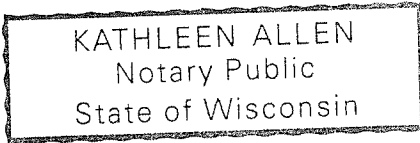
**Zone:**  
Westchester

**Run Dates:**  
05/17/2021

[Signature]  
Signature

Sworn to before me, this 17 day of May, 2021

[Signature]  
Notary Public. State of Wisconsin. County of Brown



1-7-25  
My commission expires  
Legend:

**WESTCHESTER:**

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**

Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

**Ad Number: 0004736796**

**VILLAGE OF BRONXVILLE DESIGN REVIEW COMMITTEE MEETING ANNOUNCEMENT  
NOTICE OF PUBLIC HEARING FOR ADJOINING PROPERTIES**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Design Review Committee of the Village of Bronxville Please join my meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/999535101> You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.) United States: +1 (408) 50-3123 - One-touch: tel:+14086503123,,999535101 #Access Code: 999-535-101 New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/999535101> All Planning/DRC submissions can be found on our website [www.villageofbronxville.com/design-review-committee](http://www.villageofbronxville.com/design-review-committee) one week prior to the meeting.

6/2/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by:  
GRAMATAN COURT / Tim Reidy

Requiring approval of a site plan of property located at the property located at:  
25 SAGAMORE ROAD, BRONXVILLE, NY 10708  
Section 11, Block 6, Lot 4

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection one week prior to the hearing on the Village of Bronxville's website: [www.villageofbronxville.com/design-review-committee](http://www.villageofbronxville.com/design-review-committee) under upcoming meeting, or by appointment in person.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing may be presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the DRC and/or Planning Board.

GRAMATAN COURT / Tim Reidy  
25 SAGAMORE ROAD, BRONXVILLE, NY 10708

4736796



**AFFIDAVIT OF PUBLICATION  
FROM**

**State of Wisconsin  
County of Brown, ss.:**

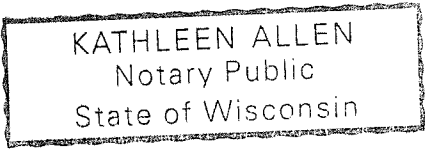
On the 17 day of May in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Beniston, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Nicholas Beniston being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

**Zone:** Westchester      **Run Dates:** 05/17/2021

[Signature]  
Signature

Sworn to before me, this 17 day of May, 2021  
[Signature]  
Notary Public. State of Wisconsin. County of Brown



1-7-25  
My commission expires  
Legend:

**WESTCHESTER:**  
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolnale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**  
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

**Ad Number: 0004736822**

**VILLAGE OF BRONXVILLE PLANNING BOARD MEETING ANNOUNCEMENT  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Bronxville. Please join the meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/990780493> You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.) United States: +1 (872) 240-3311 - One-touch: **tel:+14086503123,,999535101** #Access Code: 990-780-493 New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/990780493> All Planning submissions can be found on our website [www.villageofbronxville.com/planning-board](http://www.villageofbronxville.com/planning-board) one week prior to the meeting.

6/9/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by:

GRAMATAN COURT / Tim Reidy

Requiring approval of a site plan of property located at the property located at:

25 SAGAMORE ROAD, BRONXVILLE, NY 10708

Section 11, Block 6, Lot \_4

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection one week prior to the hearing on the Village of Bronxville's website: [www.villageofbronxville.com/planning-board](http://www.villageofbronxville.com/planning-board) under upcoming meeting, or by appointment in person.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing will be a presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the Planning Board.

GRAMATAN COURT / Tim Reidy

25 SAGAMORE ROAD, BRONXVILLE, NY 10708

4736822

# AFFIDAVIT OF MAILING FOR ZONING AND PLANNING BOARD

Name and Location of Project:

GRAMATAN COURT PARKING LOT RENOVATION

25 SAGAMORE ROAD, BRONXVILLE, NY 10708

Section 11, Block 6, Lot(s) 4

State of New York }

County of Westchester } ss:

I, CHRISTINE SUTORIOS, being duly sworn, depose and say as follows:

1. I am the agent, owner or legal representative of the referenced property.
2. I have prepared a list of property owners located within 100 feet for Zoning and 400' for Planning of the boundaries for of the referenced property, by street address and section, block and lot.
3. I have sent, by certificate of mailing, a copy of the legal notice to each and every property owner within 100 feet of the boundaries of the referenced property.
4. I have published the legal notice in a newspaper of general circulation in the Town of Eastchester on May 17, 2021, no less than 10 days prior to a Planning Board or Zoning Board of Appeals meeting.
5. I have attached the affidavit of publication from the publisher of the newspaper.
6. I understand that I must bring this signed and notarized Affidavit of Publication, along with the certificate of mailing receipts, to the Planning and Zoning Office one week prior to the meeting.

Christine Sutorios

(print name)

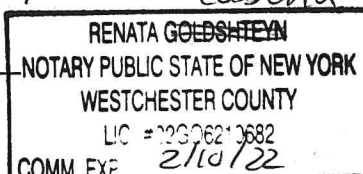
[Signature]

(signature)

Sworn to me this 27<sup>th</sup> day of May, 2021

[Signature]

Casella



# AFFIDAVIT OF MAILING FOR ZONING AND PLANNING BOARD

Name and Location of Project:

GRAMATAN COURT PARKING LOT RENOVATION

25 SAGAMORE ROAD, BRONXVILLE, NY 10708

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5. I have attached the affidavit of publication from the publisher of the newspaper.
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CHRISTINE SUTORIUS

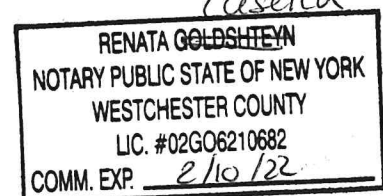
(print name)

[Signature]

(signature)

Sworn to me this 27<sup>th</sup> day of May, 2021

[Signature]





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45 SAGAMORE ROAD  
BRONXVILLE, NY 10708

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MALLEY, STEPHEN J -  
41 SAGAMORE RD  
BRONXVILLE, NY 10708

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ARMONK, NY 10504

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DRESDALE RICHARD, MICHAEL -  
15 KENSINGTON ROAD UNIT 1  
BRONXVILLE, NY 10708

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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LASH H &  
R TRUSTEES -  
10 BEECHTREE LANE  
BRONXVILLE, NY 10708

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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BRONXVILLE NY 10708

7188 2375 0000 0622 8702

BRODERICK MICHAEL -  
9 KENSINGTON RD  
BRONXVILLE, NY 10708

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street and/or PO Box # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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4249 2375 0000 0622 8702

GATEWAY KENSINGTON LLC -  
SUITE 3  
GREENWICH, CT 06831

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street and/or PO Box # \_\_\_\_\_

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LAKE AVE OWNERS, INC -  
119 MONTGOMERY AVE  
SCARSDALE, NY 10583

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street and/or PO Box # \_\_\_\_\_

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0049 2375 0000 0622 8702

PRESCOTT SQUARE REALTY LP -  
25 OTTAWA TRAIL  
BRANCHBURG, NJ 08876

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street and/or PO Box # \_\_\_\_\_

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4629 2375 0000 0622 8702

SEYMOUR JEAN LLC -  
15 KENSINGTON ROAD UNIT 1  
BRONXVILLE, NY 10708

7020 1810 0002 1612 9922

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **GLAZER DENNIS E. -**

Street or P.O. Box **UNIT-P-1**

City, State, and ZIP+4® **BRONXVILLE, NY 10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1810 0000 0990 2702

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Postmark Here

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **EDWARD FEUER REV TRUST -**

Street or P.O. Box **2 WALL STREET, FLOOR 10**

City, State, and ZIP+4® **NEW YORK, NY 100052004**

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7020 1810 0002 1612 9990

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Postmark Here

Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **KENSINGTON BUTTERFIELD LL -**

Street or P.O. Box **15 KENSINGTON ROAD # 301**

City, State, and ZIP+4® **BRONXVILLE, NY 10708**

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **PIPER SUSAN -**

Street or P.O. Box **3 RED OAK ROAD**

City, State, and ZIP+4® **BRONXVILLE, NY 10708**

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7020 1810 0002 1612 9976

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **GRAMATAN COURT -**

Street or P.O. Box **SUITE 307**

City, State, and ZIP+4® **ARMONK, NY 10504**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **GATEWAY KENSINGTON LLC -**

Street or P.O. Box **SUITE 3**

City, State, and ZIP+4® **GREENWICH, CT 06831**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **SOUTHGATE APARTMENTS INC -**

Street or P.O. Box **ARDSLEY, NY 10502**

City, State, and ZIP+4® **ARDSLEY, NY 10502**

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7020 1810 0002 1612 9952

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To **ENGLISH JOSEPH T -**

Street or P.O. Box **7 VALLEY RD**

City, State, and ZIP+4® **BRONXVILLE, NY 10708**

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **HAYES D & M -**

Street and City, State **6 BEECHTREE LA  
BRONXVILLE, NY 10708**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **LAKE AVE OWNERS INC. -**

Street and City, State **119 MONTGOMERY AVE  
SCARSDALE, NY 10583**

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **STEPHENS NICHOLAS A -**

Street and City, State **15 KENSINGTON ROAD PH2  
BRONXVILLE, NY 10708**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **BALLETTA DOMINICK -**

Street and City, State **4 FOSTER PLACE  
PLEASANTVILLE, NY 10570**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **BARATH JEFFERY S. -**

Street and City, State **UNIT 216  
BRONXVILLE, NY 10708**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **DUFFY JOHN R. -**

Street and City, State **UNIT 207  
BRONXVILLE, NY 10708**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **MATHEW VARKEY & MIRIAM -**

Street and City, State **1 MERESTONE TERRACE  
BRONXVILLE, NY 10708**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **RIVERMERE APTS., INC. -**

Street and City, State **1053 SAW MILL RIVER ROAD  
ARDSLEY, NY 10502**

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street 1700 W. 231 ST

City BRONX, NY10463

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street 9 MERESTONE TERRACE

City BRONXVILLE, NY10708

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

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Street UNIT 205

City BRONXVILLE, NY10708

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street NINA RICHTER -

City BRONXVILLE, NY10708

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street CAZZOLA R & C -

City 10 MERESTONE TER

City BRONXVILLE, NY10708

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street STARKIE, ALLAN R -

City SUITE 2300

City NEW YORK, NY10016

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street KULKARNI, DILIP -

City 2 MERESTONE TERR

City BRONXVILLE, NY10708

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street REILLY NATHAN D -

City 4 KENSINGTON RD

City BRONXVILLE, NY10708

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street #

City, St.

MIDDLETON FOLEY, JUDY -  
15 KENSINGTON ROAD # 102  
BRONXVILLE, NY10708

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street

City, St.

DILLON EILEEN M -  
UNIT 308  
BRONXVILLE, NY10708

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Pos \$

Sent To \$

Street #

City, State, ...

GATEWAY KENSINGTON LLC -  
SUITE 3  
GREENWICH, CT06831

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Pos \$

Sent To \$

Street #

City, St.

RASKE MATTHEW -  
37 SAGAMORE RD  
BRONXVILLE, NY10708

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street #

City, St.

HOGUE ANDREW C -  
4 MERESTONE TERRACE  
BRONXVILLE, NY10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Pos \$

Sent To \$

Street #

City, St.

LUGO ANDROSKY A -  
5 KENSINGTON TERRACE  
BRONXVILLE, NY10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street #

City, St.

DRUCILLA, RICHARDS -  
15 KENSINGTON ROAD # 202  
BRONXVILLE, NY10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Pos \$

Sent To \$

Street #

City, St.

CORRADINO E &  
M -  
42 SAGAMORE ROAD  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State \$

ASTURIAS LEIVA PAULA -  
2 BEECHTREE LANE  
BRONXVILLE, NY 10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State \$

TWNING, ALEXANDER G -  
PO BOX 277  
OLD LYME, CT 06371

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State \$

HEALY ANNETTE M -  
15 KENSINGTON RD, UNIT 10  
BRONXVILLE, NY 10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State, Zip+4®

WINIECKI, PHILLIP -  
15 KENSINGTON ROAD #302  
BRONXVILLE, NY 10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State, Zip+4®

JAFFE, MAX J -  
8 MERESTONE TER  
BRONXVILLE, NY 10708

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State, Zip+4®

HOWSON, KEITH -  
33 SAGAMORE ROAD  
BRONXVILLE, NY 10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State, Zip+4®

PRESCOTT SQUARE REALTY LP -  
BRANCHBURG, NJ 08876

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To \$

Street \$

City, State, Zip+4®

PARK SUSAN -  
UNIT 209  
BRONXVILLE, NY 10708

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**SMITH TYBERG TARA -**  
15 KENSINGTON ROAD # 101  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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4296 2197 2000 0187 0202

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**TUBRIDY FAMILY TRUST -**  
31 SAGAMORE ROAD  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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102E 2262 0000 0490 0540 0640 0000 0000 0000 0000

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**GARBARINI M &**  
S -  
6 KENSINGTON TERRACE  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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888 2222 0000 0490 0202 7020 0640 0000 2972 3688

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**GAZIVODA, LAZAR -**  
15 KENSINGTON ROAD #204  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**GONZALEZ, JUAN -**  
15 KENSINGTON ROAD #316  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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2684 9669 1000 0020 6102 7029 0700 0002 8396 4892

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**TUCK, JEFFREY -**  
44 SAGAMORE RD  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street and A \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**PRESCOTT SQUARE REALTY LP -**  
25 OTTAWA TRAIL  
BRANCHBURG, NJ 08876

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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7029 0700 0002 8396 4892

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

**DEVEREUX JANE H -**  
45 SAGAMORE ROAD  
BRONXVILLE, NY 10708

Sent \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Sent to  
Street and  
City, State

GATEWAY KENSINGTON LLC -  
SUITE 3  
GREENWICH, CT06831

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

BRONXVILLE NY 10708  
MAY 1 2021  
Postmark Here

71984 9668 1000 0020 6702

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Sent to  
Street  
City, State

GATEWAY KENSINGTON LLC -  
SUITE 3  
GREENWICH, CT06831

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

BRONXVILLE NY 10708  
MAY 1 2021  
Postmark Here

2484 9668 1000 0020 1701

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**OFFICIAL USE**

Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Post \$

Sent to  
Street and  
City, State

CURTIS C &  
E -  
36 SAGAMORE ROAD  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

BRONXVILLE NY 10708  
MAY 1 2021  
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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent to  
Street and  
City, State

HILLCREST OWNERS, INC. -  
SUITE 202  
ARDSLEY, NY10502

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Sent to  
Street  
City, State

SMITH MARK C -  
15 KENSINGTON ROAD #304  
BRONXVILLE, NY10708

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**OFFICIAL USE**

Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Post \$

Sent to  
Street and  
City, State

VILLAGE OF BRONXVILLE -  
VILLAGE HALL  
BRONXVILLE, NY10708

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Post \$

Sent to  
Street and  
City, State

GATEWAY KENSINGTON LLC -  
SUITE 3  
GREENWICH, CT06831

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Certified Mail Fee \$ **4.11**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent to  
Street and  
City, State

SOUSA MICHAEL -  
8 KENSINGTON TERRACE  
BRONXVILLE, NY10708

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Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To TABIB ALIA -

Street 15 KENSINGTON ROAD #215

City, State, ZIP+4® BRONXVILLE, NY 10708

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Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To PALFREY STEPHEN -

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City, State, ZIP+4® BRONXVILLE, NY 10708

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Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To KEN403LLC -

Street 15 KENSINGTON ROAD # 402

City, State, ZIP+4® BRONXVILLE, NY 10708

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**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To BIKBOV RUSLAN -

Street 35 SAGAMORE ROAD

City, State, ZIP+4® BRONXVILLE, NY 10708

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**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To BRONXVILLE TOWNHOUSE LLC -

Street 52 SAGAMORE ROAD

City, State, ZIP+4® BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7501-0200-9047 See Reverse for Instructions

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To KOBIELSKI, MACIEJ -

Street 3 MERESTONE TER

City, State, ZIP+4® BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7501-0200-9047 See Reverse for Instructions

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Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Sent To WONG ANDREW -

Street 12 BEECH TREE LANE

City, State, ZIP+4® BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7501-0200-9047 See Reverse for Instructions

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**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To MC DONAGH JANE -

Street 8 BEECHTREE LA

City, State, ZIP+4® BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7501-0200-9047 See Reverse for Instructions

2024 9698 1000 0020 6102

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**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To  
Street and  
City, State

REZAJ PETRIT A -  
1 KENSINGTON TERRACE  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

4694 9698 1000 0020 6102

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To  
Street and  
City, State

THE KATHLEEN CASPERSON -  
15 KENSINGTON ROAD 109  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

2024 9698 1000 0020 6102

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To  
Street and  
City, State

DINUCCI BENITO -  
15 KENSINGTON ROAD #315  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

2024 9698 1000 0020 6102

**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To  
Street and  
City, State

LEWIS HOLDING, LLC -  
54 LORD DAVIS LANE  
AVON, CT06001

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

2024 9698 1000 0020 6102

**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To  
Street and  
City, State

FOLEY B &  
M TRUSTEES -  
38 SAGAMORE RD  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

2024 9698 1000 0020 6102

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To  
Street and  
City, State

BUENZLE, DESIREE -  
2 KENSINGTON RD  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

2024 9698 1000 0020 6102

**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To  
Street and  
City, State

NORTHGATE APTS. INC. -  
1053 SAW MILL RIVER ROAD  
ARDSLEY, NY10502

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

2024 9698 1000 0020 6102

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ 4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To  
Street and  
City, State

GRAMGAR INC. -  
48 SAGAMORE RD  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

MAY 18 2021  
BRONXVILLE, NY  
Postmark Here

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To \$

Street and Apt

City, State, Zip

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**PRESCOTT SQUARE REALTY LP -**  
25 OTTAWA TRAIL  
BRANCHBURG, NJ08876

7029 0700 0001 8396 4618

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To \$

Street and Apt

City, State, Zip

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**SALLADA JAMES U -**  
3 KENSINGTON TERRACE  
BRONXVILLE, NY10708

7029 0700 0001 8396 4618

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To \$

Street and Apt

City, State, Zip

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**CAREY C & B -**  
10 KENSINGTON TERR.  
BRONXVILLE, NY10708

7029 0700 0001 8396 4618

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To \$

Street and Apt

City, State, Zip

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**ROSALINO J HERSTEIN -**  
15 KENSINGTON ROAD #310  
BRONXVILLE, NY10708

7029 0700 0001 8396 4618

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and Apt

City, State, Zip

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**CHRIST CHURCH -**  
17 SAGAMORE RD  
BRONXVILLE, NY10708

7029 0700 0001 8396 4618

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street \$

City \$

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**WYLIE DAVID -**  
47 SAGAMORE RD  
BRONXVILLE, NY10708

7029 0700 0001 8396 4618

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street \$

City \$

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**MURPHY B -**  
43 SAGAMORE RD  
BRONXVILLE, NY10708

7029 0700 0001 8396 4618

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**OFFICIAL USE**

Certified Mail Fee \$4.11

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street \$

City \$

PS Form 3800, April 2015 PSN 7530-0100-9017 See Reverse for Instructions

**AGT HOUSING LLC -**  
9 ARGYLE PLACE  
BRONXVILLE, NY10708

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and A

City, State, ZIP

**FARERI, MICHAEL -**  
4 MACDONALD AVE  
ARMONK, NY 10504

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4533

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and A

City, State, ZIP

**GRAMATAN COURT -**  
SUITE 307  
ARMONK, NY 10504

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4533

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and Apt.

City, State, ZIP

**RASCOE QUEEN -**  
15 KENSINGTON ROAD #303  
BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4529

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and

City, State

**NORTHGATE APTS. INC. -**  
1053 SAW MILL RIVER ROAD  
ARDSLEY, NY 10502

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4529

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and A

City, State, ZIP

**ALBERT CORY J -**  
6 MERESTONE TERRACE  
BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4496

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and

City, State

**ZELTSER E &**  
A -  
40 SAGAMORE RD  
BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4496

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and

City, State

**JOHNMAN ANDREW -**  
5 MERESTONE TER  
BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4472

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**OFFICIAL USE**

Certified Mail Fee \$ 4.41

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To \$

Street and

City, State

**GATEWAY KENSINGTON -**  
SUITE 3  
GREENWICH, CT 06831

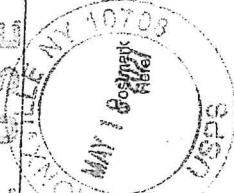
PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

2021 0700 0002 8396 4472

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*Domestic Mail Only*

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**OFFICIAL USE**



Certified Mail Fee \$ 4.41  
Extra Services & Fees (check box, add fee as appropriate):  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2029 0700 0001 8396 4458

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Certified Mail Fee \$ 4.41  
Extra Services & Fees (check box, add fee as appropriate):  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ROCKMAN SCOTT I. -  
15 KENSINGTON ROAD #401  
BRONXVILLE, NY 10708

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**



Certified Mail Fee \$ 4.41  
Extra Services & Fees (check box, add fee as appropriate):  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

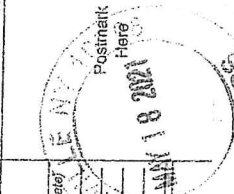
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2029 0700 0001 8396 4434

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**CERTIFIED MAIL® RECEIPT**  
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Certified Mail Fee \$ 4.41  
Extra Services & Fees (check box, add fee as appropriate):  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

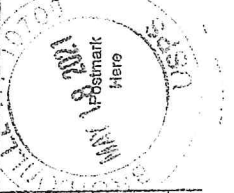
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ROLINDA EAST LLC -  
15 KENSINGTON ROAD # 405  
BRONXVILLE, NY 10708

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Certified Mail Fee \$ 4.41  
Extra Services & Fees (check box, add fee as appropriate):  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and # \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

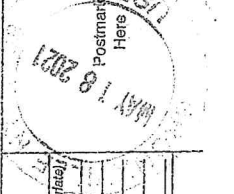
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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BRONXVILLE, NY 10708

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Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

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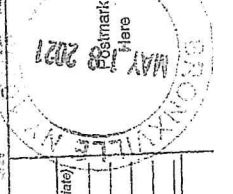
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 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Total Post \$ \_\_\_\_\_

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Street and # \_\_\_\_\_

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VILLAGE HALL  
BRONXVILLE, NY 10708

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Adult Signature Restricted Delivery \$

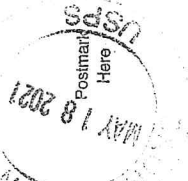
Postage \$

Total Post \$

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Street and \$

City, State \$



PRESCOTT SQUARE REALTY LP -  
BRANCHBURG, NJ08876

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Adult Signature Restricted Delivery \$

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City, State \$



NAGLE ARTHUR -  
15 KENSINGTON ROAD #404  
BRONXVILLE, NY10708

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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City, State \$



STEPHENS NICHOLAS A -  
15 KENSINGTON ROAD # 309  
BRONXVILLE, NY10708

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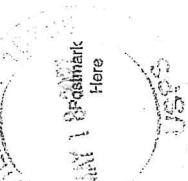
Postage \$

Total Post \$

Sent To \$

Street and \$

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NINA RICHTER -  
15 KENSINGTON ROAD # 306  
BRONXVILLE, NY10708

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Adult Signature Restricted Delivery \$

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Total Po \$

Sent To \$

Street and \$

City, State \$



SANDLER SANDRA -  
15 KENSINGTON ROAD # 103  
BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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CORREA, KENNETH -  
15 KENSINGTON ROAD # 201  
BRONXVILLE, NY10708

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Adult Signature Restricted Delivery \$

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Total F \$

Sent To \$

Street \$

City, State \$



KEN403LLC -  
BRONXVILLE, NY10708

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Certified Mail Restricted Delivery \$

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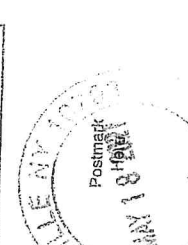
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City, State \$



BRENNAN, BRIAN E. -  
46 SAGAMORE RD  
BRONXVILLE, NY10708

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To  
Street &  
City, St

**MERESTONE TERRACE ASSN., -**  
9 MERESTONE TERRACE  
BRONXVILLE, NY 10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0700 0001 8396 4304

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Return Receipt (electronic) \$

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Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To  
Street  
City, St

**BRIGANTI IRENA -**  
15 KENSINGTON ROAD # 116  
BRONXVILLE, NY 10708

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7019 0700 0001 8396 4298

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To  
Street  
City, St

**THE KATHLEEN CASPERSON -**  
15 KENSINGTON ROAD # 108  
BRONXVILLE, NY 10708

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7019 0700 0001 8396 4281

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To  
Street  
City, St

**GATEWAY KENSINGTON LLC -**  
SUITE C

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9 0700 0001 8396 4274

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent  
Street  
City, St

**SOUTHGATE APARTMENTS INC -**  
1053 SAW MILL RIVER RD  
ARDSLEY, NY 10502

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0700 0001 8396 4272



# GRAMATAN COURT PARKING LOT RENOVATION

25 SAGAMORE ROAD  
BRONXVILLE, NY 10708

CIVIL ENGINEER  
Dominick R. Pilla Associates, P.C.  
143 Main Street  
Nyack, New York 10960  
PH: (845) 727 7793

ARCHITECT/ LANDSCAPE ARCHITECT  
Peter Gisolfi Associates LLP  
566 Warburton Avenue  
Hastings-on-Hudson, New York 10706  
PH: (914) 478 3677

MEP ENGINEER  
Tietjen Vengas  
68 Purchase Street  
Rye, New York 10580  
PH: (914) 967 9505

## LIST OF DRAWINGS

<b>LANDSCAPE</b>	
TS	Title Sheet
	Topographic Survey
L-PH	Site Photographs
L-100	Removals Plan
L-200	Materials Plan
L-220	Photometrics Plan
L-300	Grading Plan
L-400	Planting Plan
L-500	Site Details
L-501	Site Details
L-502	Site Details
<b>CIVIL</b>	
C-001	Title Sheet
C-002	General Notes
C-100	Site Plan
C-110	Erosion & Sediment Control Plan
C-200	Erosion & Sediment Control Details
C-201	Details
<b>ELECTRICAL</b>	
E-100	Electrical Site Plan
E-101	Electrical Details Legend & Notes

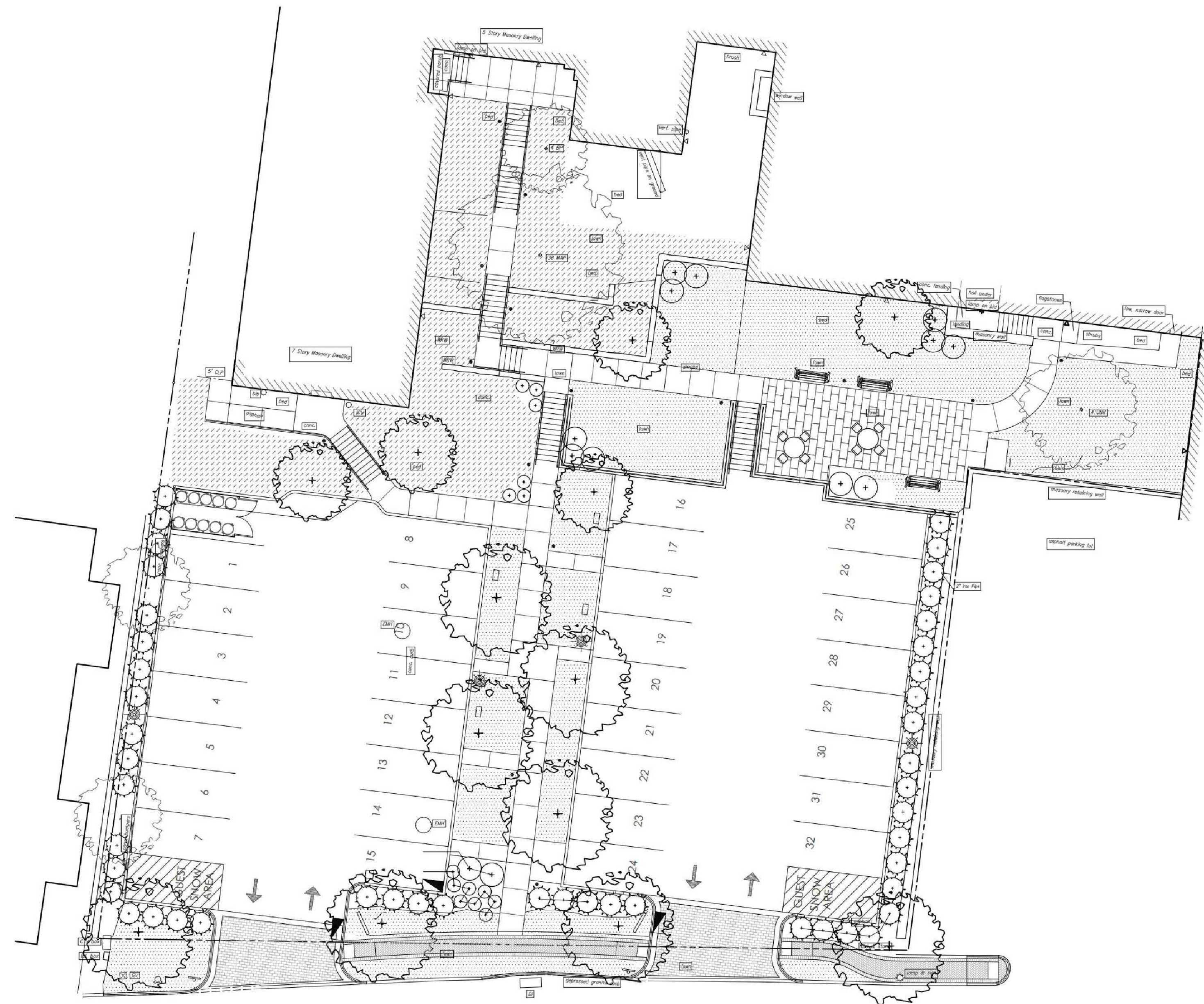
## PARKING COUNT

EXISTING PARKING SPACES 32  
PROPOSED PARKING SPACES 34\*

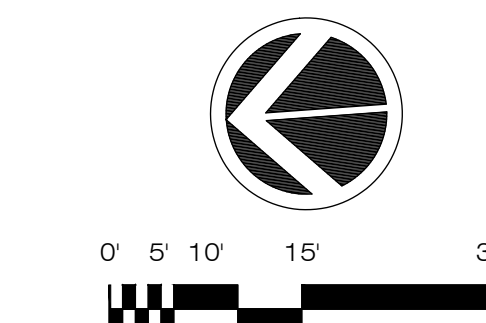
\* The current number of units in the building is 43. Municipal code Section 310-12-J requires that the number of parking spaces will equal One and a Half times the number of dwelling units which will total 65 for this lot. A building permit for 29 spaces was issued for this parking lot in 1981 and the village building inspector agreed that the renovated parking lot can remain non-compliant with the proposed 34 spaces and does not require a zoning variance.

## WAIVER FOR HANDICAP ACCESSIBLE PARKING SPACES

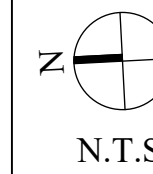
The scope of the parking lot renovation upgrading and the existing 32 spaces lot to a 34 spaces lot, the current lot does not include any accessible parking spaces. The parking lot is accessed from Kensington Road and there are no alterations proposed to the existing building. The existing building is not accessible, it is a walk-up building with no elevators. Access to the building from the Kensington Road parking lot is through exterior stairs with elevation change range between 7' to 24' above the lot surface. The village building inspector agreed that no accessible handicap spaces are required as long as the building itself and the routes to it are not accessible. Code will require that when the building itself is renovated, certain number of units will have to be made accessible and accessible handicap parking spaces installed.



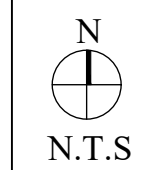
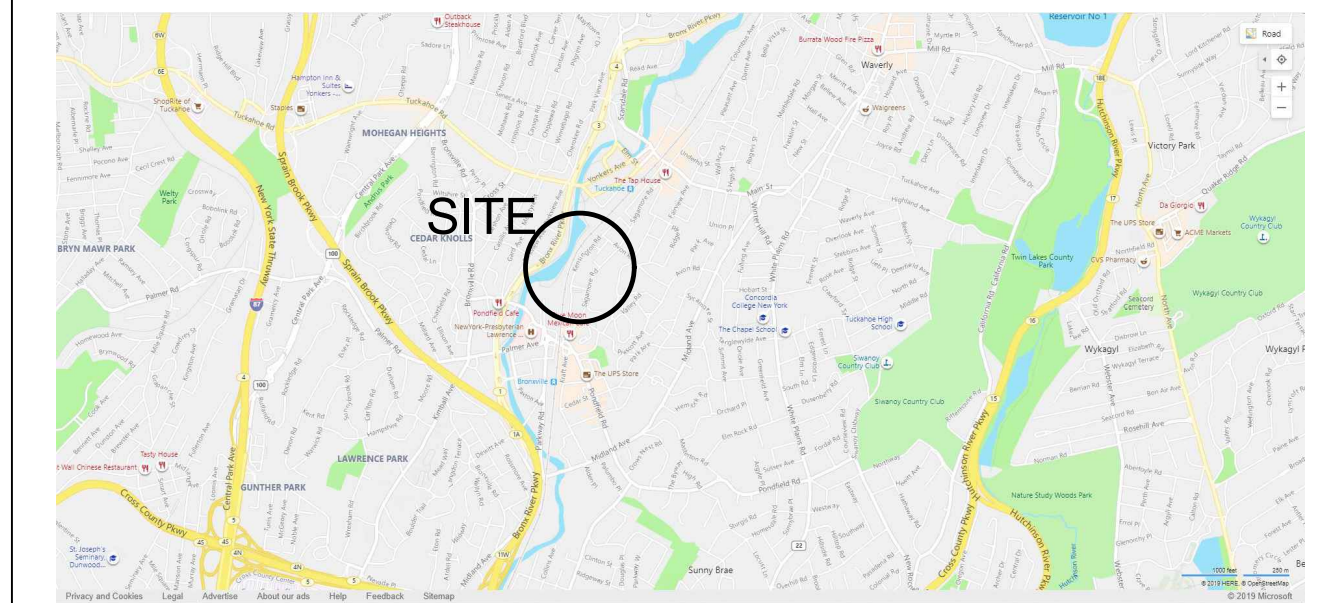
Kensington Road



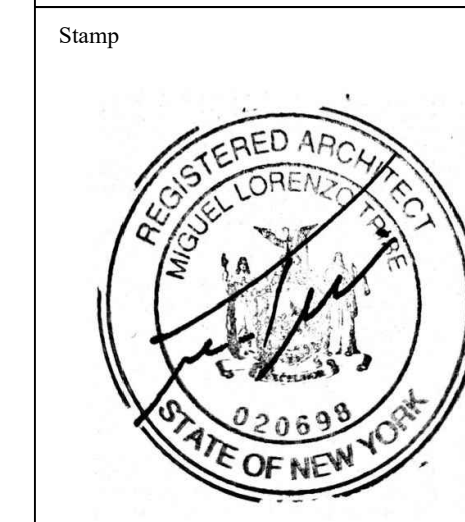
## PROJECT AREA



## PROJECT LOCATION PLAN



4.	06/30/21	PLANNING BOARD SUBMISSION
3.	04/30/21	PLANNING BOARD SUBMISSION
2.	04/27/21	ISSUED FOR BUILDING DEPARTMENT REVIEW
1.	03/15/21	ISSUED FOR PERMIT



Stamp  
Drawing Title  
**TITLE SHEET**  
Date: 03/01/2021 Job No. 2007  
566 Warburton Avenue Architects  
Hastings on Hudson N.Y. 10706 Landscape Architects  
914 478 3677  
**PETER GISOLFI ASSOCIATES, LLP**

Drawing No.  
**TS**

**Notes:**

1. This Topographic Map, based upon field measurements completed on September 7, 2018, depicts 20 scale mapping accuracy, but is presented at the scale of 1" = 10' to clarify details and to facilitate the labeling of features. Features obscured by dense vegetation, ground cover, fallen leaves or parked cars at the time of survey are not shown. The following notes apply to the features depicted hereon:

Refer to the legend for symbols and abbreviations. Symbols may not be to scale.

"bed" denotes planted areas. Individual shrubs within beds are not shown.

The location of wall or window mounted building air conditioning units, security cameras, fire escapes and above ground balconies are not depicted hereon.

Some of the painted markings indicated were faded and barely visible. Painted numbers are not to scale.

2. Elevations are referenced to the North American Vertical Datum, 1988 (NAVD88), as determined by survey grade GPS measurements utilizing NYSNET, a spatial reference network of Continuously Operating Reference Stations (CORS) maintained by the New York State Department of Transportation. Contour interval is one (1) foot. The following bench marks were established for reference:

BM 'A' - an X-Cut set in the top of the polished granite curb, 2 inches west of the face of curb, on the west side of Kensington Road. Elevation 117.80.

BM 'B' - the top of a galvanized nail set in the joint of the concrete sidewalk, 0.75 inches north of the south edge of the sidewalk. Elevation 137.49.

3. Trees with a diameter of 6 inches and larger, estimated 4.5 feet up the trunk, as well as smaller trees deemed significant, are depicted hereon. Symbols depict the location of trees and are not to scale.

4. The location of underground utilities are not depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.

5. The location and grade of the features depicted hereon are not to be used for the design of structural elements without further verification.

6. Property lines are not depicted hereon.

7. Valid copies of this map are marked with the land surveyor's embossed seal and original signature. Copies lacking the land surveyor's embossed seal and original signature are considered fraudulent and may contain erroneous information.

8. Unauthorized alteration or addition to a map bearing the seal of a Licensed Land Surveyor is a violation of Section 7209 of the New York State Education Law, except as per Section 7209, Sub-division 2.

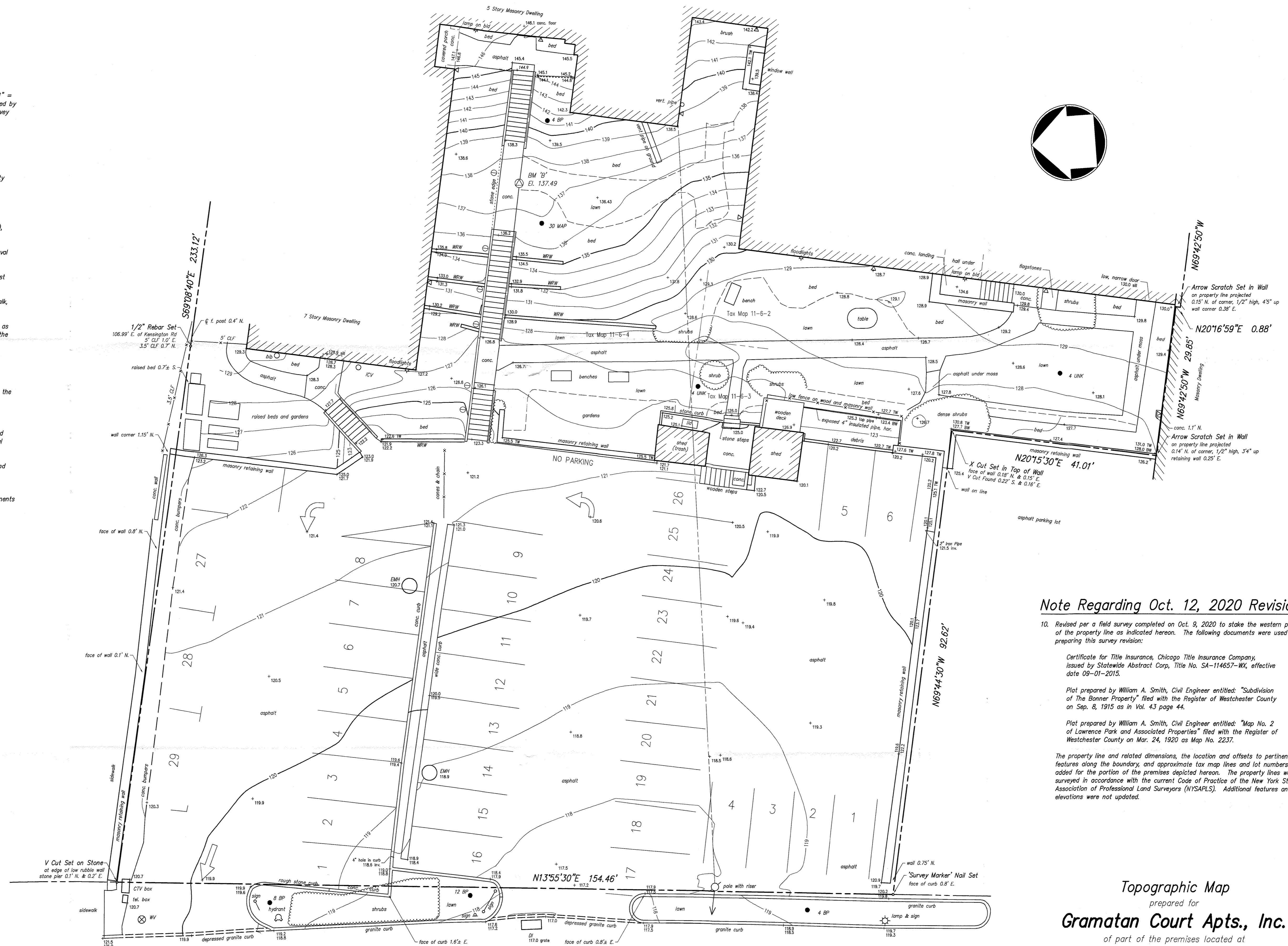
9. Revised on September 24, 2018 to add additional information per field measurements taken on September 20, 2018.

**Legend**

centerline	E
chain link fence	CLF
concrete	CONC.
contour	54
curb	---
drain inlet	DI
edge of lawn / bed	---
electric manhole	EMH
fence	x-x OR F.
gas valve	88 CV
horizontal	HOR.
index contour	60
irrigation control valve	ICV
low light	⊙
overhead wires	---
property lines	---
pole and guy wire	←
railing	---
roof drain leader	△
sign	⊕
spot grade	+ 12.3
tax map designation	Tax. Map 11-6-4
top/bottom wall or curb	+23.4 OR TW BW
tree and size	• 12 MAP
vertical	VERT.
water valve	⊗
wooden retaining wall	WRW

**Tree Index**

ABBREV.	COMMON NAME
BP	bradford pear
MAP	maple
UNK	unknown
3-8 tree	3 trees, 8" diameter
10 12 tree	10" and 12" tree



**Note Regarding Oct. 12, 2020 Revision:**

10. Revised per a field survey completed on Oct. 9, 2020 to stake the western portion of the property line as indicated hereon. The following documents were used in preparing this survey revision:

Certificate for Title Insurance, Chicago Title Insurance Company, issued by Statewide Abstract Corp, Title No. SA-114657-WX, effective date 09-01-2015.

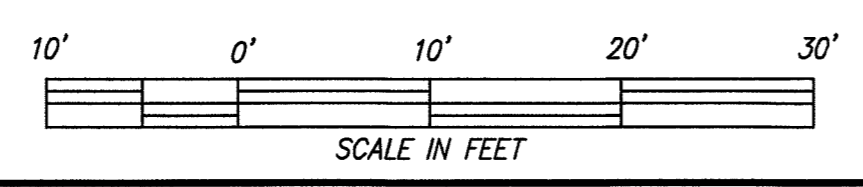
Plat prepared by William A. Smith, Civil Engineer entitled: "Subdivision of The Bonner Property" filed with the Register of Westchester County on Sep. 8, 1915 as in Vol. 43 page 44.

Plat prepared by William A. Smith, Civil Engineer entitled: "Map No. 2 of Lawrence Park and Associated Properties" filed with the Register of Westchester County on Mar. 24, 1920 as Map No. 2237.

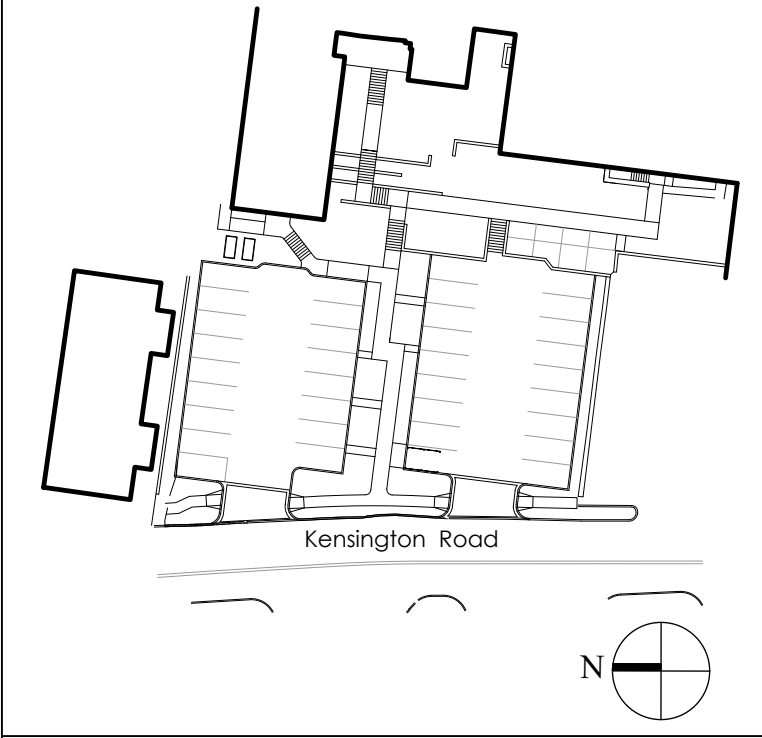
The property line and related dimensions, the location and offsets to pertinent features along the boundary, and approximate tax map lines and lot numbers were added for the portion of the premises depicted hereon. The property lines were surveyed in accordance with the current Code of Practice of the New York State Association of Professional Land Surveyors (NYSAPLS). Additional features and elevations were not updated.

Topographic Map  
 prepared for  
**Gramatan Court Apts., Inc.**  
 of part of the premises located at  
**25 Sagamore Road**  
 in the  
**Village of Bronxville**  
 Westchester County, New York  
 Scale 1" = 10' September 17, 2018  
 Revised September 24, 2018 - Refer to Note 9  
 Revised October 12, 2020 - Refer to Note 10

*Kenneth B. Salzmann*  
 Kenneth B. Salzmann, Land Surveyor, NY Lic. No. 49712  
 12 Hunter Lane, PO Box 498, Pawling, NY 12564 (845) 855-3885



BM 'A'  
 El. 117.80



Key Plan Not to Scale

FOR REVIEW  
NOT FOR  
CONSTRUCTION

8.	
7.	
6.	
5.	
4.	06/30/2021 PLANNING BOARD SUBMISSION
3.	04/30/2021 PLANNING BOARD SUBMISSION
2.	04/27/2021 ISSUED FOR BUILDING DEPARTMENT REVIEW
1.	03/15/2021 ISSUED FOR PERMIT
No.	Date Revision/Submission

CIVIL ENGINEER  
DOMINICK R. PILLA  
ASSOCIATES, P.C.  
143 MAIN STREET  
NYACK, NY 10960  
845-727-7793

MEP ENGINEER  
TEITHEN VENEGAS  
CONSULTING ENGINEERS  
68 PURCHASE STREET  
RYE, NY 10580  
914-967-9905

STRUCTURAL ENGINEER  
DOMINICK R. PILLA  
ASSOCIATES, P.C.  
143 MAIN STREET  
NYACK, NY 10960  
845-727-7793



Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title  
**SITE PHOTOGRAPHS**

Scale	Job No.	Date	Drawing No.
1" = 10'-0"	1618	04/03/2019	L-PH
Drawn	Checked	Approved	
RW	RW	RW	

Peter Gisolfi Associates, LLP  
Architects, Landscape Architects  
566 Warburton Avenue  
Hastings on Hudson, NY 10706  
914 478 3677

PETER GISOLFI ASSOCIATES

REMOVE ASPHALT PAVEMENT, TYP.  
REMOVE CONC. PAD, TYP.

REMOVE CONC. STAIRS, CHEEK WALLS & RAILS, TYP.

REMOVE CONC. PAVEMENT, TYP.

REMOVE CONC. STAIRS, CHEEK WALLS & RAILS, TYP.

REMOVE TIMBER WALLS, TYP.

REMOVE CONC. STAIRS, CHEEK WALLS & RAILS, TYP.

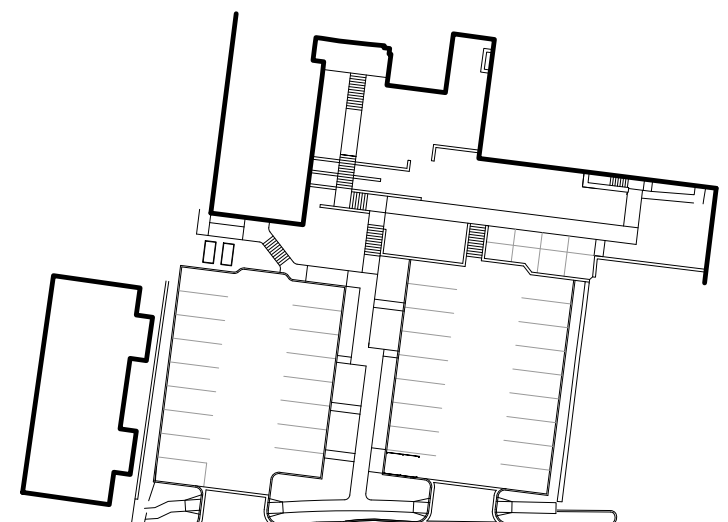
NOTE:  
CONTRACTOR TO EMPLOY THE SERVICES OF A UTILITY MARK-OUT CO. TO IDENTIFY ALL UNDERGROUND UTILITIES IN THE WORK AREA AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICT WITH FUTURE CONSTRUCTION.

NOTE:  
CONSTRUCTION FENCE LAYOUT SHOWN IS FOR REFERENCE ONLY. EXACT LOCATION OF FENCE TO BE DETERMINED BASED ON SCHOOL NEEDS AND CONSTRUCTION SEQUENCE.

NOTE:  
CONTRACTOR RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FENCE AND CONSTRUCTION ENTRANCE THROUGHOUT THE PROJECT.

DEMOLITION AND REMOVAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONTINUING WORK.
2. ALL REMOVALS SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING REMOVAL OPERATIONS TO PROTECT EXISTING MATERIALS TO REMAIN EITHER BELOW GRADE OR ABOVE GRADE. ANY DAMAGE TO EXISTING MATERIALS RESULTING FROM CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. PRIOR TO DEMOLITION, ALL MATERIALS TO BE REMOVED AND SALVAGED BY THE CONTRACTOR SHALL BE NEATLY STORED IN A SECURED AREA APPROVED BY THE OWNER'S REPRESENTATIVE.
5. VERIFY THE INTENDED DISPOSITION OF ALL ITEMS TO BE REMOVED AND SALVAGED, BUT NOT TO BE USED IN THE NEW IMPROVEMENTS WITH THE OWNER'S REPRESENTATIVE.
6. IF THERE IS ANY CONFUSION AS TO WHAT IS TO REMAIN AND WHAT IS TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONTINUING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, BRACING AND DEWATERING REQUIRED OR AS DIRECTED TO PROTECT THE SAFETY OF ADJACENT STRUCTURES AND UTILITIES.
8. WHERE NEW CONSTRUCTION ABUTS EXISTING PAVEMENTS, THE EXISTING MATERIAL SHALL BE CLEANLY SAWCUT TO PROVIDE A CLEAN NEAT MATCH WITH NO TRIP HAZARDS.
9. THERE SHALL BE NO STOCKPILING, STAGING OR MACHINERY AND VEHICULAR TRAFFIC ON AREAS OUTSIDE THE CONTRACT LIMIT LINE. ANY DAMAGE TO EXISTING LAWN, TREES, SHRUBS AND ANY OTHER MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.



Key Plan Not to Scale

FOR REVIEW NOT FOR CONSTRUCTION

No.	Date	Revision/Submission
8.		
7.		
6.		
5.		
4.	06/30/2021	PLANNING BOARD SUBMISSION
3.	04/30/2021	PLANNING BOARD SUBMISSION
2.	04/27/2021	ISSUED FOR BUILDING DEPARTMENT REVIEW
1.	03/15/2021	ISSUED FOR PERMIT

CIVIL ENGINEER  
DOMINICK R PILLA  
ASSOCIATES, P.C.  
143 MAIN STREET  
NYACK, NY 10960  
845-727-7793

MEP ENGINEER  
TEITEN VENEGAS  
CONSULTING ENGINEERS  
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RYE, NY 10580  
914-967-9505

STRUCTURAL ENGINEER  
DOMINICK R PILLA  
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NYACK, NY 10960  
845-727-7793



Project Title  
**GRAMATAN COURT PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

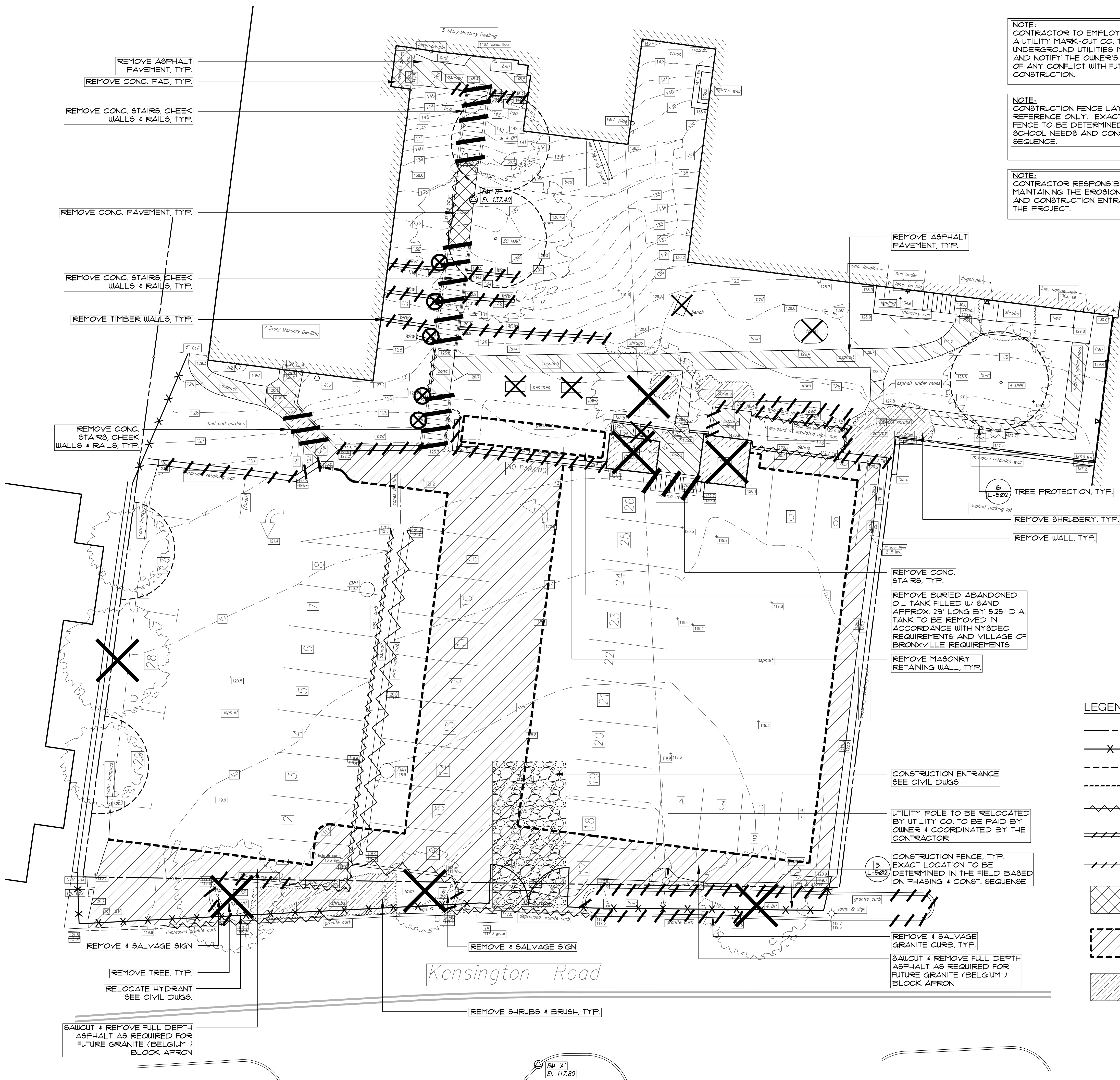
REMOVALS PLAN

Scale	Job No.	Date	Drawing No.
1" = 10'-0"	1618	04/03/2019	L-100
Drawn	Checked	Approved	
RW	RW	MT	

Peter Gisolfi Associates, LLP  
Architects, Landscape Architects

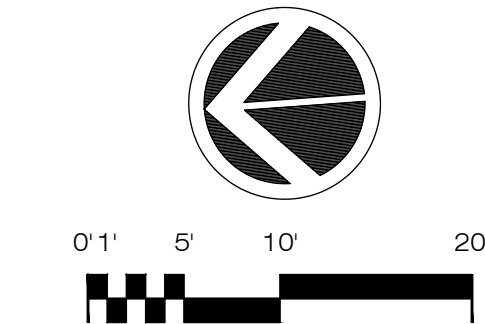
566 Warburton Avenue  
Hastings on Hudson, NY 10706  
914 478 3677

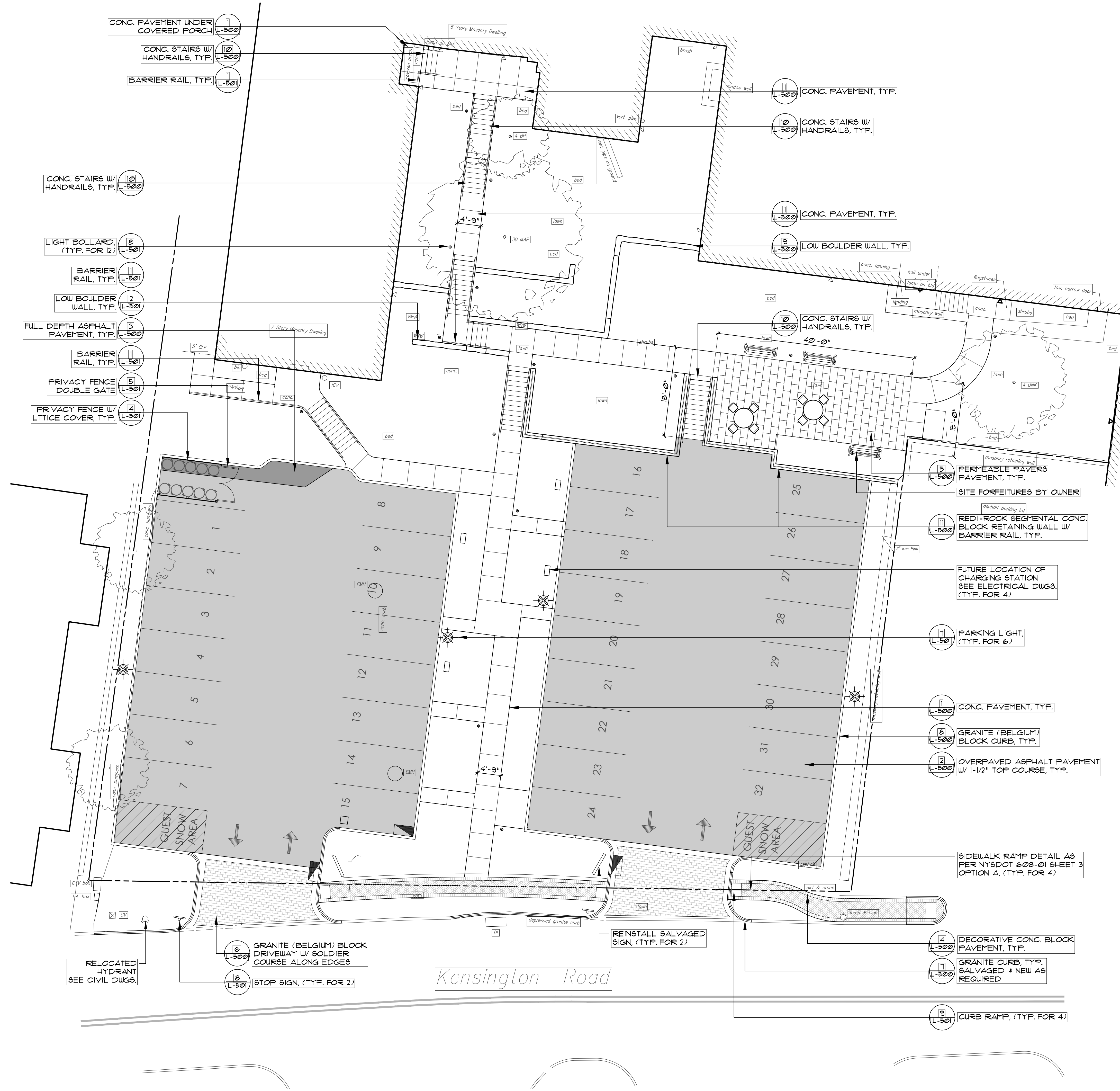
PETER GISOLFI ASSOCIATES



**LEGEND**

- PROPERTY LINE
- CONSTRUCTION FENCING
- EROSION CONTROL FENCE
- SAW-CUT PAVEMENT
- REMOVE EXISTING CURB
- COCN. WALL, STONE WALL, TIMBER WALL, OR FENCE TO BE REMOVED
- REMOVE & SALVAGE EXISTING GRANITE CURB
- REMOVE FLAGSTONE PATIO AND BASE
- SAWCUT & REMOVE FULL DEPTH ASPHALT
- REMOVE SHRUBS & BRUSH
- TREE PROTECTION
- TREE REMOVAL
- REMOVE SHRUBS AND BRUSH
- STRUCTURE TO BE REMOVED



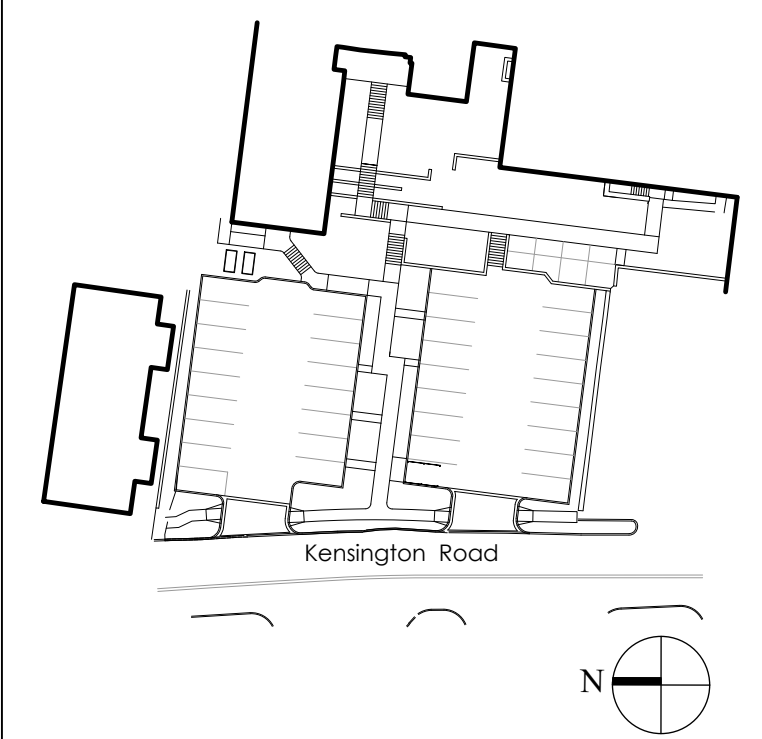


**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND FAMILIARIZE THEMSELVES WITH THE SITE PRIOR TO COMMENCEMENT OF WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM LAYOUT, DIMENSIONS AND EXISTING GRADES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH EXISTING FIELD CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES PRIOR TO CONTINUING WORK.
2. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH SPECIFIED BARRIERS AND FENCING AND MAINTAIN A SAFE AND SECURE CONSTRUCTION SITE.
3. PEDESTRIAN AND VEHICULAR TRAFFIC ON ADJACENT ROADS AND SIDEWALKS SHALL BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE. ANY DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE SHALL BE RESTORED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION (I.E. DEPARTMENT OF TRANSPORTATION, FIRE DEPARTMENT, DEPARTMENT OF ENVIRONMENTAL PROTECTION TELEPHONE, SELLER GAS, ETC.) OBTAIN PERMITS AND PAY ANY FEES ASSOCIATED WITH WORK OF THIS PROJECT. SEE BIDDING GUIDE SCOPE OF WORK. WORK NOT INCLUDED FOR EXCLUSIONS.
6. IT IS ANTICIPATED THAT VARIOUS TYPES OF WORK FOR THIS CONTRACT WILL BE PERFORMED SIMULTANEOUSLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK BETWEEN SUBCONTRACTORS AND UTILITY COMPANIES TO ENSURE COMPLETION OF HIS WORK IN A TIMELY AND WORKMAN LIKE MANNER.
7. THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE TO ENSURE MATERIALS TO REMAIN SHALL NOT BE DAMAGED. ANY DAMAGE TO MATERIAL TO REMAIN SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND PAID FOR BY THE CONTRACTOR.
8. REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED AS REMOVALS OFF-SITE IN A LEGAL MANNER. ALL EXISTING INLETS, BASINS AND CONNECTIONS WITHIN THE PROJECT LIMIT SHALL BE CLEANED AND CLEARED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL RESTORE ALL "UNIMPROVED" AREAS UTILIZED FOR SITE ACCESS, STOCKPILING, CONSTRUCTION TRAILERS ETC. TO SERVICEABLE AND SAFE CONDITIONS AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

**LEGEND**

	PROPERTY LINE
	GRANITE (BELGIUM) BLOCK CURB
	GRANITE CURB
	REDI-ROCK SEGMENTAL CONC. BLOCK RETAINING WALL W/ BARRIER RAIL
	LOW BOULDER WALL
	DECORATIVE BARRIER RAIL
	CONCRETE PAVEMENT WITH EXPANSION JOINT
	FULL DEPTH ASPHALT PAVEMENT
	OVERPAVED ASPHALT PAVEMENT W/ 1-1/2" TOP COURSE
	ASPHALT PATH
	DECORATIVE AREA LUMINARY
	LIGHT BOLLARD
	SIGN

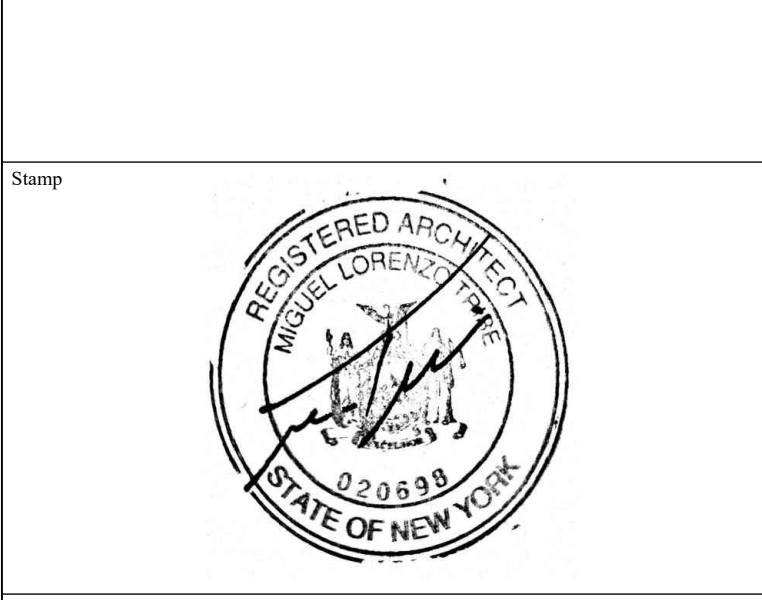


Key Plan Not to Scale

No.	Date	Revision/Submission
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CIVIL ENGINEER DOMINICK R. PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793	MEP ENGINEER TETHEN VENEGAS CONSULTING ENGINEERS 68 PURCHASE STREET RYE, NY 10580 914-967-9505
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STRUCTURAL ENGINEER DOMINICK R. PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793
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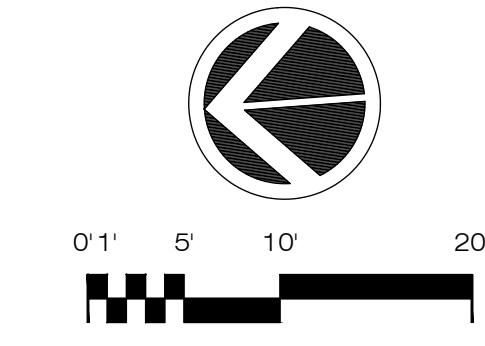
**GRAMATAN COURT PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

**MATERIALS PLAN**

Scale	Job No.	Date	Drawing No.
1" = 10'-0"	1618	04/03/2019	L-200

Peter Gisolfi Associates, LLP  
Architects, Landscape Architects  
566 Warburton Avenue  
Hastings on Hudson, NY 10706  
914 478 3677





Note:  
 Calculation Grid Ground Level @ (5ft x 5ft) for Parking Lot.  
 (3ft x 3ft) for Walkway.  
 Luminaire mounting heights are noted on each Luminaire Label.

Symbol	Label	Qty	Lum. Watts	Lum. Lumens	LLF	Arrangement	Description
VP-3	VP-3	4	81	9206	0.850	SINGLE	VP-S-36L-80-4K7-3
B30-1	B30-1	15	18.1	745	0.850	SINGLE	B30-8R-15L4K

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot 1	Illuminance	Fc	2.30	6.1	0.2	11.50	30.50
Parking Lot 2	Illuminance	Fc	2.26	6.3	0.4	5.65	15.75
Walkway 1	Illuminance	Fc	1.84	13.1	0.2	9.20	65.50
Walkway 2	Illuminance	Fc	2.15	7.0	0.6	3.58	11.67

Page 1 of 3

**PHOTOMETRIC PLAN**  
**PGA Gramatan Court**  
**20-27266-R1**

Drawn By:  
 Checked By:  
 Date: 11/30/2020  
 Scale:

#	Date	Comments
Revisions		

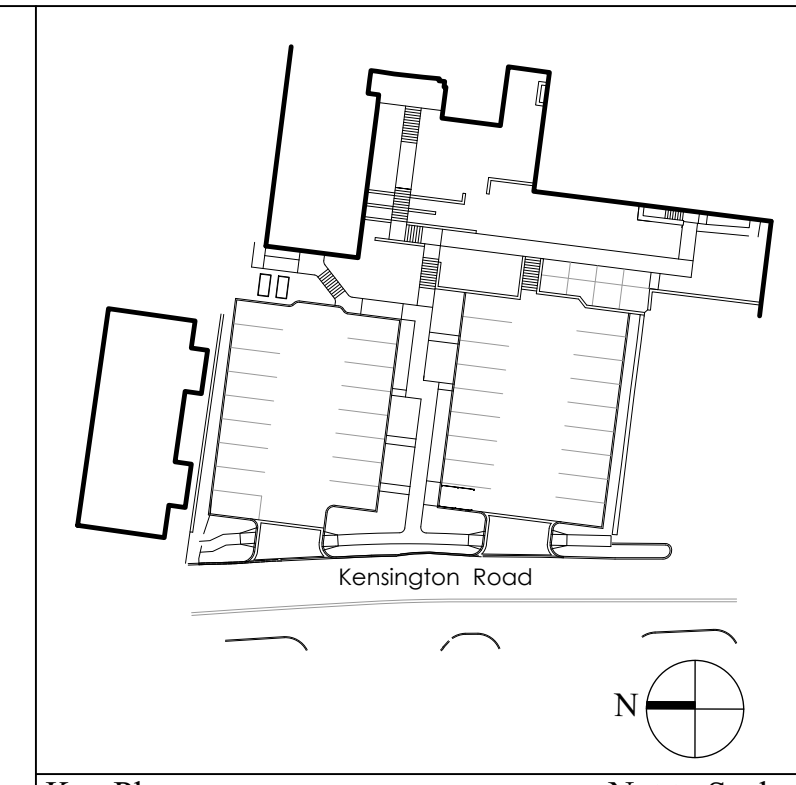
Alicia Painter  
 BIM Manager  
 Application Engineer  
 Sports Lighting  
 LierrDLX Trainer  
 Hubbell Lighting  
 701 Millennium Blvd.  
 Greenville, SC 29607  
 Tel: 864-679-4574



**BEACON LIGHTING VIPER SMALL**  
 NOT TO SCALE



**KIM LIGHTING B30 BOLLARD**  
 NOT TO SCALE



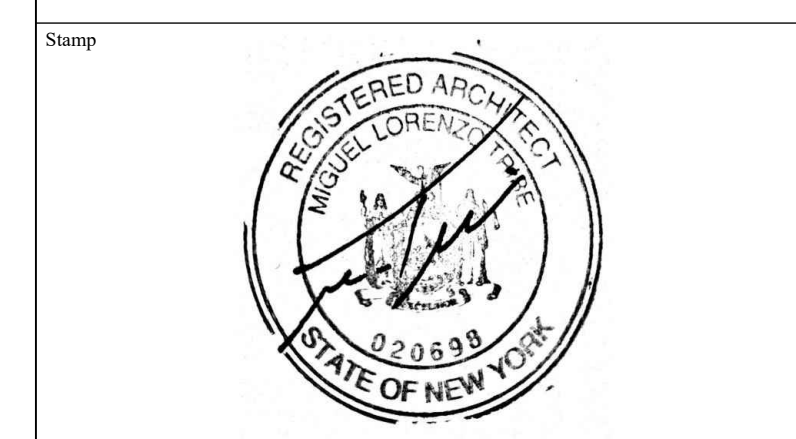
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STRUCTURAL ENGINEER  
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Project Title  
**GRAMATAN COURT  
 PARKING LOT RENOVATION**

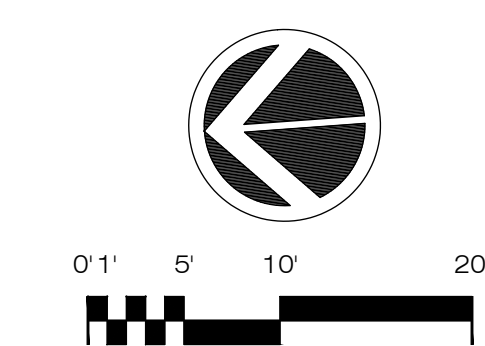
25 SAGAMORE ROAD  
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Drawing Title  
**PHOTOMETRICS PLAN**

Scale	Job No.	Date	Drawing No.
1" = 10'-0"	1618	04/03/2019	L-220

Drawn Checked Approved  
 RW RW RW

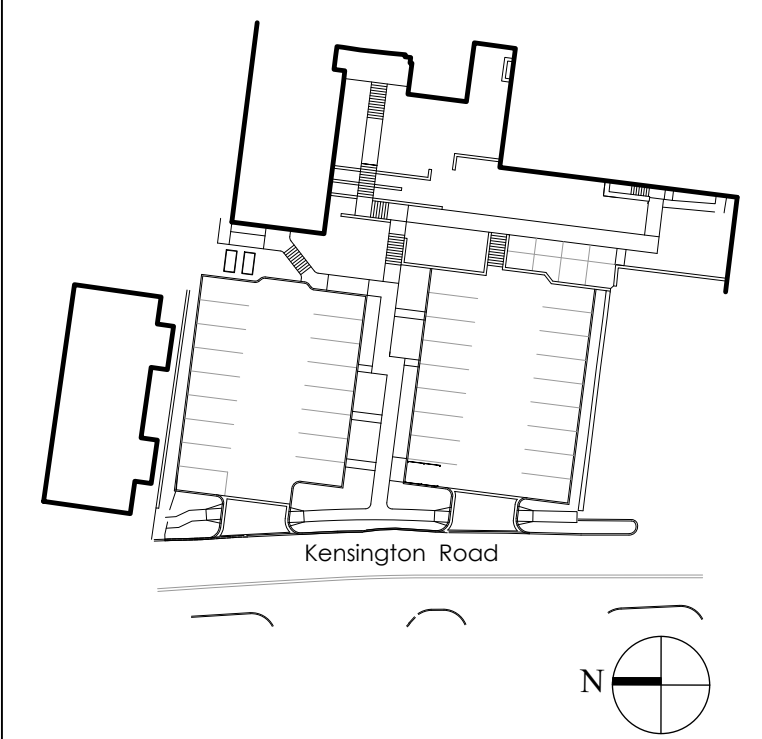
Peter Gisolfi Associates, LLP  
 Architects, Landscape Architects  
 566 Warburton Avenue  
 Hastings on Hudson, NY 10706  
 914 478 3677  
 PETER GISOLFI ASSOCIATES



**NOTE:**  
 THE CONTRACTOR IS RESPONSIBLE TO BRING THE PROJECT GRADE TO THE FINISH GRADES SHOWN ON THE PLAN. ANY EXCESS MATERIAL NOT TO BE REUSED ON SITE SHALL BE DISPOSED OF LEGALLY. IF IMPORTED FILL IS REQUIRED IT IS THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THIS CONTRACT TO PURCHASE, DELIVER AND INSTALL APPROVED CLEAN FILL AS DESCRIBED IN SPECIFICATION DIVISION 312000 EARTHWORK ITEM 2.01 SOIL MATERIALS

**GRADING NOTES**

- REFER TO THE TOPOGRAPHIC SURVEY FOR EXISTING UTILITIES AND ELEVATIONS.
- PREPARE SUB-GRADE ELEVATIONS TO SUFFICIENT DEPTH TO INSURE NEW IMPROVEMENTS MEET EXISTING MATERIALS SMOOTHLY, EVENLY AND TO GRADE.
- IN ALL CASES, PAVEMENTS SHALL BE PITCHED TO AWAY FROM BUILDING AND IN A MANNER THAT PREVENTS FONDING AND FLOODING. CONTRACTOR SHALL PERFORM A DRAINAGE TEST OF ALL PAVEMENTS TO INSURE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AS REQUIRED TO MAINTAIN ALL TRENCHES AND EXCAVATIONS FREE FROM WATER DURING THE CONSTRUCTION OPERATIONS.
- LOCATE NEW DRAINAGE STRUCTURES AT TRUE LOW POINT OF THEIR RESPECTIVE AREAS AS DETERMINED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL NEW PAVEMENTS SHALL MEET EXISTING FLUSH.
- ALL PEDESTRIAN PATHS LONGITUDINAL PITCH IS NOT TO EXCEED 5% UNLESS OTHERWISE INDICATED AND CROSS PITCH NOT EXCEED 2% UNLESS OTHERWISE INDICATED
- ANY UNSUITABLE AND SUITABLE EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OFF SITE IN A LEGAL MANNER



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**LEGEND**

- PROPERTY LINE
- - - - - EXIST. CONTOUR
- 118 --- PROPOSED CONTOUR
- 215.13 SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- ▀ CATCH BASIN
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAINAGE MANHOLE



**GRAMATAN COURT  
 PARKING LOT RENOVATION**

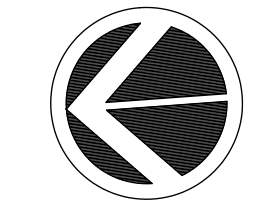
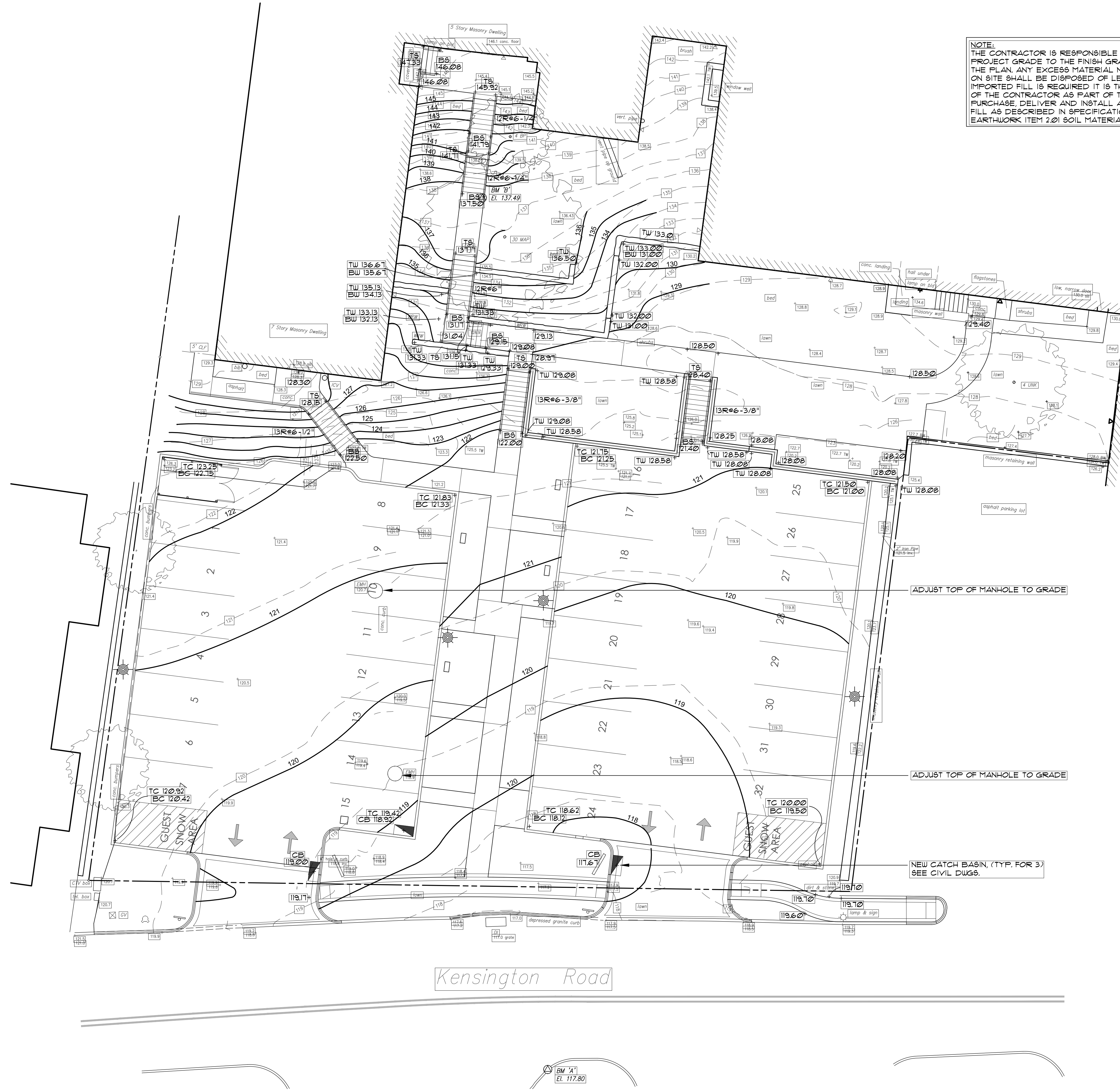
25 SAGAMORE ROAD  
 BRONXVILLE, N.Y. 10708

**GRADING PLAN**

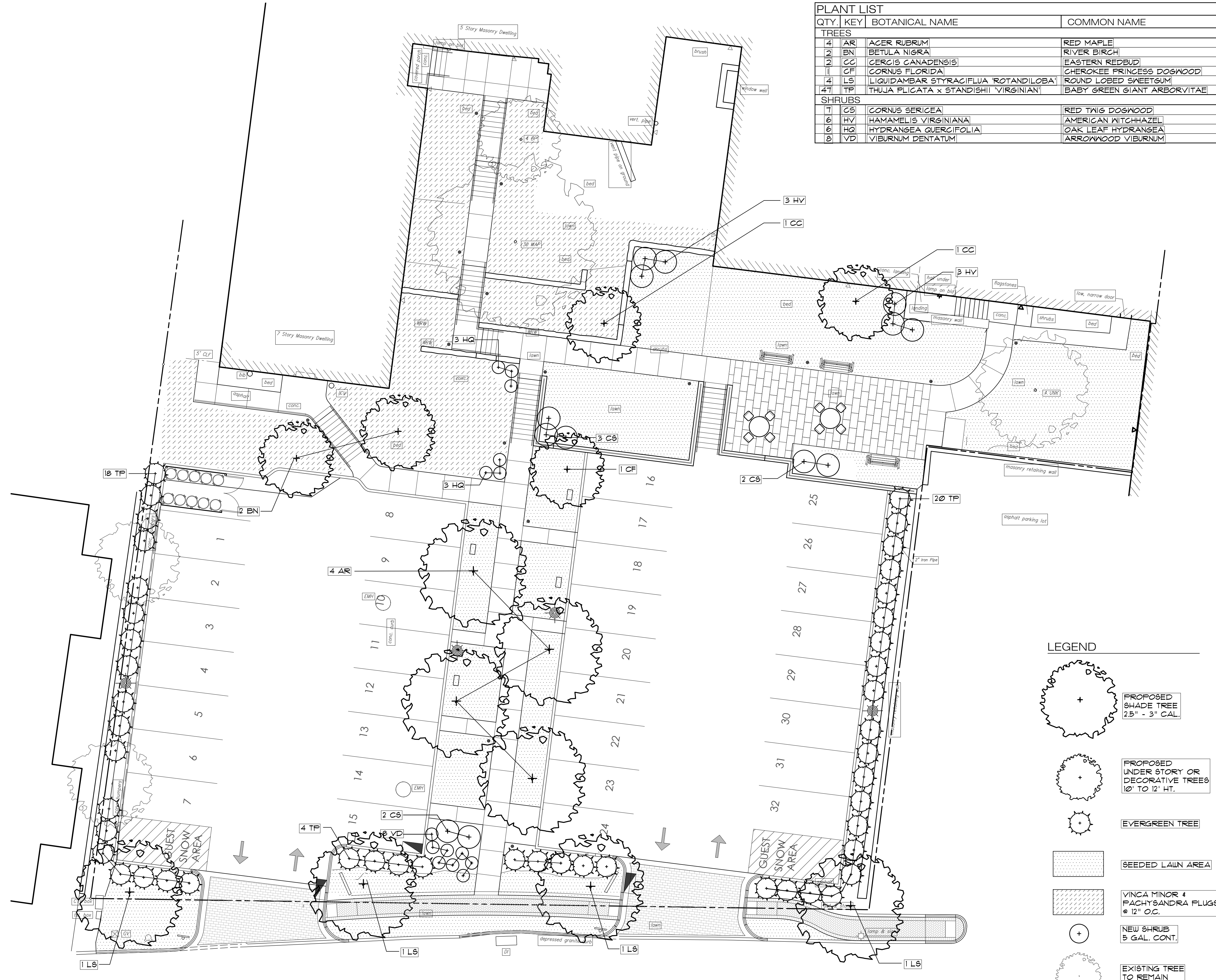
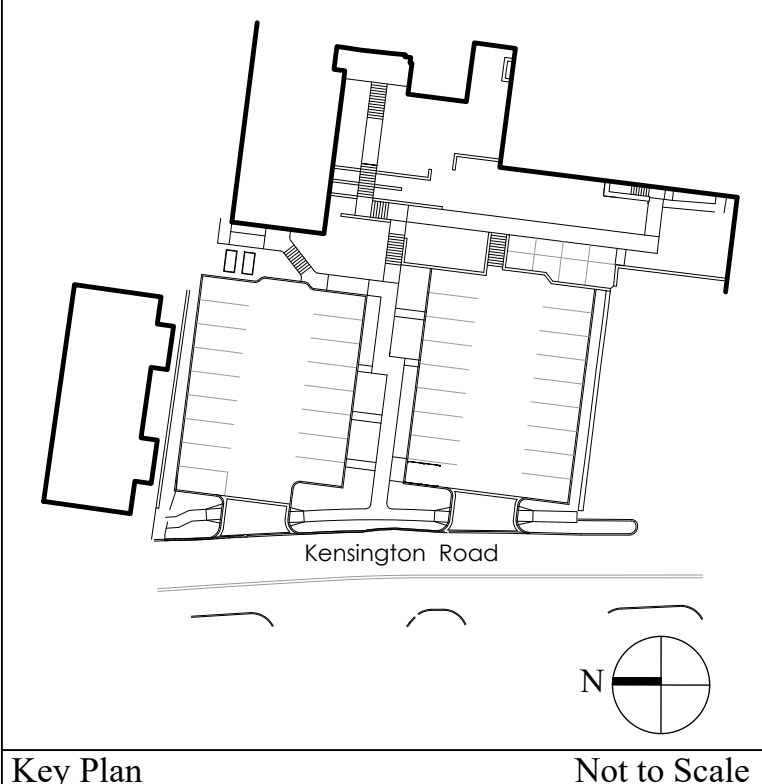
Scale	Job No.	Date	Drawing No.
1" = 10'-0"	1618	04/03/2019	L-300

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 Architects, Landscape Architects  
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 914 478 3677

PETER GISOLFI ASSOCIATES

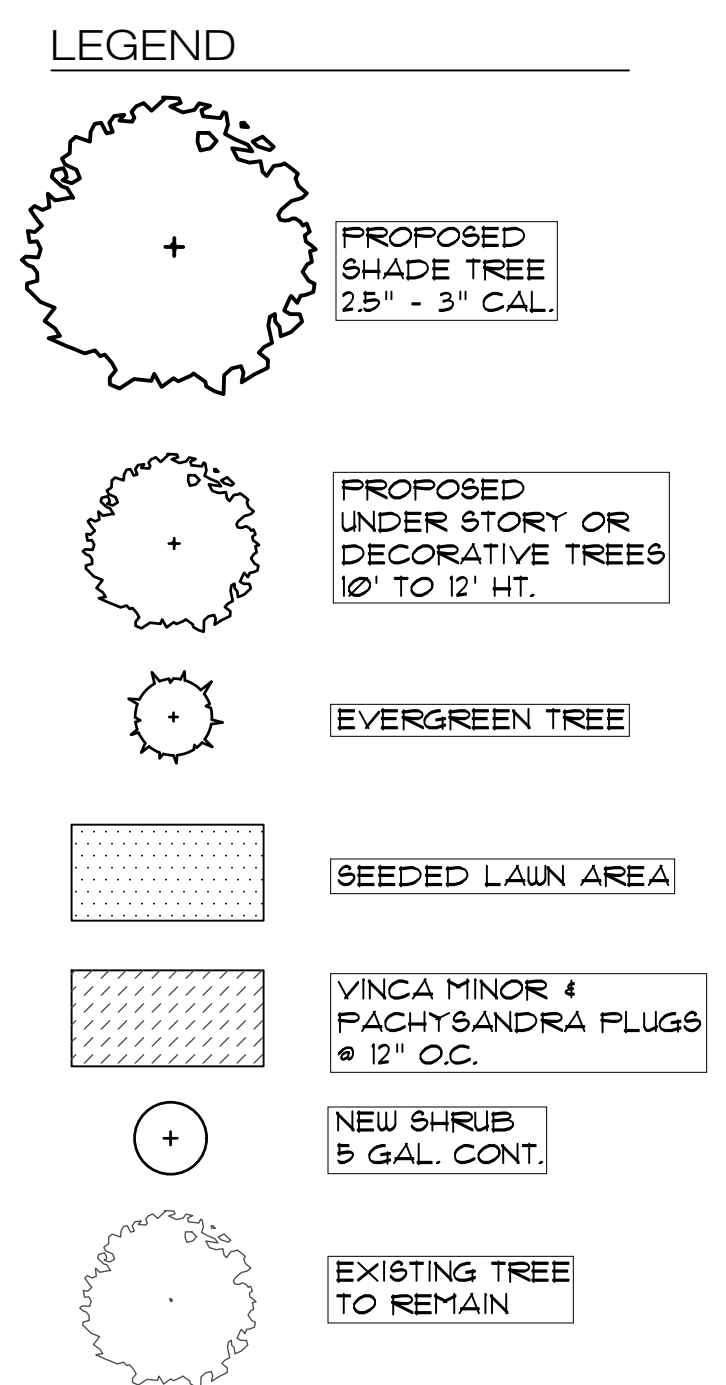


QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>					
4	AR	ACER RUBRUM	RED MAPLE	3" - 3 1/2" CAL.	FULL, SYMM. HEAD WITH SINGLE LEADER
2	BN	BETULA NIGRA	RIVER BIRCH	10' - 12' HT.	MULTI-STEM, THREE STEMS MIN.
2	CC	CERCIS CANADENSIS	EASTERN REDBUD	10' - 12' HT.	MULTI-STEM, THREE STEMS MIN.
1	CF	CORNUS FLORIDA	CHEROKEE PRINCESS DOGWOOD	10' - 12' HT.	FULL, SYMM. HEAD WITH SINGLE LEADER
4	LS	LIQUIDAMBAR STYRACIFLUA 'ROTANDILOBA'	ROUND LOBED SWEETGUM	3" - 3 1/2" CAL.	FULL, SYMM. HEAD WITH SINGLE LEADER
47	TP	THUJA PLICATA x STANDISHII 'VIRGINIAN'	BABY GREEN GIANT ARBORVITAE	5' - 6' HT.	FULL, SYMM. HEAD WITH SINGLE LEADER
<b>SHRUBS</b>					
7	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.	FULL, SYMM. HEAD WITH SINGLE LEADER
6	HV	HAMAMELIS VIRGINIANA	AMERICAN WITCHHAZEL	5 GAL.	FULL, SYMM. HEAD WITH SINGLE LEADER
6	HQ	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	3" HT.	FULL, CLEAN FOLIAGE, FULL ROOT BASE
8	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3" HT.	FULL, CLEAN FOLIAGE, FULL ROOT BASE



**PLANTING NOTES**

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST AND MID-ATLANTIC REGIONS.
- ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLAN(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
- THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
- NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE PLANTED SO THAT THE ROOT FLARE IS 1" - 2" ABOVE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER BALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
- PLANTED AREAS SHALL BE WATERED BY THE CONTRACTOR WHEN RAINFALL IS LESS THAN 1" PER WEEK AND PERIODS OF EXCESSIVE HEAT. SHRUBS SHALL RECEIVE 3-5 GALLONS PER PLANT AND TREES 7-10 GALLONS PER INCH OF CALIPER PER WEEK OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- TREES SHALL BE GUYED OR STAKED AS INDICATED ON THE DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GUYING/STAKING FOR A PERIOD OF A YEAR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL GUYING/STAKING AFTER THIS PERIOD UPON DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ALL LAWN AREAS SHALL BE SEEDED SEE SPECIFICATIONS FOR TURF TYPE.
- ALL PLANTING BEDS TO BE MULCHED WITH 2 INCHES OF CEDAR BARK MULCH.
- ALL PLANTED AREAS SHALL RECEIVE TOPSOIL COMPLYING WITH TOPSOIL SPECIFICATIONS DESCRIBED IN SPECIFICATIONS DIVISION 329300 PLANTING SEEDING & TOPSOIL.



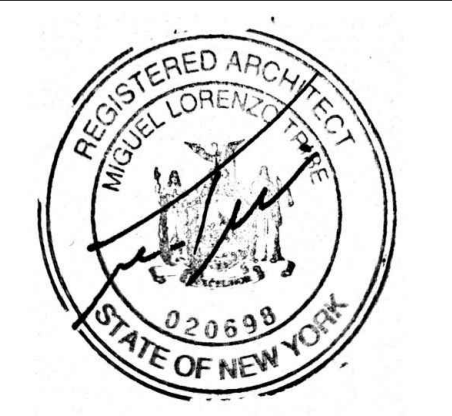
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**GRAMATAN COURT PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

**PLANTING PLAN**

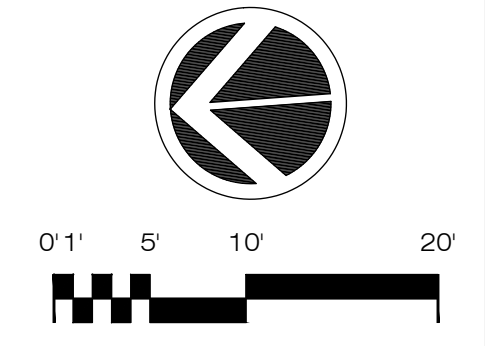
Scale	Job No.	Date	Drawing No.
1" = 10'-0"	1618	04/03/2019	L-400

Drawn: RW, Checked: RW, Approved: MT

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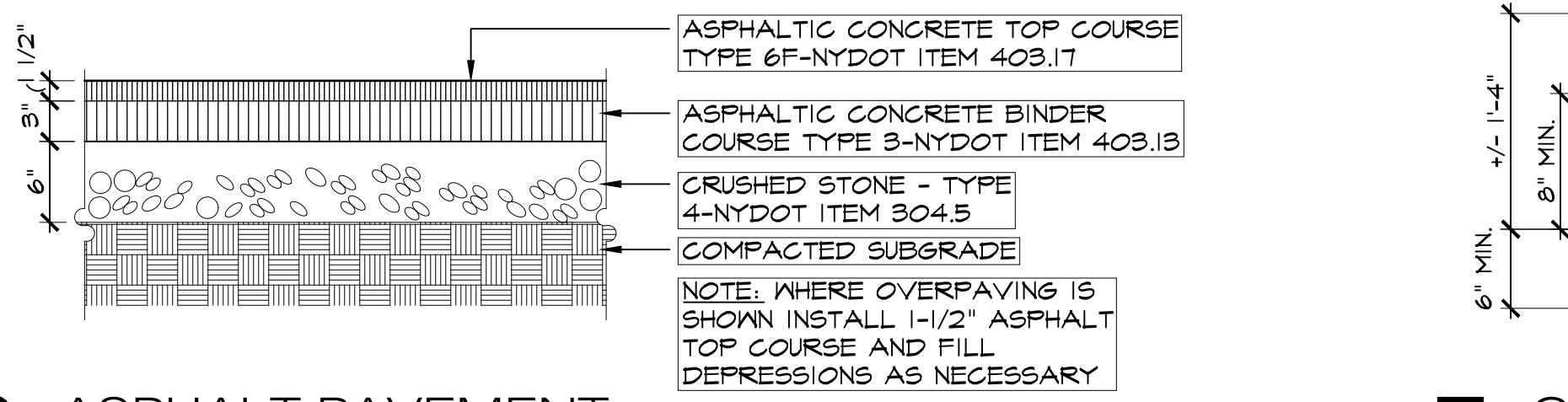
PETER GISOLFI ASSOCIATES





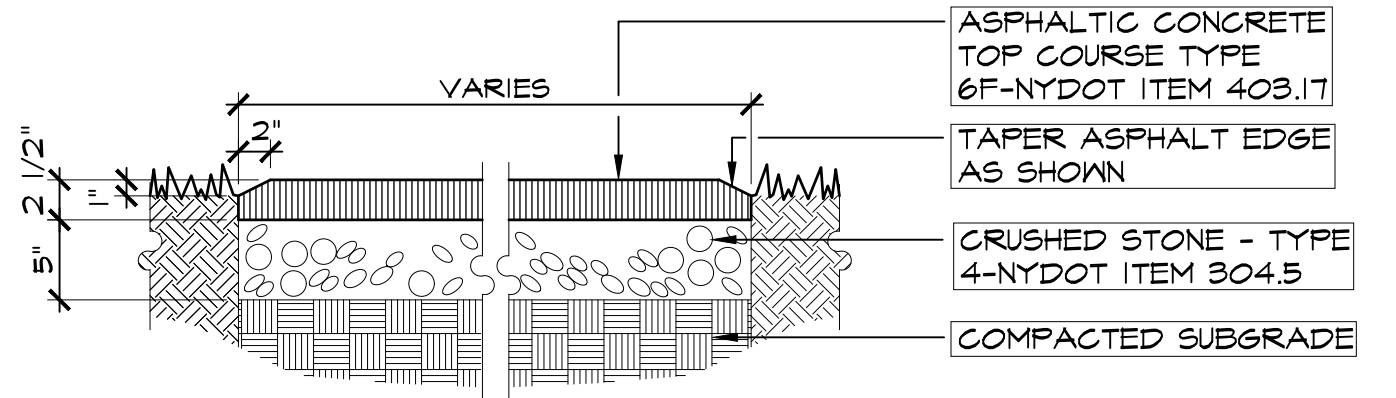
### 1 CONCRETE PAVEMENT

SCALE: 1" = 1'-0"



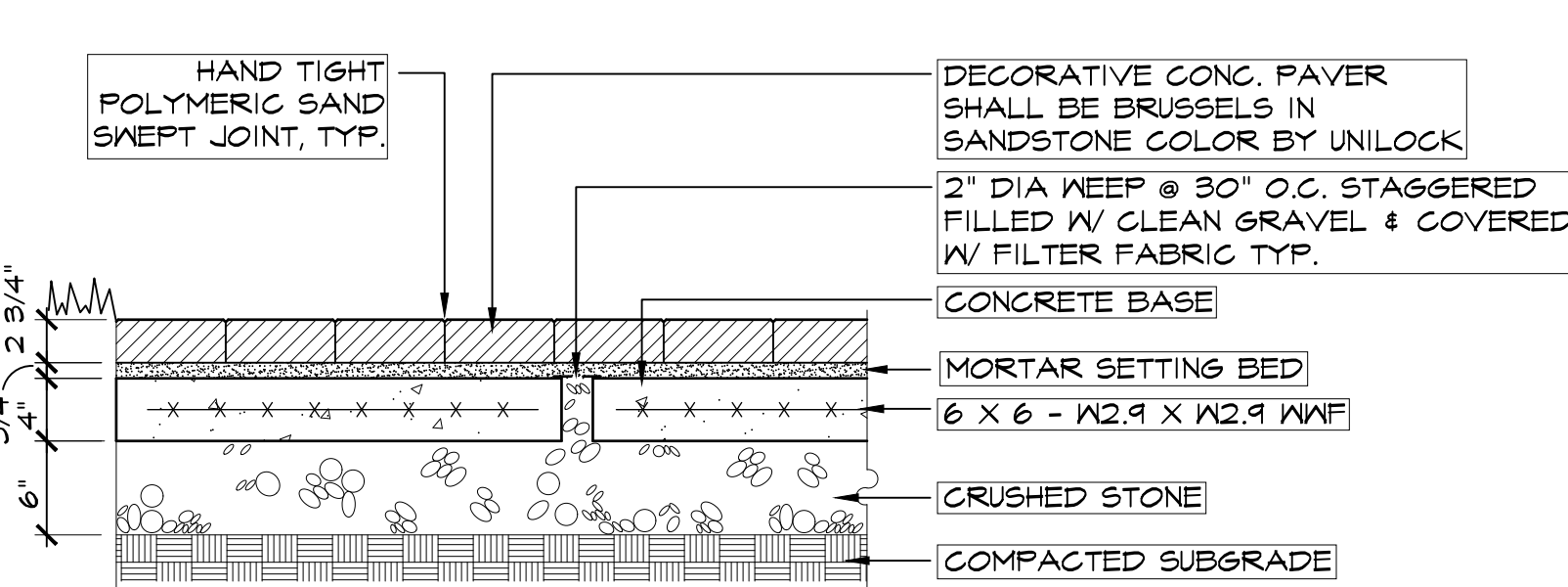
### 2 ASPHALT PAVEMENT

SCALE: 1" = 1'-0"



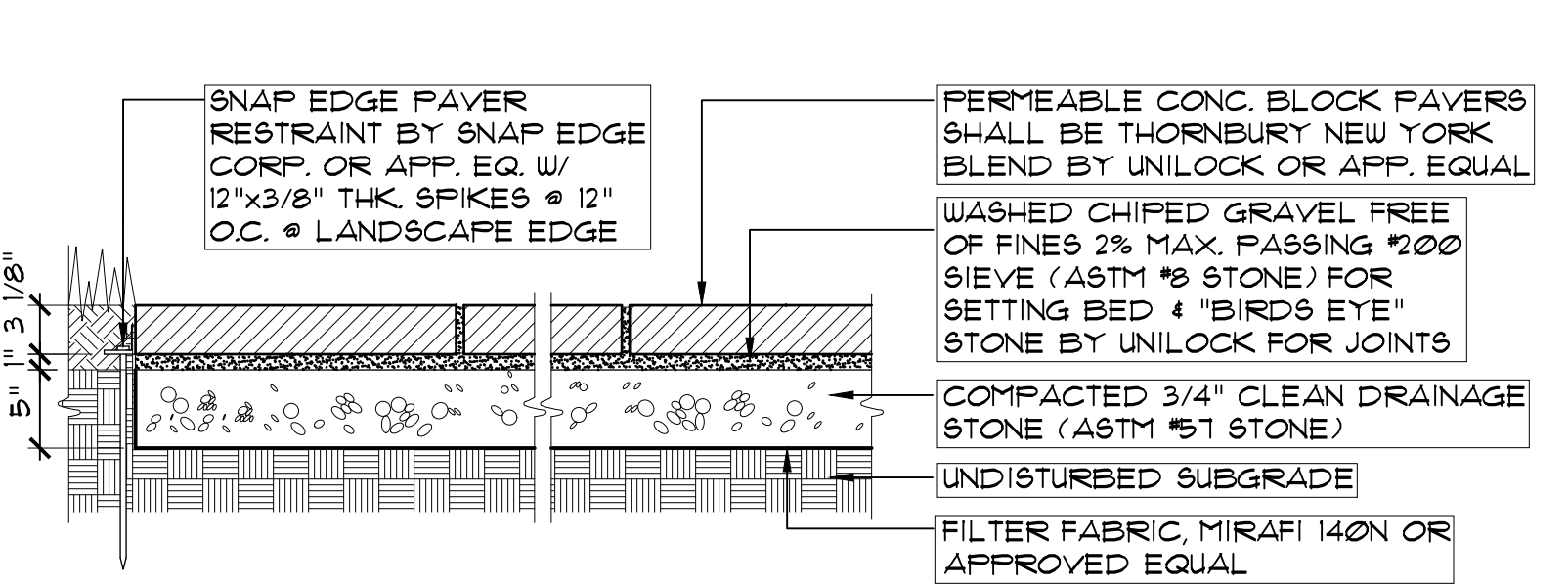
### 3 ASPHALT PATH

SCALE: 1" = 1'-0"



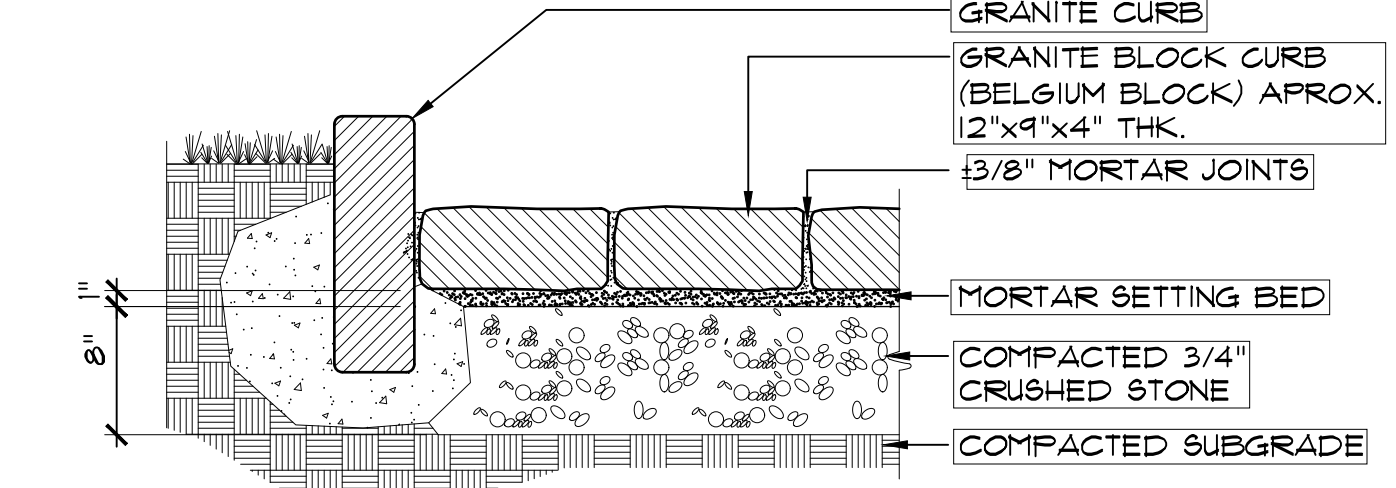
### 4 DECORATIVE CONCRETE BLOCK PAVERS

SCALE: 1" = 1'-0"



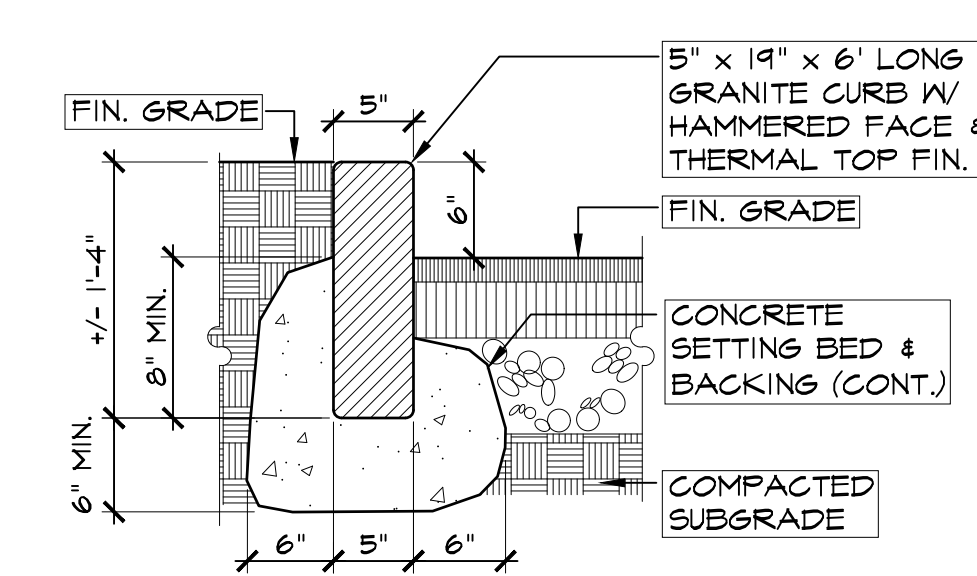
### 5 PERMEABLE PAVERS PAVEMENT

SCALE: 1" = 1'-0"



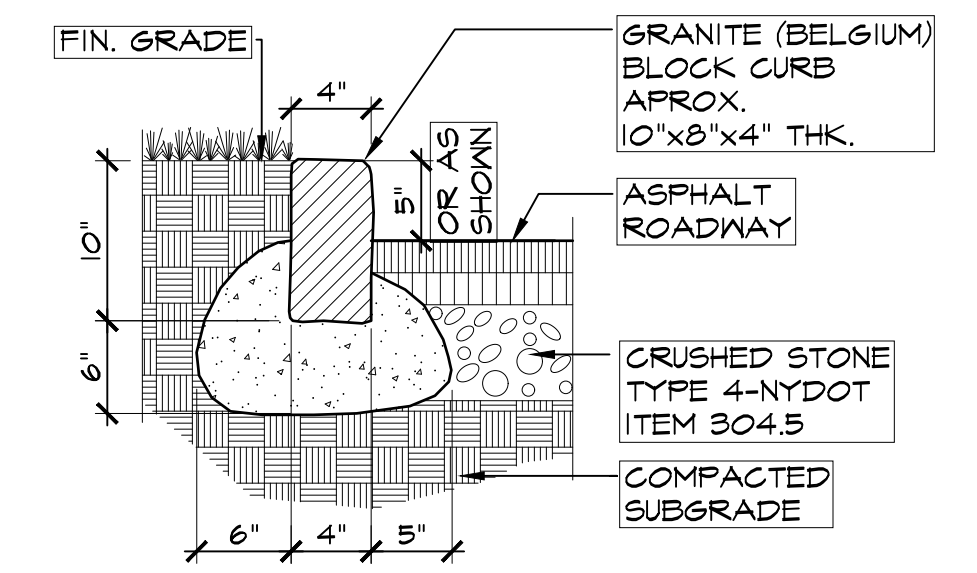
### 6 GRANITE (BELGIUM) BLOCK DRIVEWAY

SCALE: 1" = 1'-0"



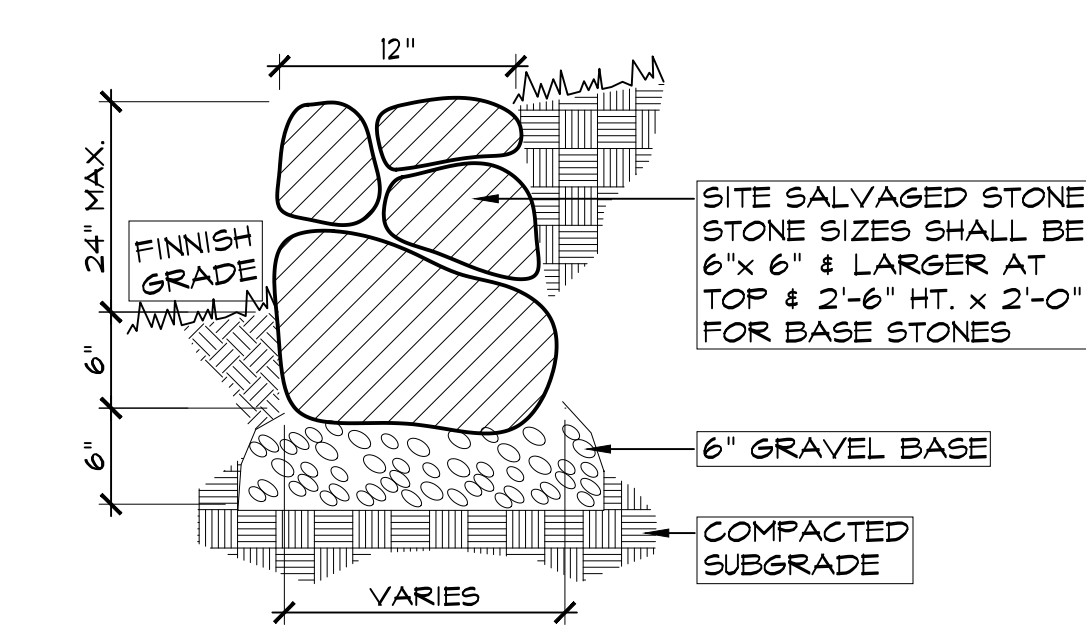
### 7 GRANITE CURB

SCALE: 1" = 1'-0"



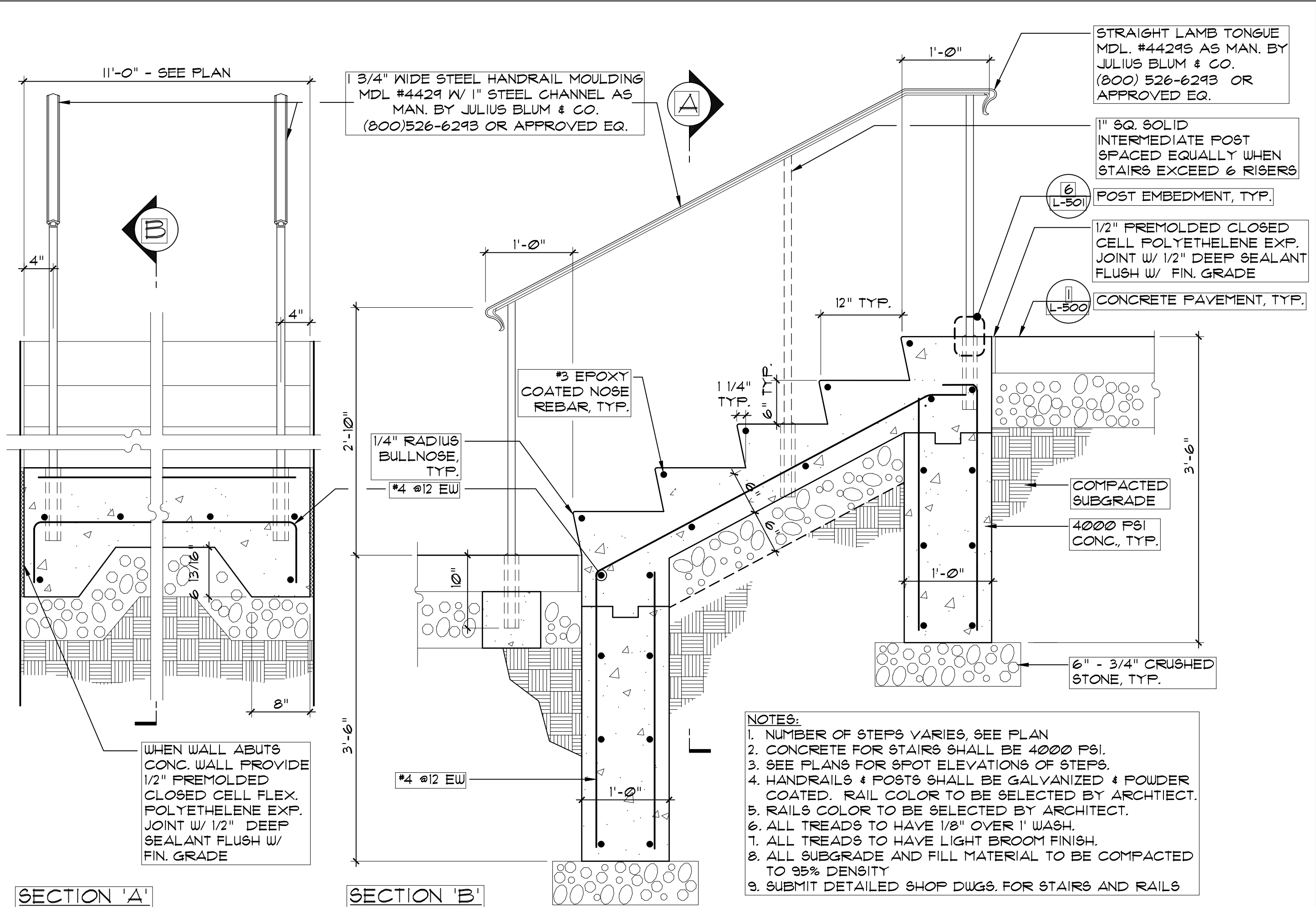
### 8 GRANITE (BELGIUM) BLOCK CURB

SCALE: 1" = 1'-0"



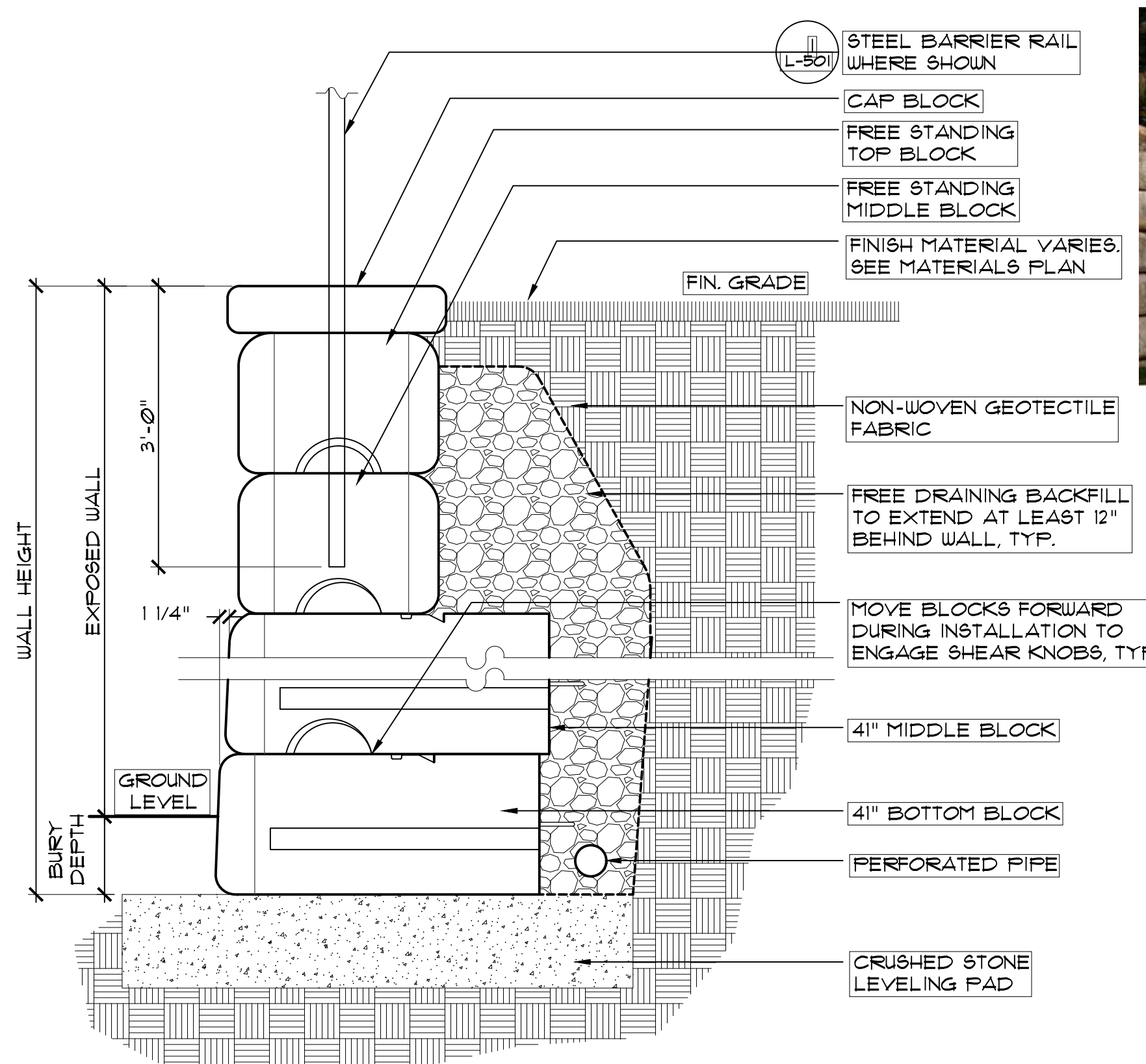
### 9 LOW BOULDER WALL

SCALE: 1" = 1'-0"



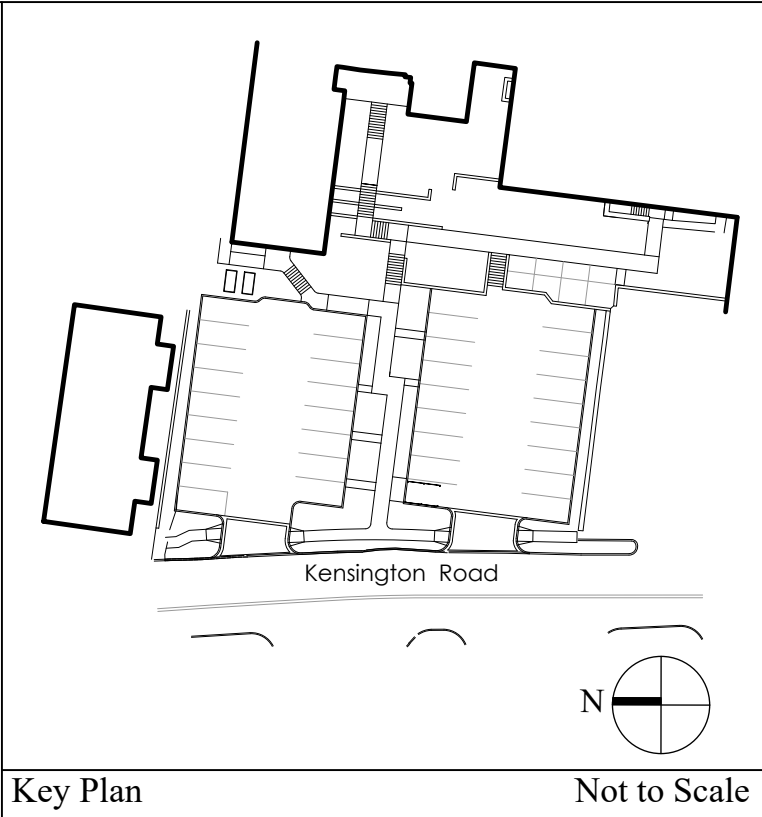
### 10 CONCRETE STAIRS W/ BLUESTONE TREADS & HANDRAILS

SCALE: 1" = 1'-0"



### 11 REDI-ROCK SEGMENTAL CONCRETE BLOCK RETAINING WALL

SCALE: 3/4" = 1'-0"



Key Plan Not to Scale

No.	Date	Revision/Submission
1.	03/15/2021	ISSUED FOR PERMIT
2.	04/27/2021	ISSUED FOR BUILDING DEPARTMENT REVIEW
3.	04/30/2021	PLANNING BOARD SUBMISSION
4.	06/30/2021	PLANNING BOARD SUBMISSION

CIVIL ENGINEER  
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143 MAIN STREET  
NYACK, NY 10960  
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MEP ENGINEER  
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CONSULTING ENGINEERS  
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STRUCTURAL ENGINEER  
DOMINICK R. RILLA  
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143 MAIN STREET  
NYACK, NY 10960  
845-727-7793



Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title  
**SITE DETAILS**

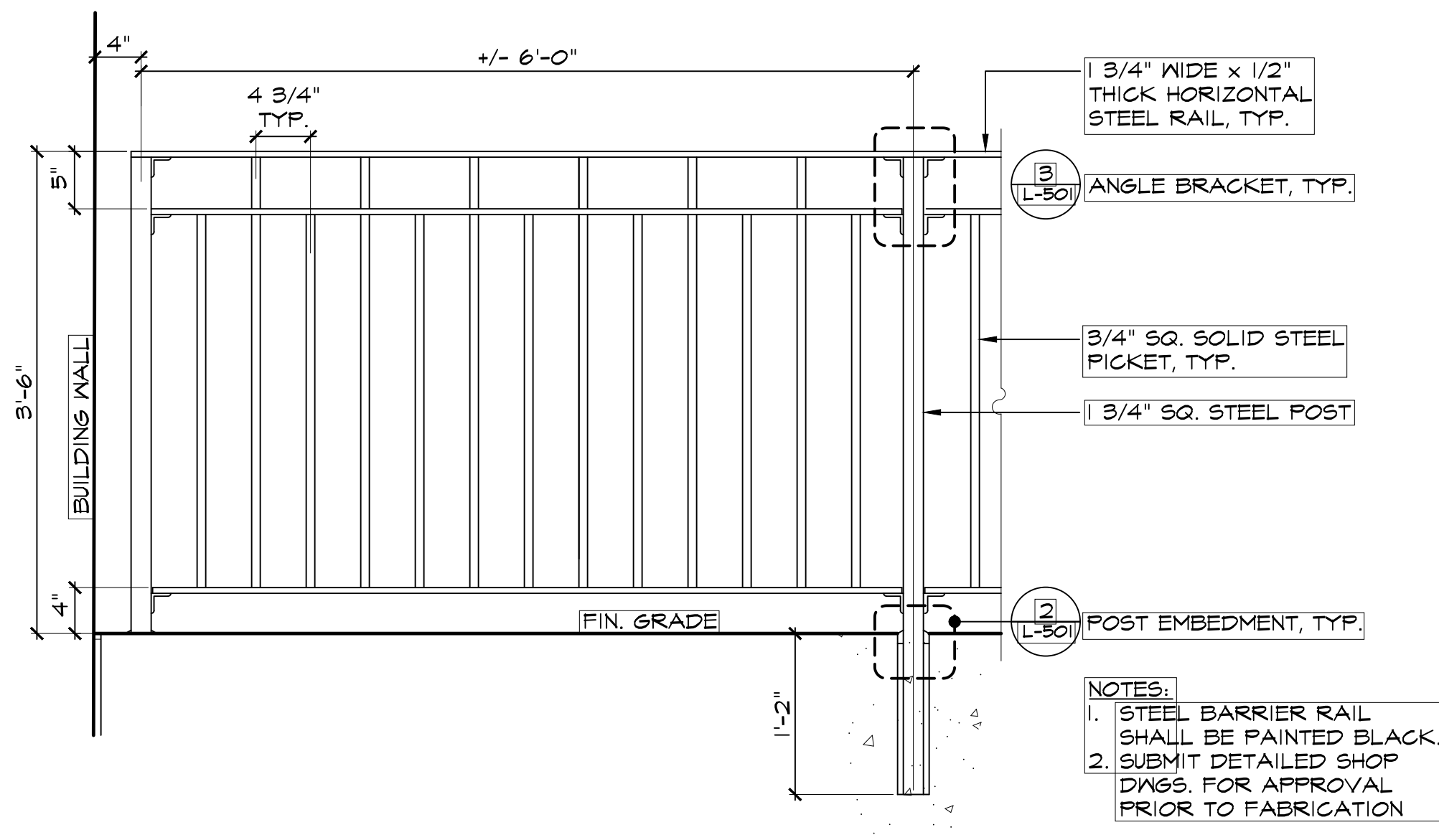
Scale	Job No.	Date	Drawing No.
AS SHOWN	1618	04/03/2019	L-500

Drawn	Checked	Approved
RW	RW	MT

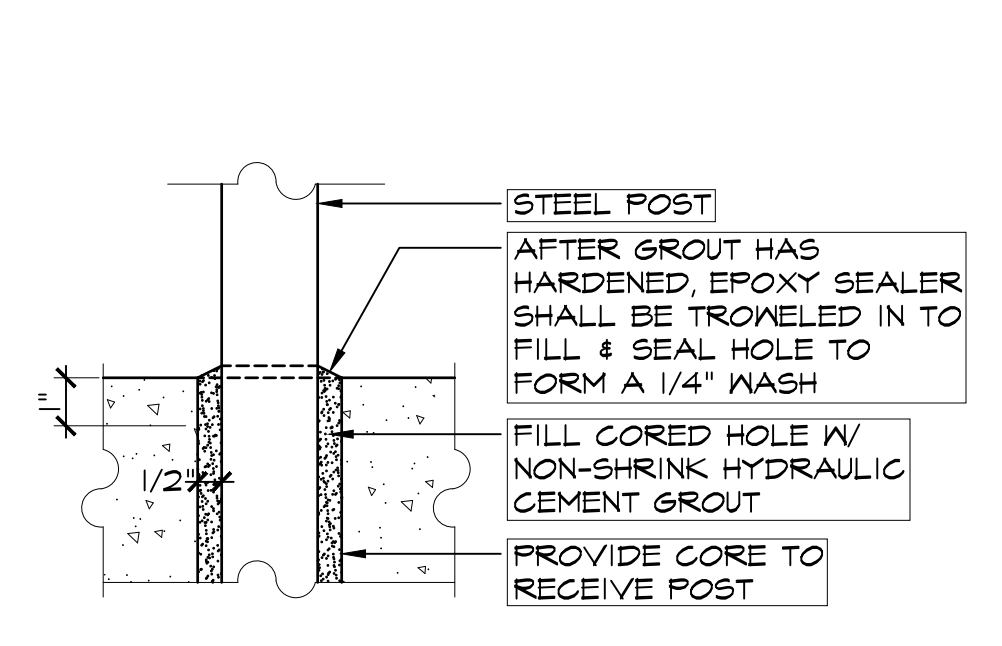
Peter Gisolfi Associates, LLP  
Architects, Landscape Architects

566 Warburton Avenue  
Hastings on Hudson, NY 10706  
914 478 3677

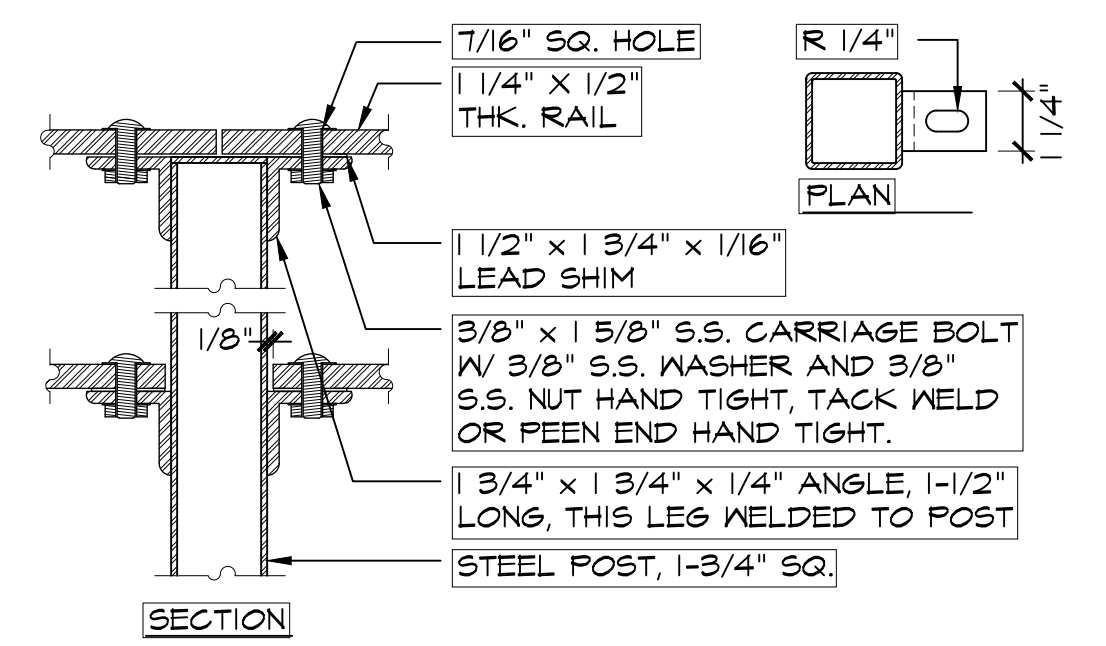
PETER GISOLFI ASSOCIATES



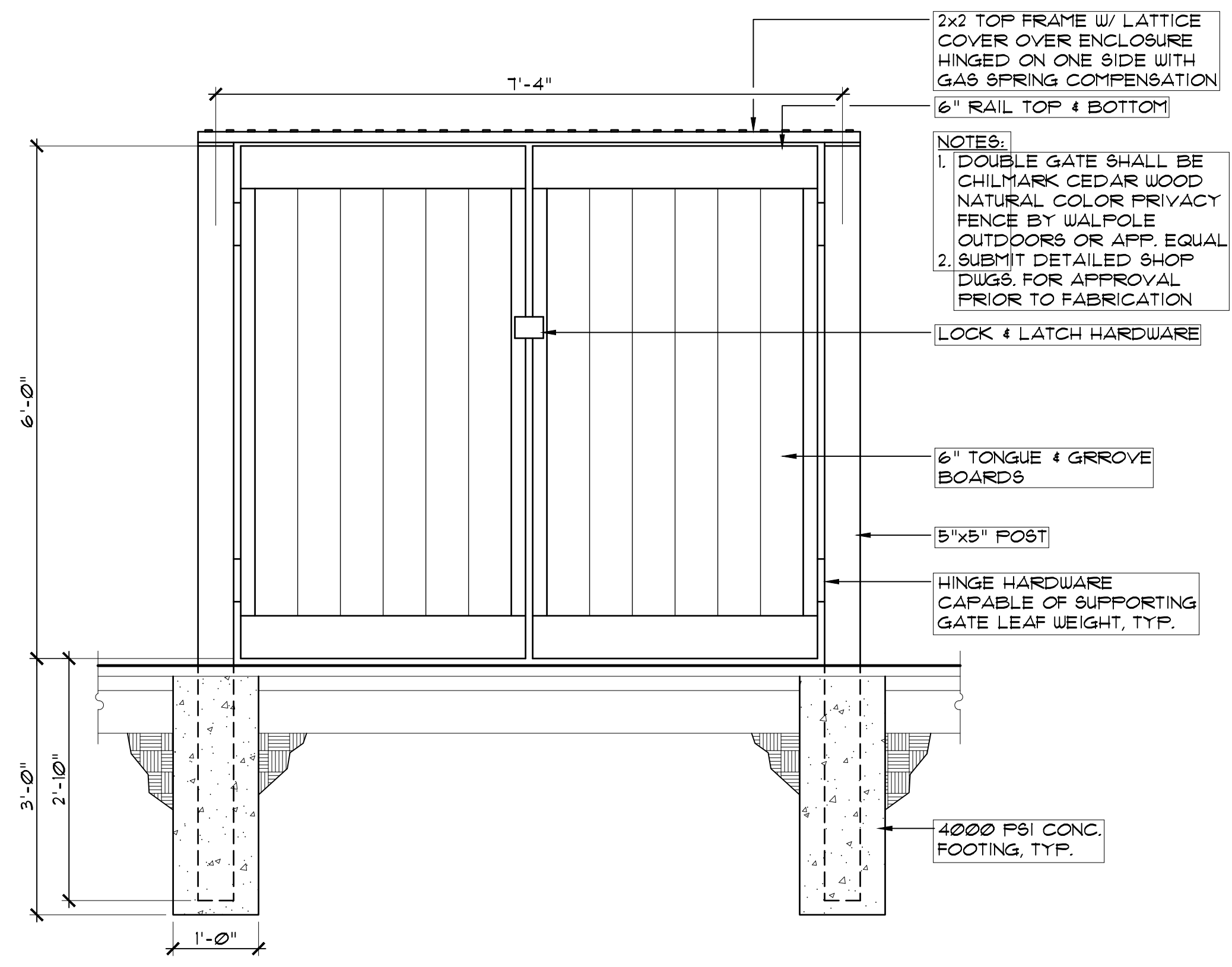
**1 BARRIER RAIL**  
SCALE: 1/2" = 1'-0"



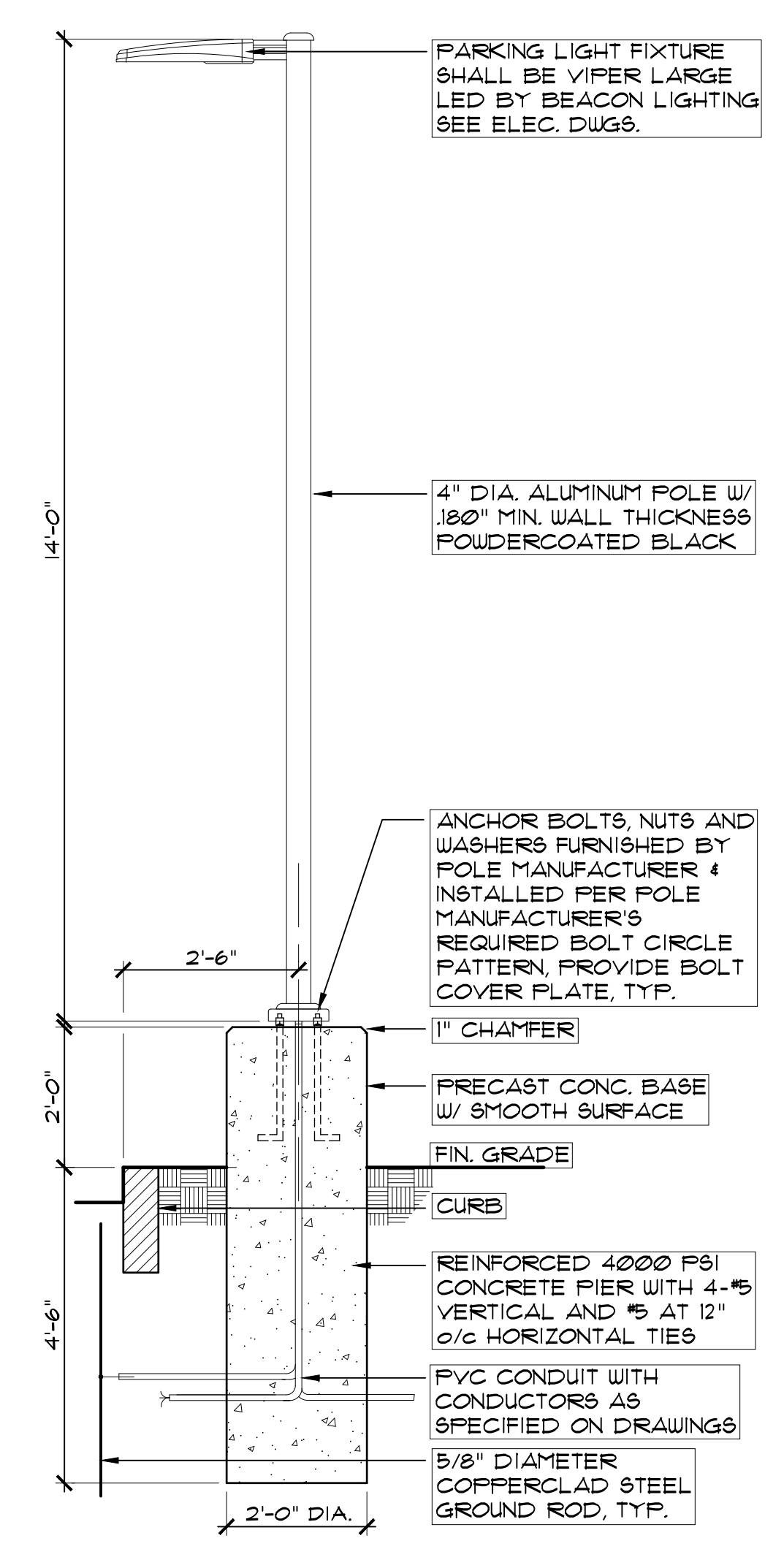
**2 POST EMBEDMENT**  
SCALE: 3" = 1'-0"



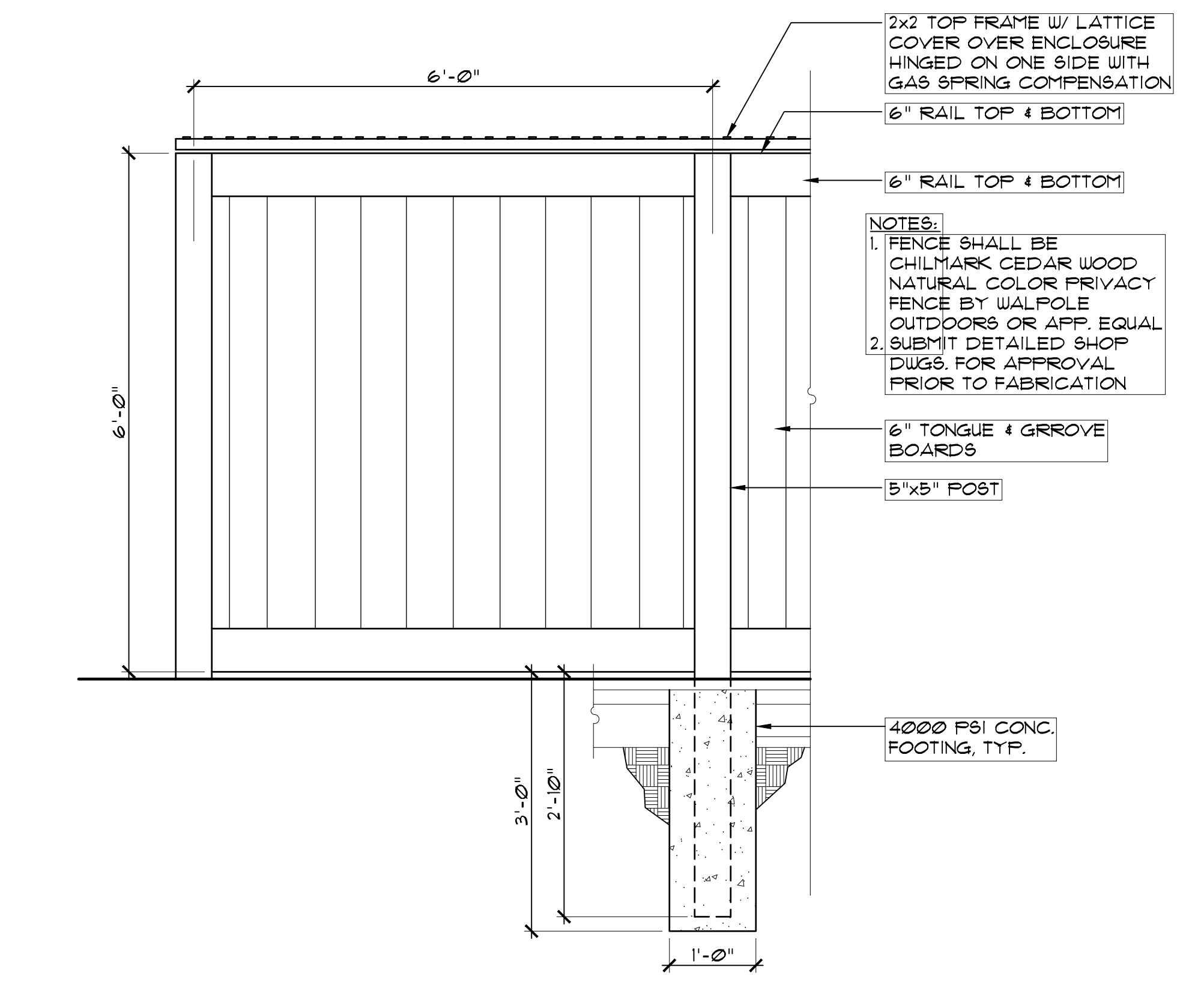
**3 ANGLE BRACKET**  
SCALE: 3" = 1'-0"



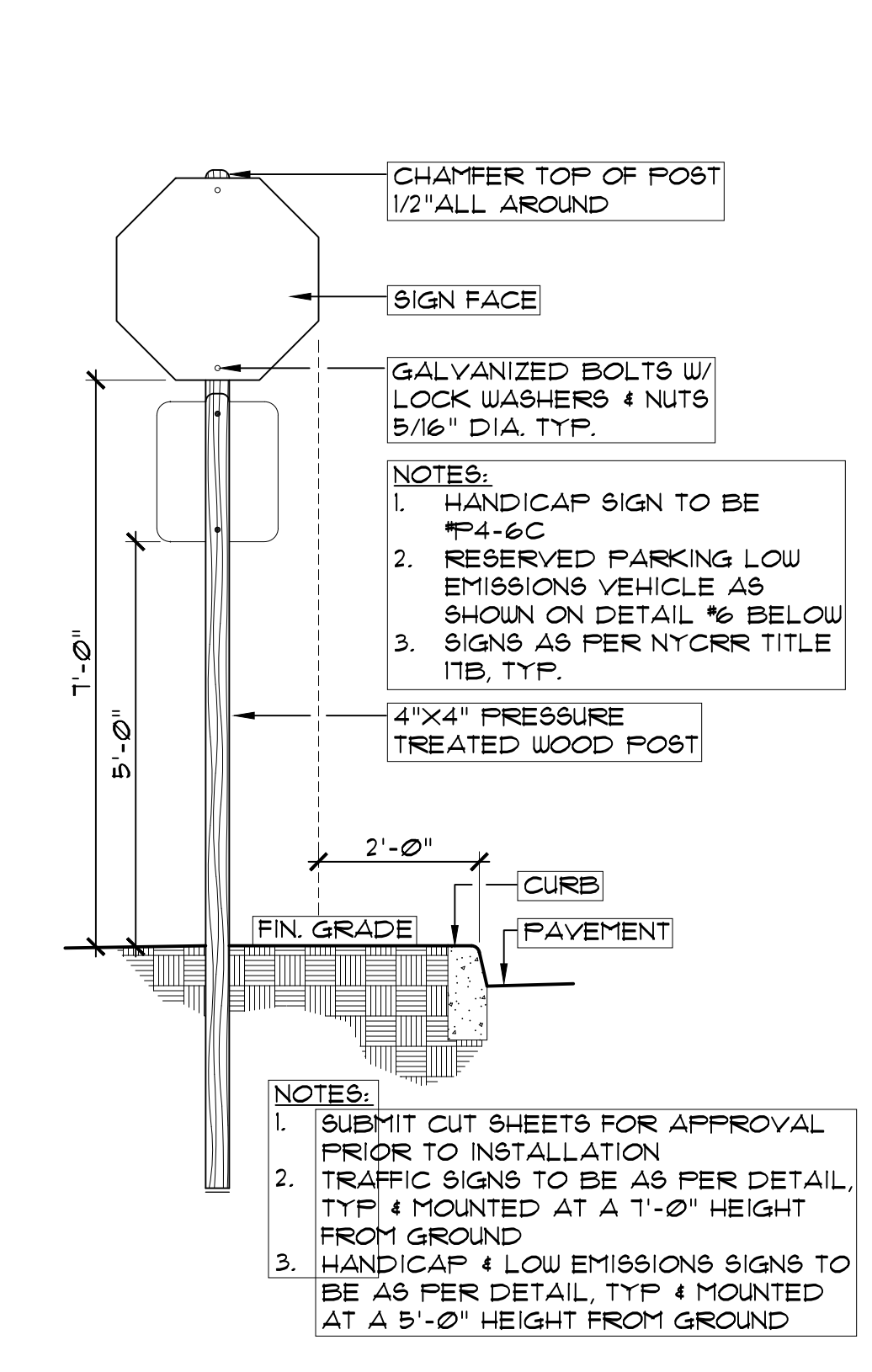
**5 PRIVACY FENCE DOUBLE GATE**  
SCALE: 3/4" = 1'-0"



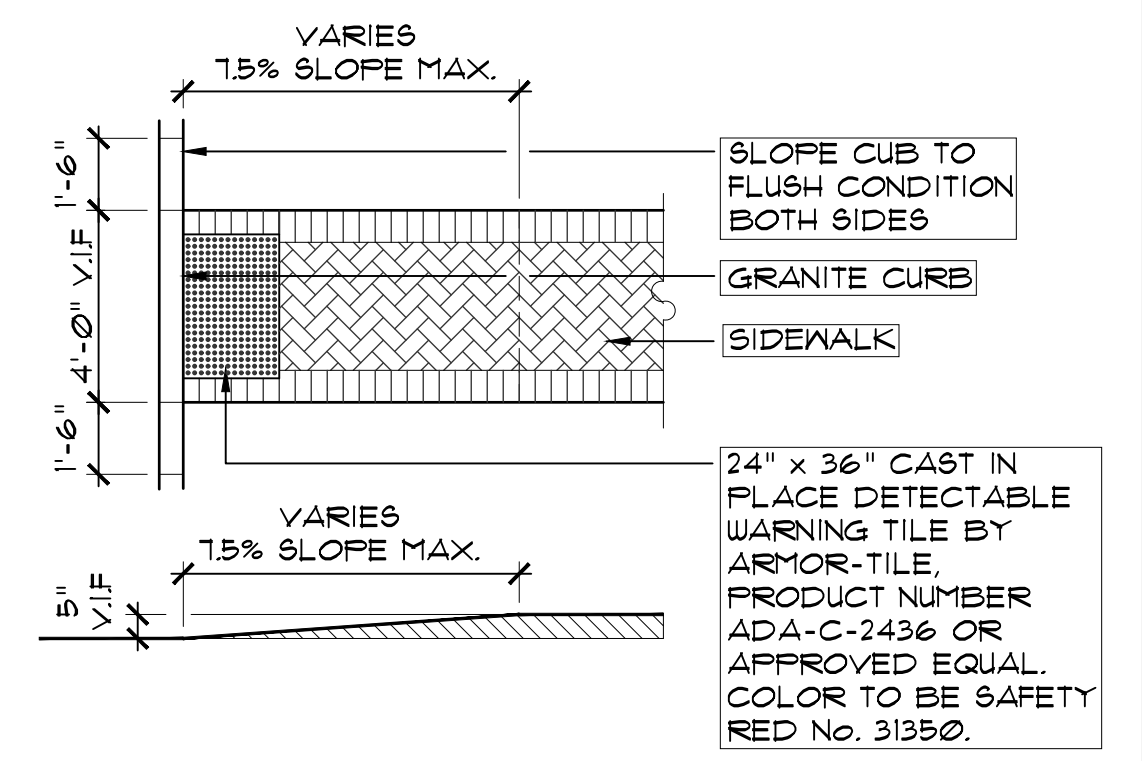
**6 PARKING LIGHT**  
SCALE: 1/2" = 1'-0"



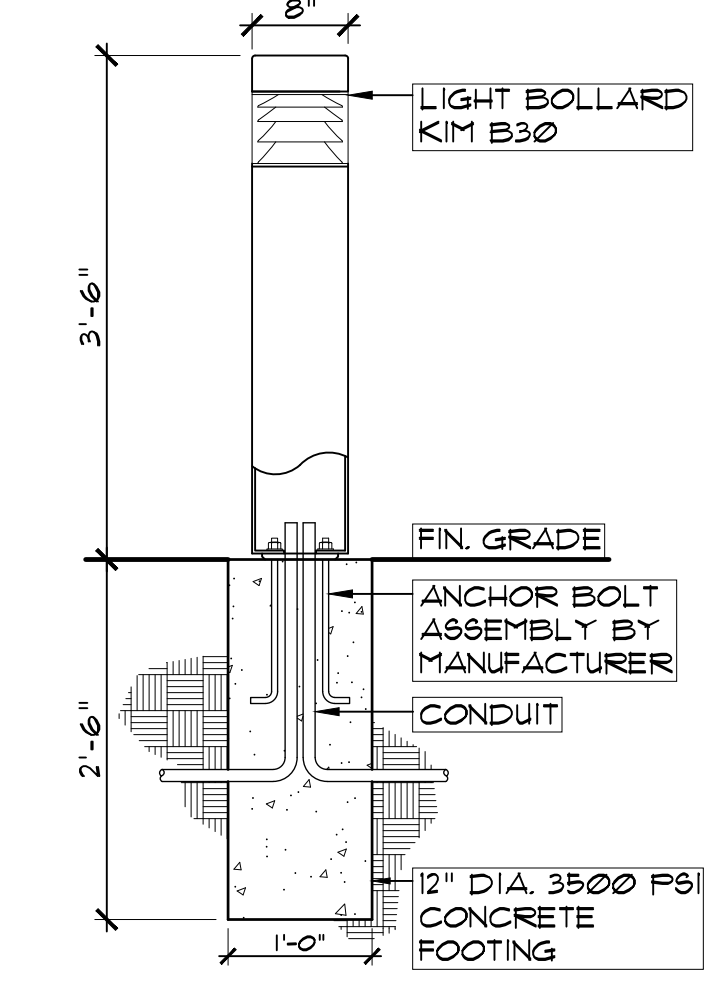
**4 PRIVACY FENCE W/ LATTICE COVER**  
SCALE: 3/4" = 1'-0"



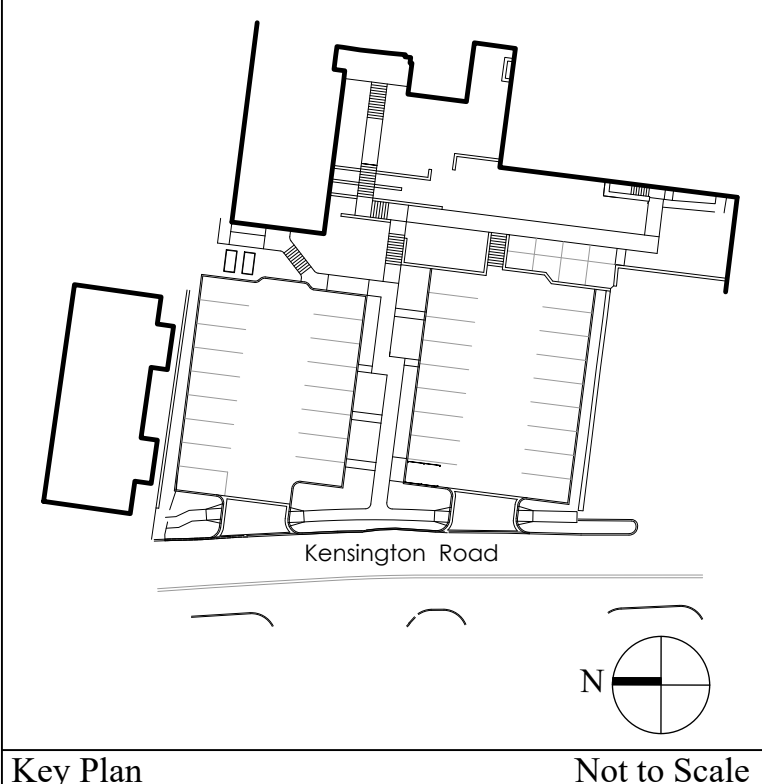
**8 TRAFFIC SIGN**  
SCALE: 1/2" = 1'-0"



**9 CURB RAMP**  
SCALE: 1/2" = 1'-0"



**7 LIGHT BOLLARD**  
SCALE: 3/4" = 1'-0"



Key Plan Not to Scale

FOR REVIEW NOT FOR CONSTRUCTION

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CIVIL ENGINEER	DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793	MEP ENGINEER	TEITEN VENEGAS CONSULTING ENGINEERS 68 PURCHASE STREET RYE, NY 10580 914-967-9505
STRUCTURAL ENGINEER	DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793		

Stamp	
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Project Title  
**GRAMATAN COURT PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title  
**SITE DETAILS**

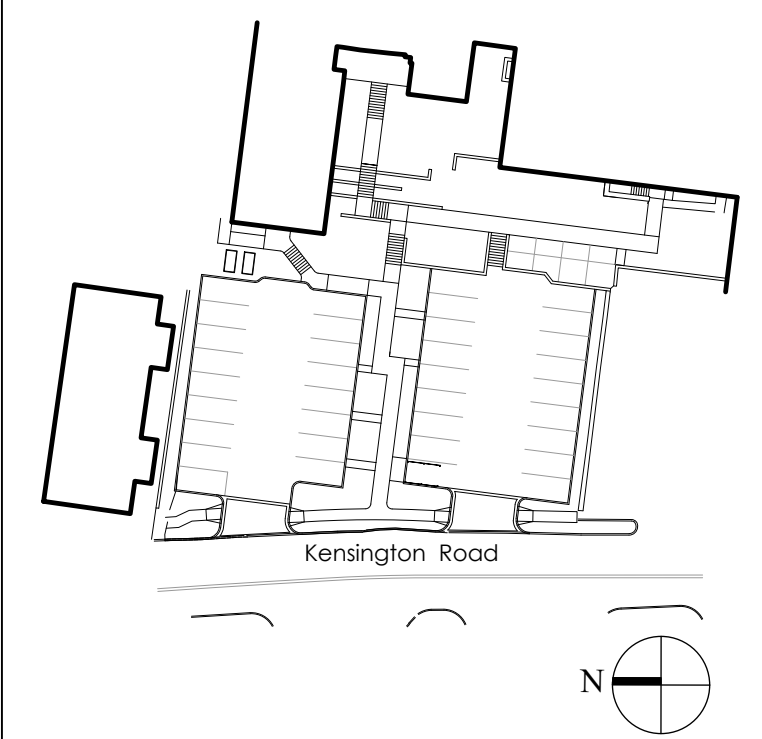
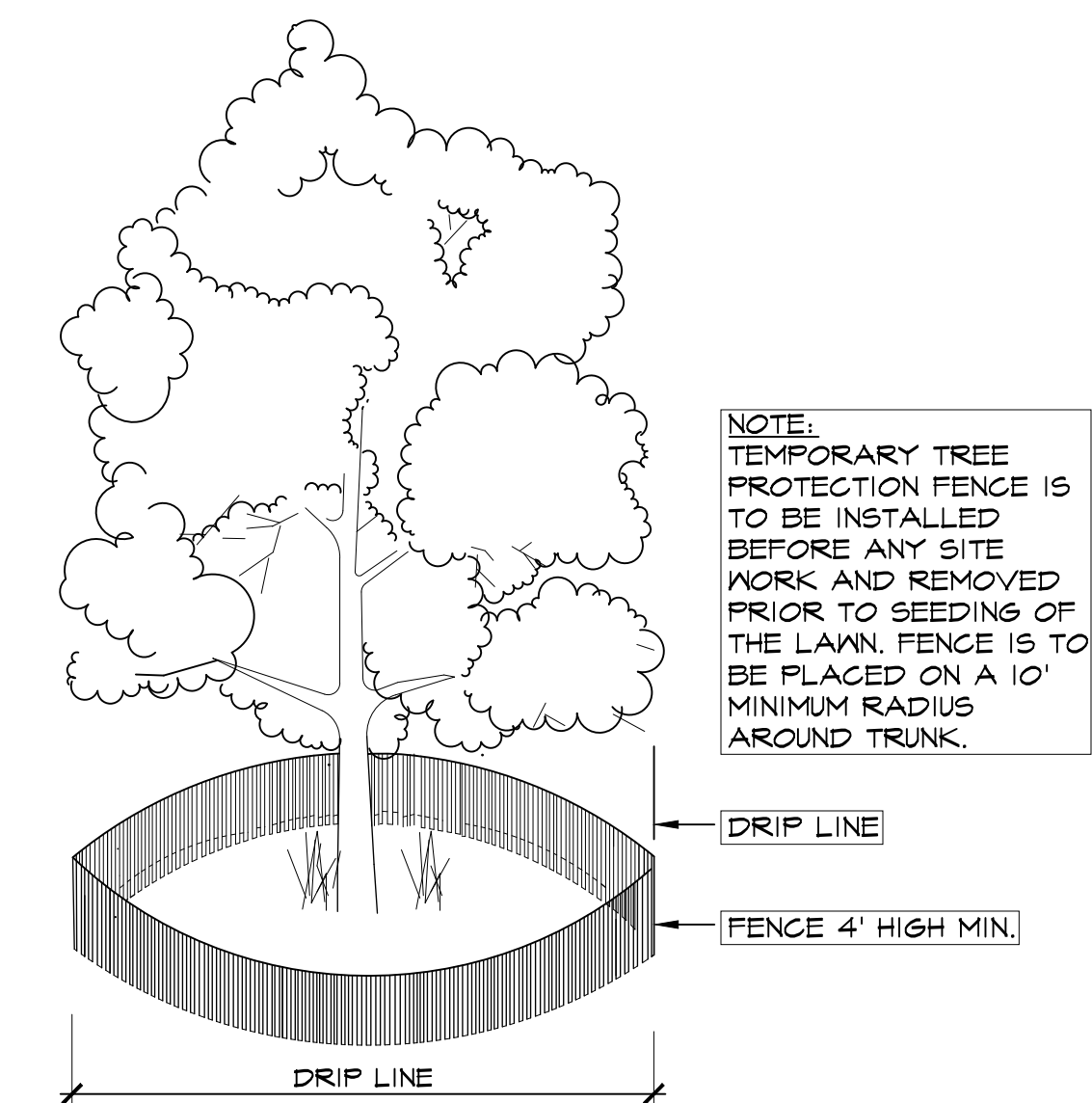
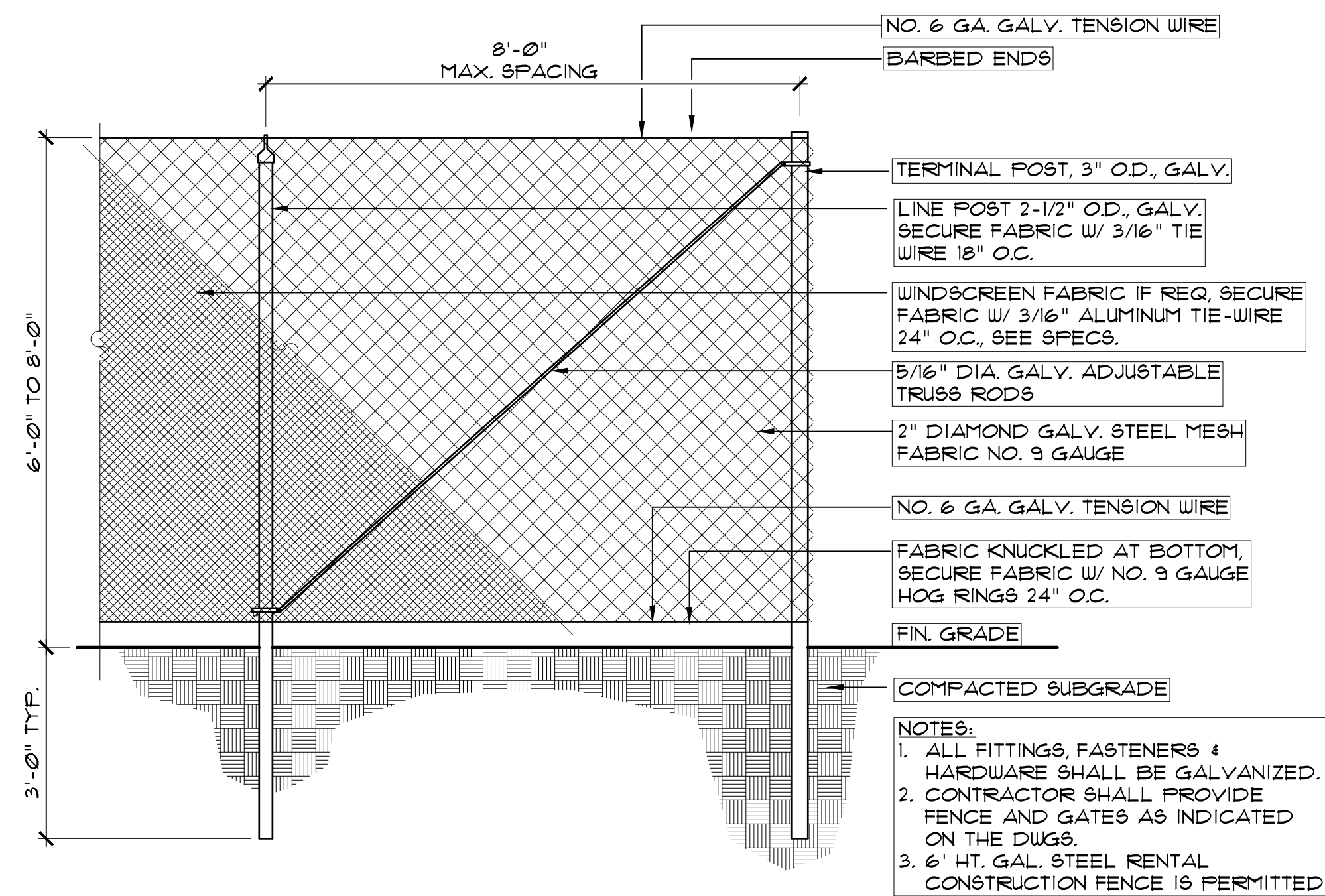
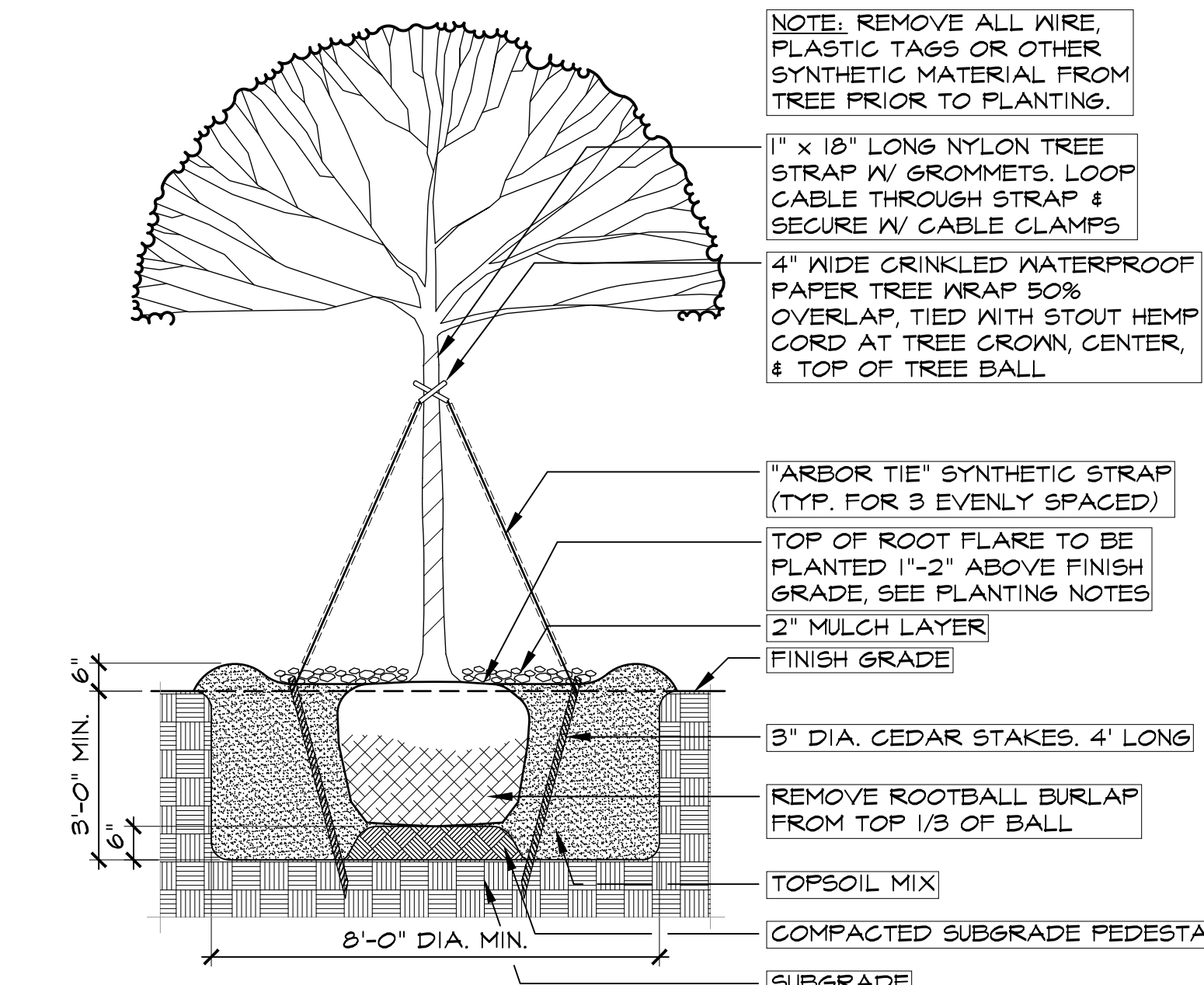
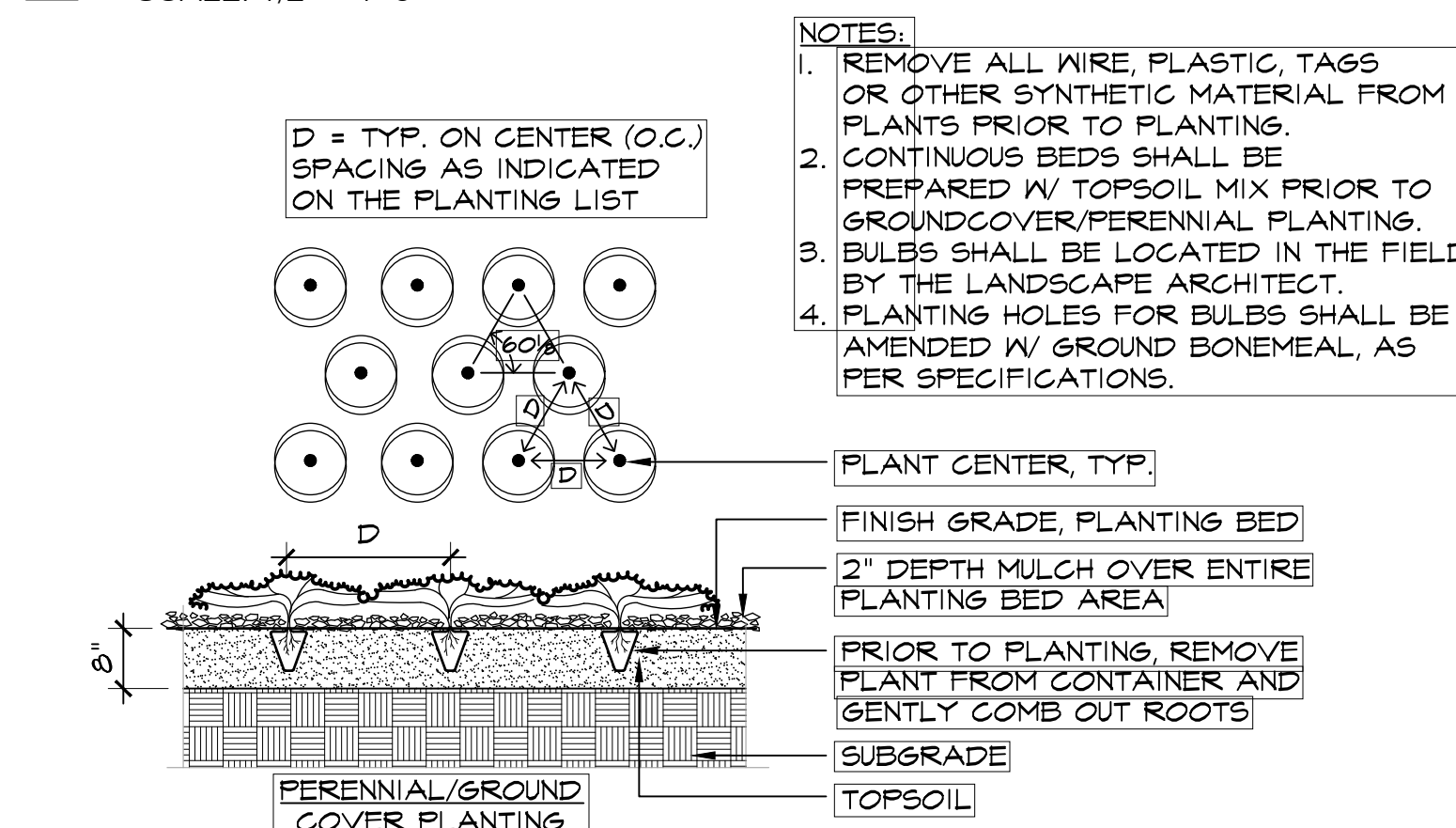
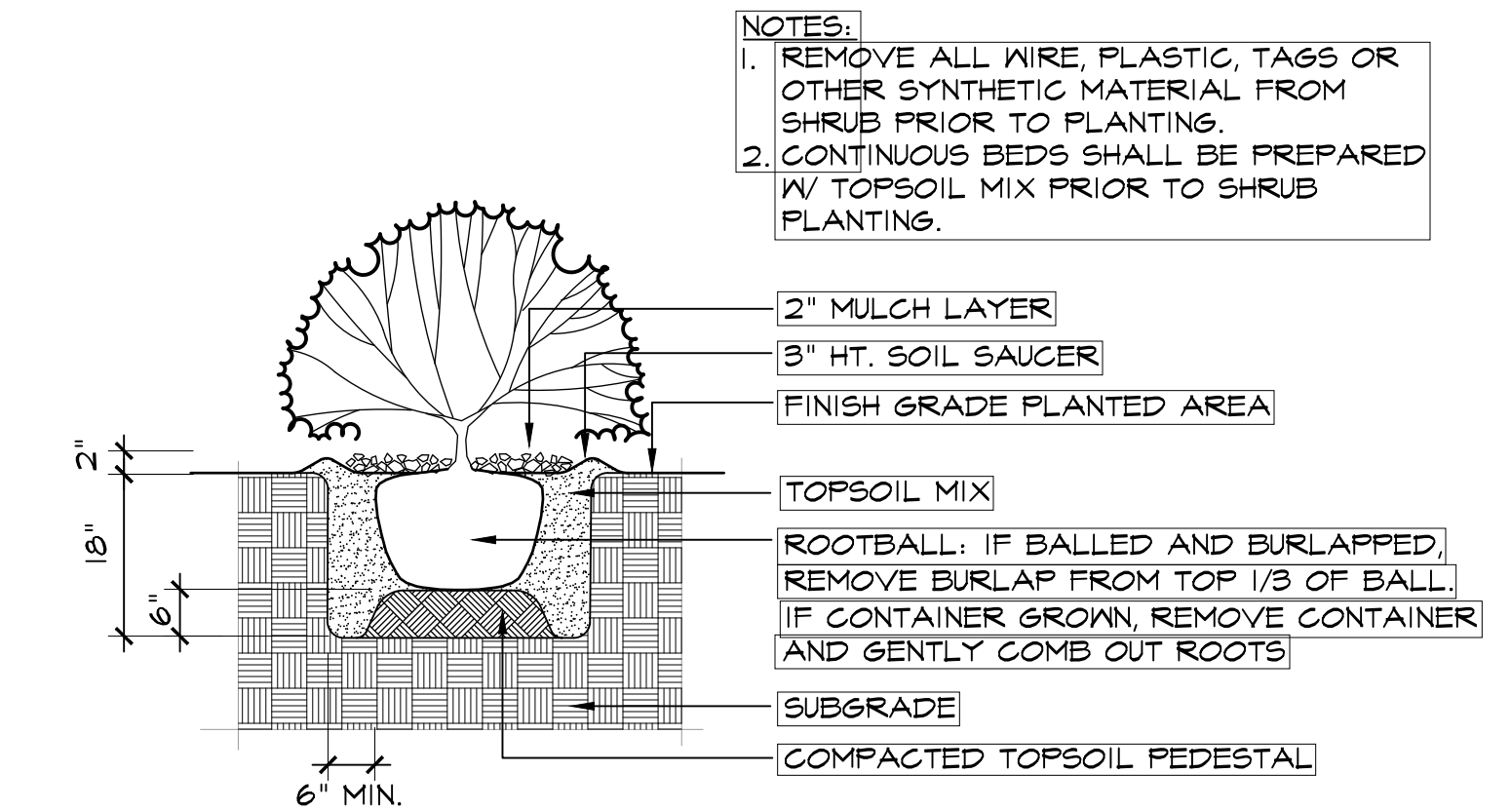
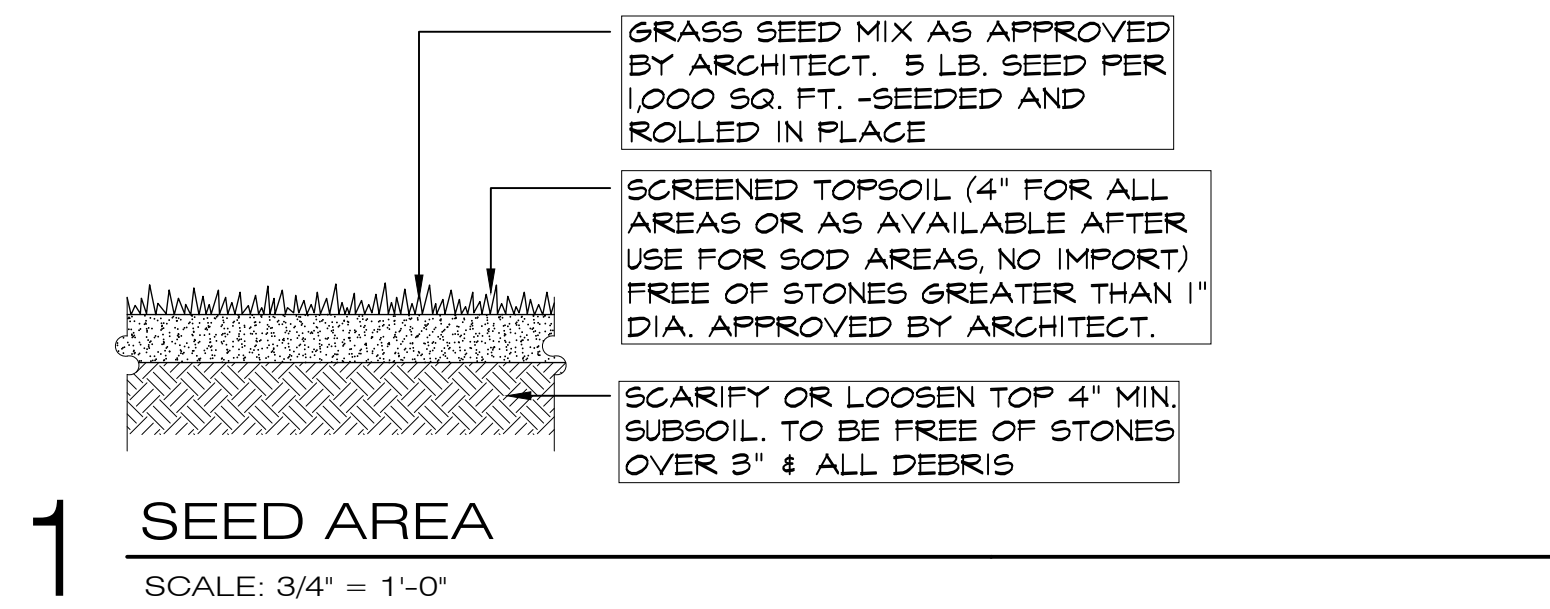
Scale	Job No.	Date	Drawing No.
AS SHOWN	1618	04/03/2019	L-501

Drawn	Checked	Approved	
RW	RW	MT	L-501

Peter Gisolfi Associates, LLP  
Architects, Landscape Architects

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Hastings on Hudson, NY 10706  
914 478 3677

PETER GISOLFI ASSOCIATES



FOR REVIEW  
NOT FOR  
CONSTRUCTION

8.		
7.		
6.		
5.		
4.	06/30/2021 PLANNING BOARD SUBMISSION	
3.	04/30/2021 PLANNING BOARD SUBMISSION	
2.	04/27/2021 ISSUED FOR BUILDING DEPARTMENT REVIEW	
1.	03/15/2021 ISSUED FOR PERMIT	
No.	Date	Revision/Submission

**CIVIL ENGINEER**  
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**MEP ENGINEER**  
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**STRUCTURAL ENGINEER**  
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845-727-7793



Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title  
**SITE DETAILS**

Scale	Job No.	Date	Drawing No.
AS SHOWN	1618	04/03/2019	<b>L-502</b>
Drawn	Checked	Approved	
RW	RW	MT	

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**PETER GISOLFI ASSOCIATES**

# PROJECT NAME: 25 SAGAMORE ROAD

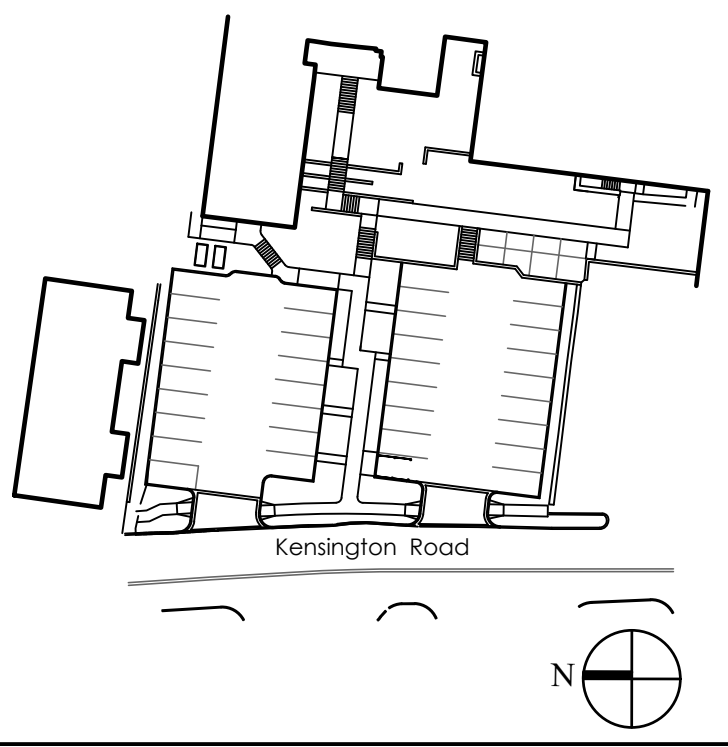
PROJECT ARCHITECT: PETER GISOLFI ASSOCIATES  
 PROJECT ENGINEER: DOMINICK R.PILLA ASSOCIATES PC

PROJECT ADDRESS: 25 SAGAMORE ROAD,  
 BRONXVILLE, NY

ISSUED FOR: PLANNING BOARD SUBMISSION

## CIVIL PLANS

DATE: 04/30/2021



Key Plan Not to Scale

DRAWING INDEX			
PAGE #	DRAWING #	REVISION #	DRAWING TITLE
1	C-001	00	TITLE SHEET
2	C-100	00	SITE PLAN
3	C-110	00	EROSION & SEDIMENT CONTROL PLAN
4	C-200	00	EROSION AND SEDIMENT CONTROL DETAILS
5	C-201	00	DETAILS

LEGEND	
<p>SECTION #</p> <p>SHEET #</p>	SECTION SYMBOL
<p>DETAIL #</p> <p>SHEET #</p>	DETAIL REFERENCE SYMBOL
<p>SECTION OR DETAIL #</p> <p>TITLE</p> <p>IF SHOWN POINT TO SHEET WHERE SECTION OR DETAIL WAS TAKEN</p>	PLAN, SECTION, OR DETAIL TITLE SYMBOL
<p>XXX</p>	ELEVATION SYMBOL

### ABBREVIATION

AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
B	BOTTOM REINFORCEMENT
BM	BEAM
BS	BOTH SIDES
BU	BUILT UP MEMBER
C	COMPRESSION FORCE IN KIPS
CANT.	CANTILEVER
CL	CENTER LINE
CG	CENTER OF GRAVITY
COL	COLUMN
CONT	CONTINUOUS
COMP LAP	COMPRESSION REINF LAP SLICE
CP	COMPLYR PENETRATION ERF
DB	FISMRYRT OF REINFORCEMENT BAR
DEL	DELTA OR CHANGE IN ELEVATION
(E)	EXISTING CONSTRUCTION
EF	EACH FACE
EL	ELEVATION
EW	EACH WAY
F	FINISHED SURFACE
GB	GRADE BEAM
H	HORIZONTAL REINFORCEMENT
H	HORIZONTAL FORCE IN KIPS
JLJ2	NEW CODE FORMED STEEL JOISTS
LAP	FULL TENSION CAPACITY LAP SPLICE
LD	TENSION DEVELOPMENT LENGTH FOR REINFORCINGBARS
LDC	COMPRESSION SPLICE LENGTH FOR REINFORCE BARS
LLBB	LONG LEGS BACK-TO-BACK
LW	LIGHTWEIGHT CONCRETE
M	BENING MOMENT IN FOOT-KIPS
MC	MOMENT CONNECTION SHOWN ON DRAWING
MIN	MINIMUM
(N)	NEW CONSTRUCTION
N	BEARING BOLTS THREADS INCLUDED IN SHEAR PLANE
NTS	NOT TO SCALE
OC	ON CENTER
PC	PILE CAP
PL	PLATE
PP	PARTIAL PENETRATION WELD
PEOP	PROPERTY LINE
SAD	SEE ARCHITECTURAL DRAWINGS/DETAILS
SL,S2	SLAB ON DECK TYPE
SC	SLIP CRITICAL BOLT
SIM	SIMILAR
T	TENSION FORCE IN KIPS
T	THICKNESS
T	TOP REINFORCEMENT
TBC	TO BE CONFIRMED
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TYP	TYPICAL
UNO,UON	UNLESS OTHERWISE NOTED
M	VERTICAL REINFORCEMENT
V	VERTICAL BEAM END REACTION IN KIPS
VIF	VERIFY IN FIELD
WP	WORKPOINT
WWF	WELDED WIRE FABRIC

### CONSTRUCTION NOTES:

- ANY EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS, PRIVATE RECORDS AS SUPPLIED BY THE OWNER, OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS FAMILIAR WITH THE PROJECT SITE. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF EITHER (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF THE WORK PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVED CITY ORDINANCES AND SHALL POST SUCH DOCUMENTS AT VISIBLE LOCATIONS AND MAINTAIN UPDATED DOCUMENTATION ACCORDINGLY.
- CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATIONS OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UTILITIES UNDERGROUND LOCATION CENTER, THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL INFORMATION PROVIDED BY UTILITY PURVEYORS, AND CITY OR STATE RECORDS RELATED TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY SERVICES FOR TEMPORARY SHUT OFF AS REQUIRED. CONTRACTOR SHALL MAINTAIN AND PROTECT SERVICES AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- NO PUBLIC WAYS OR WALKS MAY BE OBSTRUCTED WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES AND SIGNAGE IF REQUIRED.
- WET DEBRIS WITH WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICAL LEVEL. DO NOT WET TO THE EXTENT OF FLOODING, CONTAMINATED RUNOFF, OR ICING.
- ANY PORTIONS OF PAVEMENT TO BE REMOVED MUST BE SEPARATED BY MAKING A NEAT VERTICAL SAW CUT ALONG THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT THE UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES, BARRIERS, AND SHORING WHERE REQUIRED TO PROTECT THE PUBLIC, PERSONNEL, CONSTRUCTION, AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
- PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT, AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT AS CLEAN AS POSSIBLE AT ALL TIMES. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT. ANY HAZARDOUS MATERIAL REMOVAL, SUCH AS ASBESTOS REMOVAL, SHALL BE PERFORMED PRIOR TO ANY DEMOLITION ACTIVITY. THE HAZARDOUS MATERIAL REMOVAL SHALL BE PERFORMED BY A LICENSED ABATEMENT COMPANY.
- THE REFUSE RESULTING FROM ANY CLEARING AND GRUBBING AND ALL DEBRIS AND MATERIALS FROM ANY STRUCTURE(S) TO BE DEMOLISHED SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, PUSHED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM, LAKE, WETLAND, BODY OF WATER, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.
- WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THE CONTRACTED WORK, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, REPAIRED, FINISHED, OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION, INCLUDING GAS LINE REMOVAL IS TO BE PERFORMED BY A CONTRACTOR OR SUB-CONTRACTOR LICENSED IN THE PARTICULAR TRADE.

### STORM WATER SYSTEM CLEANING AND MAINTENANCE:

STORM WATER SYSTEM, INCLUDING ANY ROOF GUTTERS AND UNDERGROUND PIPING, SHOULD BE CLEANED OF LEAVES, SAND, DIRT, SEDIMENT, TRASH AND OTHER DEBRIS BY HAND OR BY VACTOR TRUCK. THE SYSTEM IS TO BE EVALUATED, CLEANED AND MAINTAINED AT LEAST TWO TIMES PER YEAR. SURFACE GRATES AND INTERIOR SUMPS SHOULD BE MAINTAINED TO FUNCTION AS ORIGINALLY DESIGNED. SEE MAINTENANCE PLAN ON FILE WITH BOTH THE PROPERTY OWNER AND THE LOCAL BUILDING DEPARTMENT FOR MORE DETAILS.

FOR REVIEW  
NOT FOR  
CONSTRUCTION

8.
7.
6.
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No.	Date	Revision/Submission
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<b>CIVIL ENGINEER</b> DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793	<b>MEP ENGINEER</b> TEITJEN VENEGAS CONSULTING ENGINEERS 68 PURCHASE STREET RYE, NY 10580 914-967-9505
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<b>STRUCTURAL ENGINEER</b> DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793
--



Project Title  
**GRAMATAN COURT  
 PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
 BRONXVILLE, N.Y. 10708

Drawing Title  
**TITLE SHEET**

Scale	Job No.	Date	Drawing No.
AS NOTED	1618	04/30/2021	<b>C-001</b>
Drawn	Checked	Approved	
JB	SM	SM	

Peter Gisolfi Associates, LLP  
 Architects, Landscape Architects  
 566 Warburton Avenue  
 Hastings on Hudson, NY 10706  
 914 478 3677

P E T E R G I S O L F I A S S O C I A T E S

**GENERAL NOTES**

UNLESS OTHERWISE NOTED OR SHOWN ON THE STRUCTURAL DRAWINGS, THE FOLLOWING REQUIREMENTS, TOGETHER WITH THE PROJECT PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT APPLY TO THE STRUCTURES IN THIS CONTRACT.

- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- THE STRUCTURAL DOCUMENTS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL AND MEP CONTRACT DOCUMENTS AS WELL AS ANY OTHER TRADES. IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS, DIMENSIONS, ELEVATIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- THE DESIGN AT THE EXISTING PART OF THE BUILDING, WHICH WILL REMAIN, IS BASED ON INCOMPLETE INFORMATION ABOUT THE EXISTING STRUCTURE, THE SIZE AND DEPTH OF EXISTING FOUNDATION, AS THE WORK PROGRESS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH FIELD INFORMATION ABOUT THE EXISTING FOUNDATION AND OTHER STRUCTURAL MEMBERS AND FOLLOW ANY CHANGES IN DESIGN THAT WILL BE REQUIRED BY THE ENGINEER DUE TO UNANTICIPATED FIELD CONDITIONS.
- OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
- CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
- SEE PROJECT SPECIFICATIONS FOR TESTING. SEE THE STRUCTURAL SPECIAL INSPECTION NOTES FOR INSPECTION REQUIREMENTS.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.

10. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED. WHENEVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

**CODES AND SPECIFICATIONS**

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS:

- "BUILDING CODE OF NEW YORK STATE," 2020.
- ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES."
- "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 318-2014
- "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 301-1999.

**SHOP DRAWINGS AND OTHER SUBMITTALS**

- INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
- SUBMIT SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN A SINGLE PACKAGE. SUBMIT SIMILAR FLOORS TOGETHER.
- ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RE-SUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL. ONLY CLOUDED ITEMS WILL BE REVIEWED.
- SUBMITTALS FOR SPECIAL STRUCTURAL LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, A DELEGATED ENGINEER. EXAMPLES INCLUDE STRUCTURAL STEEL CONNECTIONS, STRUCTURAL LIGHT GAGE STEEL FRAMING, AND EXTERIOR ENCLOSURE SYSTEMS.
- A DELEGATED ENGINEER IS DEFINED AS A NEW YORK STATE LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS. SEE SPECIFICATIONS FOR MORE SPECIFIC CRITERIA.
- THE TRADE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITES, FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTABILITY.
- THE STRUCTURAL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. NOTATIONS ON SUBMITTALS DO NOT AUTHORIZE CHANGES TO THE CONTRACT SUM. CHECKING OF THE SUBMITTAL BY THE STRUCTURAL ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND FROM ERRORS OR OMISSIONS IN THE SUBMITTAL.
- IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.
- CAD FILES OF STRUCTURAL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS ONLY UPON THE CONTRACTOR SIGNING AN AGREEMENT. WHEN CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:
  - ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS, ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE STRUCTURAL DRAWINGS REMAIN THE PROPERTY OF DOMINICK R. PILLA ASSOCIATES AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE.
  - CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL DRAWINGS SHALL GOVERN.
  - THE USE OF CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS REQUIRED FOR THE PREPARATION OF COMPLETE AND ACCURATE SHOP

**DRAWINGS:**

- THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTION MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS, INCLUDING THE TITLE BLOCK; AND
- DIMENSIONS IN THE CAD FILES MAY NOT BE PRECISE AND, IN SOME CASES, HAVE BEEN INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS ELECTRONICALLY OR OTHERWISE.

**SUBMITTALS REQUIRED:**

- THE FOLLOWING ITEMS REQUIRE SUBMITTAL OF SHOP AND ERECTION DRAWINGS AND STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK:
  - RETAINING WALL DESIGN.
  - SUPPORT OF EXCAVATION.

**SHALLOW FOUNDATIONS**

- FOUNDATION DESIGN IS BASED ON THE "GEOTECHNICAL ENGINEERING REPORT," PREPARED BY LANGAN ENGINEERS OF NEW HAVEN AND DATED DECEMBER 4, 2020. SEE THAT REPORT FOR ADDITIONAL REQUIREMENTS.
- FOUNDATIONS PLACED ON COMPACTED STRUCTURAL FILL HAVE BEEN DESIGNED FOR AN ALLOWABLE NET SOIL BEARING PRESSURE OF 4 KSF.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REVISED DESIGN OF THE FOUNDATION AND RETAINING WALLS AS REQUIRED.
- ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 9" LIFTS TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.
- SOIL-SUPPORTED FOOTING SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY AS NOTED AND AS FIELD VERIFIED AND APPROVED BY A REGISTERED SOIL ENGINEER. THE BOTTOM OF THE FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL, EXACT ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD DETERMINED.
- WHEN NECESSARY, FOOTINGS STEPS SHALL BE CONSTRUCTED AT MAXIMUM SLOPE OF ONE VERTICAL TO TWO HORIZONTALS.
- CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, U.O.N.

**EXCAVATION, BACKFILL AND DEWATERING**

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.
- DO NOT BACKFILL AGAINST WALLS UNTIL 7 DAYS AFTER THE WALLS ARE BRACED BY THE STRUCTURE OR ARE TEMPORARILY BRACED. DO NOT BACKFILL CANTILEVERED RETAINING WALLS UNTIL CONCRETE IS 7 DAYS OLD. DO NOT BACKFILL UNTIL AFTER COMPLETION AND INSPECTION OF ANY WATERPROOFING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

**SLABS ON GRADE**

- FOR INTERIOR SLABS, PLACE 15 MIL POLYETHYLENE SHEETING BETWEEN SOIL AND BOTTOM OF SLAB. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.
- SLABS-ON-GRADE SHALL BE 5" THICK FIBER REINFORCED CONCRETE SLAB. (PROVIDE 3 LBS PER CU. FT. OF MACRO SYNTHETIC FIBER.) SHALL BE FINISHED IN ACCORDANCE WITH ACI STANDARD 302.1R FOR CLASS 2 FLOORS. TYPE II OR III CEMENT AND 3/4" COARSE AGGREGATE (SIZE NO. 57) SHALL BE USED.
- SUBGRADE SOILS BELOW SLAB SHALL BE PROOFROLLED AND CERTIFIED BY A SOILS ENGINEER AS ACCEPTABLE BEFORE PLACEMENT OF GRAVEL OR CONCRETE.
- PROVIDE CONTROL JOINTS SPACING OF 36 TIMES THE SLAB THICKNESS MAXIMUM.
- FOLLOW RECOMMENDATIONS OF ACI 302.1R.
- IN SIDEWALKS AND WALKWAYS, LOCATE ISOLATION JOINTS AT 20 FT. O.C. MAXIMUM SCORE AND TOOL BETWEEN ISOLATION JOINTS IN EQUAL BAYS OF 5 FT. OR LESS.
- SEE THE ARCHITECTURAL DRAWINGS FOR SLAB ON GRADE DEPRESSIONS AND OTHER REQUIREMENTS.

**REINFORCED CONCRETE**

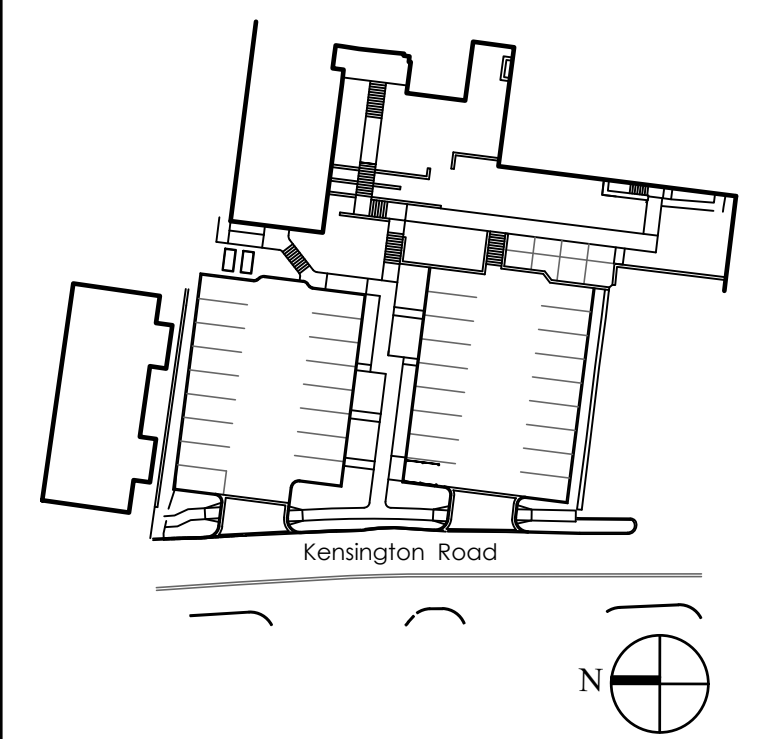
- COMPLY WITH ACI 301 AND 318.
- ALL CAST-IN-PLACE CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F<sub>c</sub>) AT 28 DAYS AS FOLLOWS:
 

FOOTINGS	4,000 PSI
POURED WALLS	4,000 PSI
SLABS-ON-GRADE	4,000 PSI
- USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS. U.O.N.
- CONCRETE REINFORCEMENT SHALL BE ASTM A615, GRADE 60 DEFORMED REINFORCING STEEL. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N.
- USE EPOXY COATED RENFOCEMENT CONFORMING TO ASTM A775 FOR CONCRETE SUBJECT TO WATER AND CHLORITE PENETRATION.
  - LOADING DOCK SLABS AND WALLS.
- WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRONICALLY WELDED WIRE REINFORCEMENT (WWF) CONFORMING TO ASTM A185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE SHALL BE ONE CROSS WIRE SPACING PLUS TWO INCHES.
- FOLLOW ACI 117-10 "SPECIFICATION FOR TOLERANCES OF CONCRETE CONSTRUCTION AND MATERIALS" FOR REQUIRED TOLERANCES.
- UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, U.O.N. SEE TYPICAL DETAILS.
- PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.

10. PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONCRETE FINISH REQUIREMENTS.

**SPECIAL STRUCTURAL INSPECTIONS**

- ALL WORKS SHALL BE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF NEW YORK STATE BUILDING CODE. SPECIAL INSPECTORS SHALL MEET THE QUALIFICATIONS OUTLINED IN THE RULES OF THE STATE OF NEW YORK SECTION 1704.2.1.
- THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH CHAPTER 17 OF THE NY STATE BUILDING CODE:
  - SOILS AS PER 1705.6



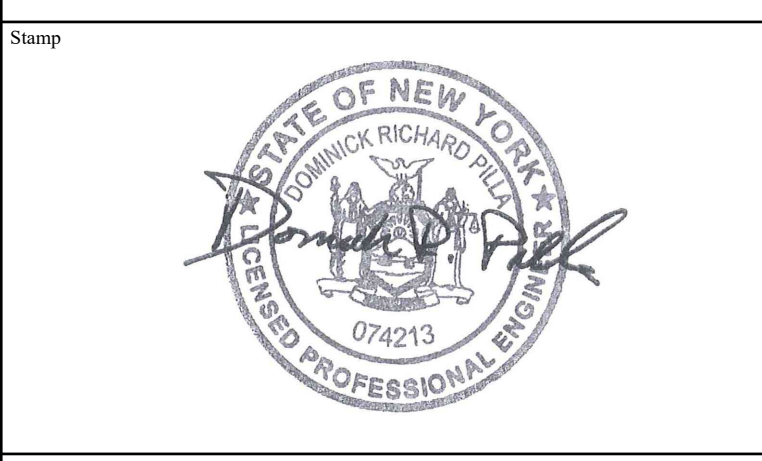
Key Plan Not to Scale



8.		
7.		
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5.		
4.	06/30/2021 PLANNING BOARD SUBMISSION	
3.	04/30/2021 PLANNING BOARD SUBMISSION	
2.	04/27/2021 ISSUED FOR BUILDING DEPARTMENT REVIEW	
1.	03/15/2021 ISSUED FOR PERMIT	
No.	Date	Revision/Submission

<b>CIVIL ENGINEER</b> DOMINICK R. PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793	<b>MEP ENGINEER</b> TEITJEN VENEGAS CONSULTING ENGINEERS 68 PURCHASE STREET RYE, NY 10580 914-967-9505
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**STRUCTURAL ENGINEER**  
DOMINICK R. PILLA  
ASSOCIATES, P.C.  
143 MAIN STREET  
NYACK, NY 10960  
845-727-7793



Project Title

**GRAMATAN COURT PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title

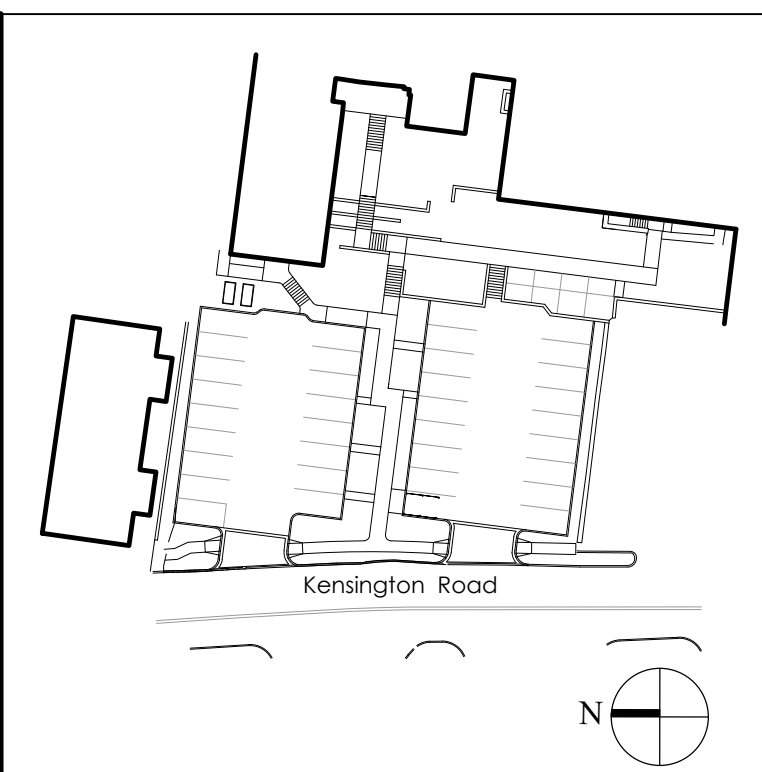
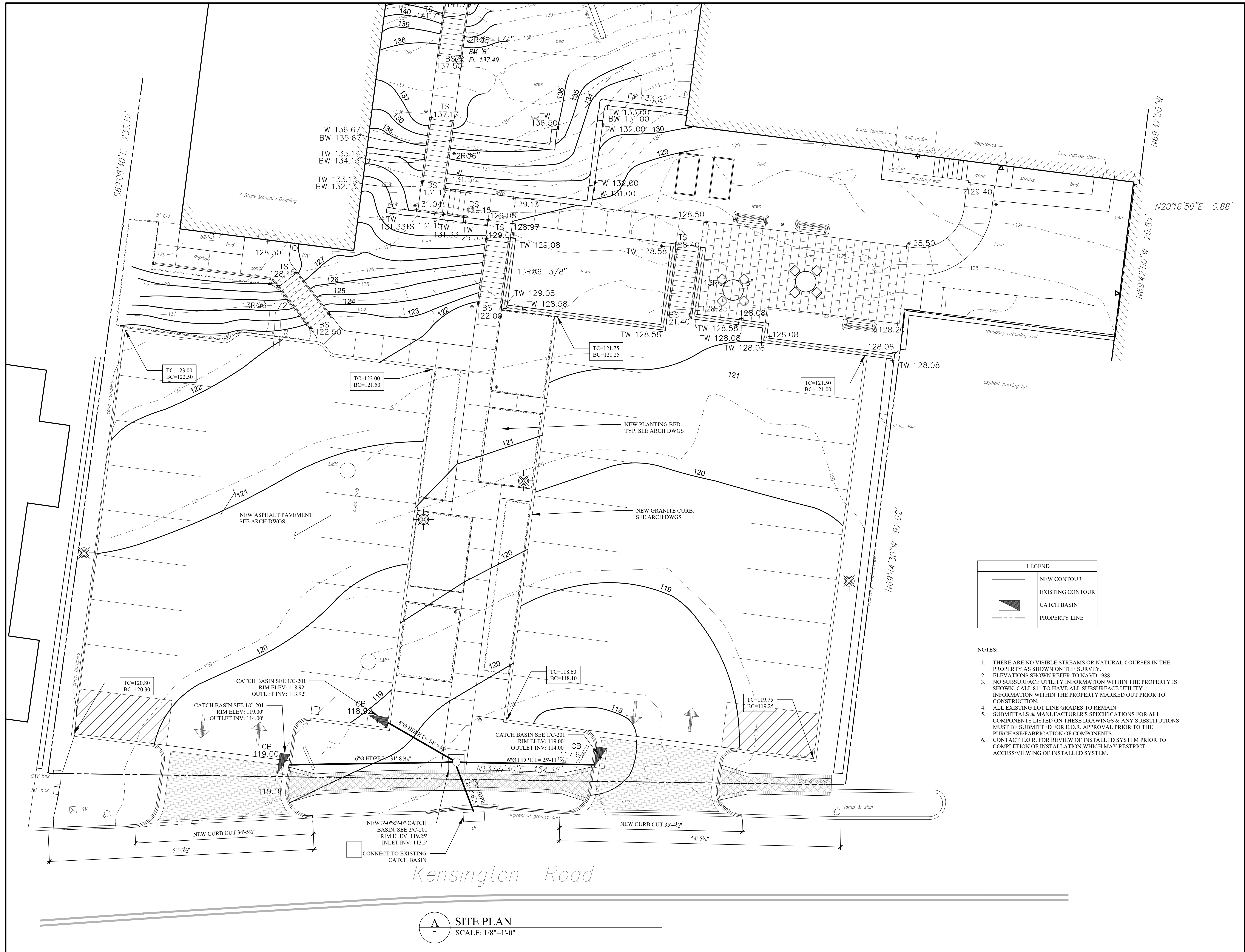
**GENERAL NOTES**

Scale	Job No.	Date	Drawing No.
AS NOTED	1618	04/30/2021	<b>C-002</b>
Drawn	Checked	Approved	
JB	SM	SM	

Peter Gisolfi Associates, LLP  
Architects, Landscape Architects

566 Warburton Avenue  
Hastings on Hudson, NY 10706  
914 478 3677

P E T E R G I S O L F I A S S O C I A T E S



Key Plan Not to Scale

FOR REVIEW  
NOT FOR  
CONSTRUCTION

No.	Date	Revision/Submission
8.		
7.		
6.		
5.		
4.	06/30/2021	PLANNING BOARD SUBMISSION
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**CIVIL ENGINEER**  
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**STRUCTURAL ENGINEER**  
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Stamp

Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title  
**SITE PLAN**

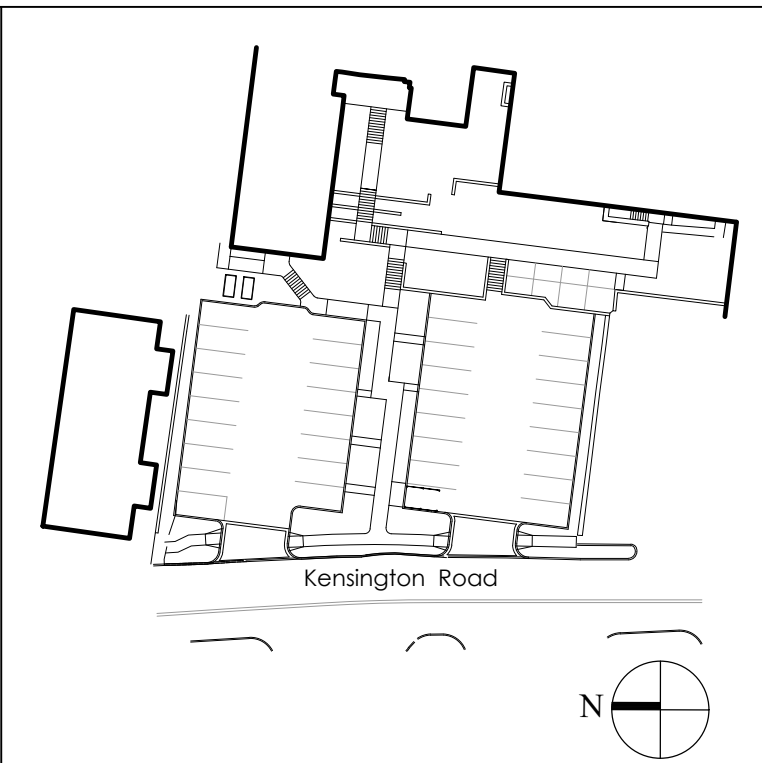
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AS NOTED	1618	04/30/2021	C-100
Drawn	Checked	Approved	
JB	SM	SM	

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Architects, Landscape Architects

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Hastings on Hudson, NY 10706  
914 478 3677

PETER GISOLFI ASSOCIATES

A SITE PLAN  
SCALE: 1/8"=1'-0"



Key Plan Not to Scale

FOR REVIEW  
NOT FOR  
CONSTRUCTION

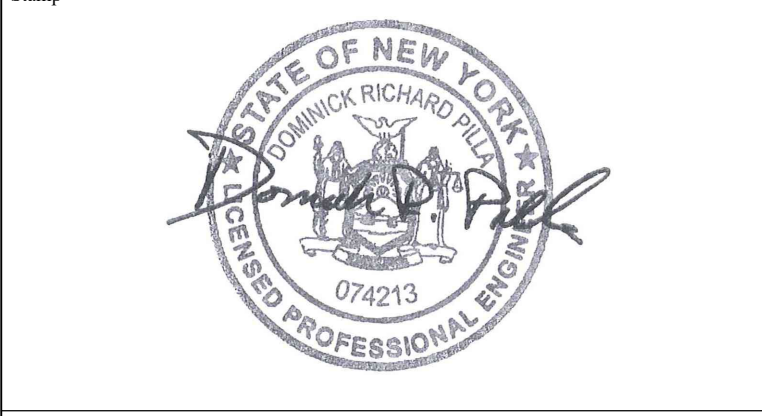
No.	Date	Revision/Submission
8.		
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4.	06/30/2021	PLANNING BOARD SUBMISSION
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1.	03/15/2021	ISSUED FOR PERMIT

**CIVIL ENGINEER**  
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**MEP ENGINEER**  
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**STRUCTURAL ENGINEER**  
DOMINICK R. PILLA  
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NYACK, NY 10960  
845-727-7793

LEGEND	
— SF —	SILT FENCE
---	PROPERTY LINE



Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

Drawing Title  
**EROSION & SEDIMENT  
CONTROL PLAN**

Scale	Job No.	Date	Drawing No.
AS NOTED	1618	04/30/2021	<b>C-110</b>
Drawn	Checked	Approved	
JB	SM	SM	

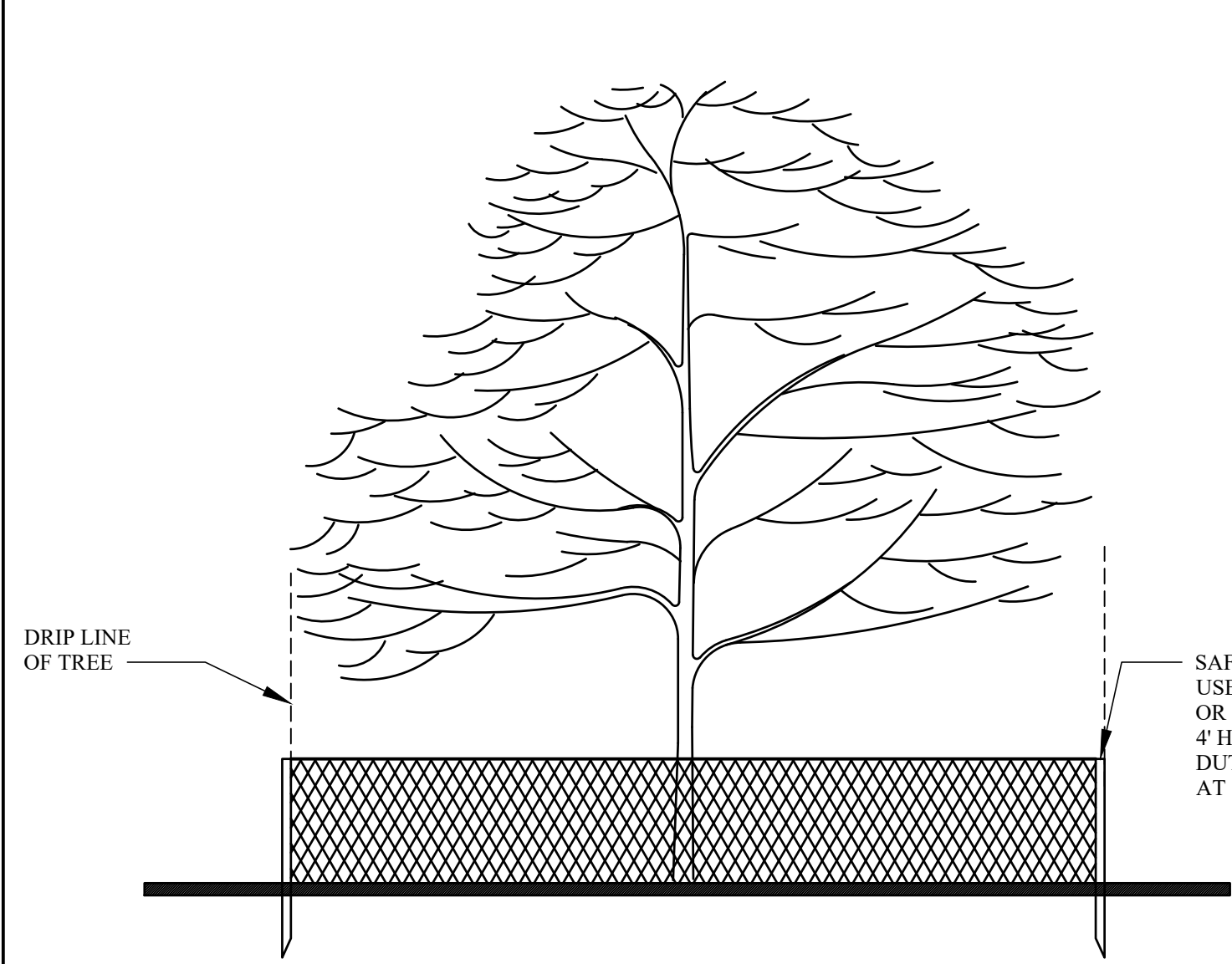
Peter Gisolfi Associates, LLP  
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914-478-3677

**PETER GISOLFI ASSOCIATES**

**EROSION AND SEDIMENT CONTROL PLAN**  
SCALE: 1/8"=1'-0"

Kensington Road

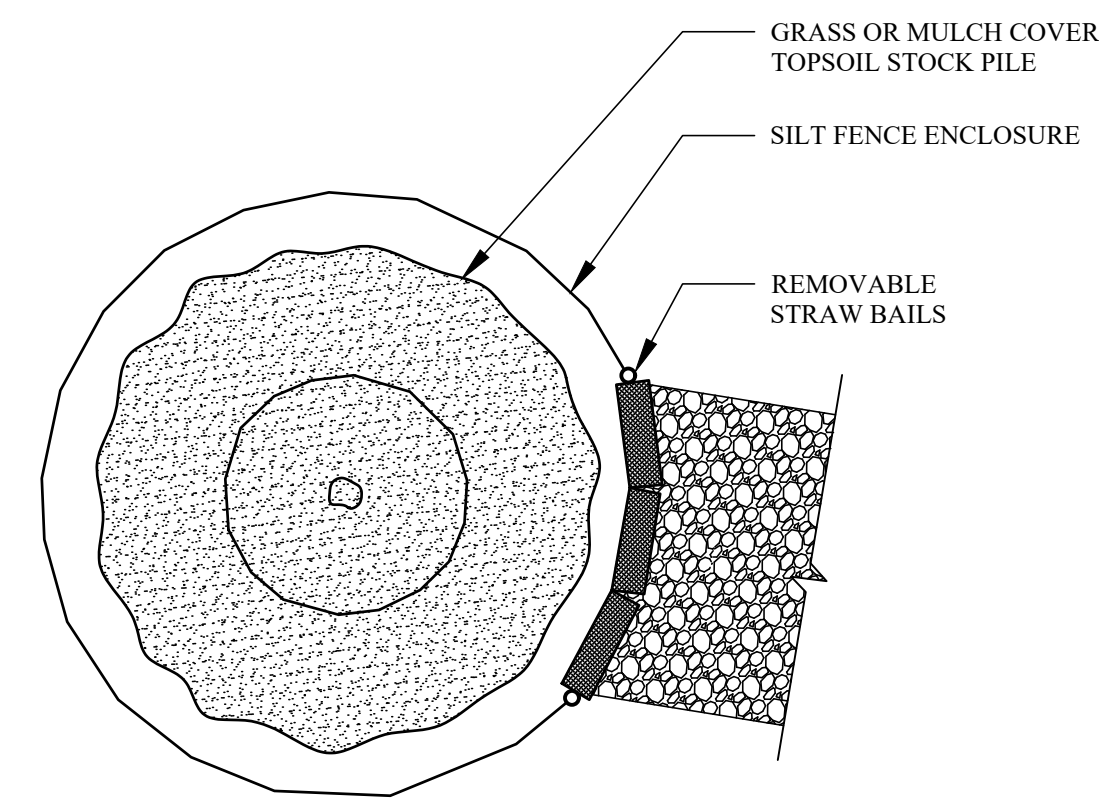


1- THE PROJECT DEVELOPER SHALL TAKE REASONABLE PRECAUTION TO SAVE SPECIMEN QUALITY TREES IN AREAS NOTED ON THE PLANS FOR CLEARING. WHEN POSSIBLE, THE DEVELOPER SHALL PROTECT INDIVIDUAL SPECIMEN TREES THROUGH THE INSTALLATION OF SAFETY FENCING AROUND THE DRIP LINE PERIMETER OF THE TREE.

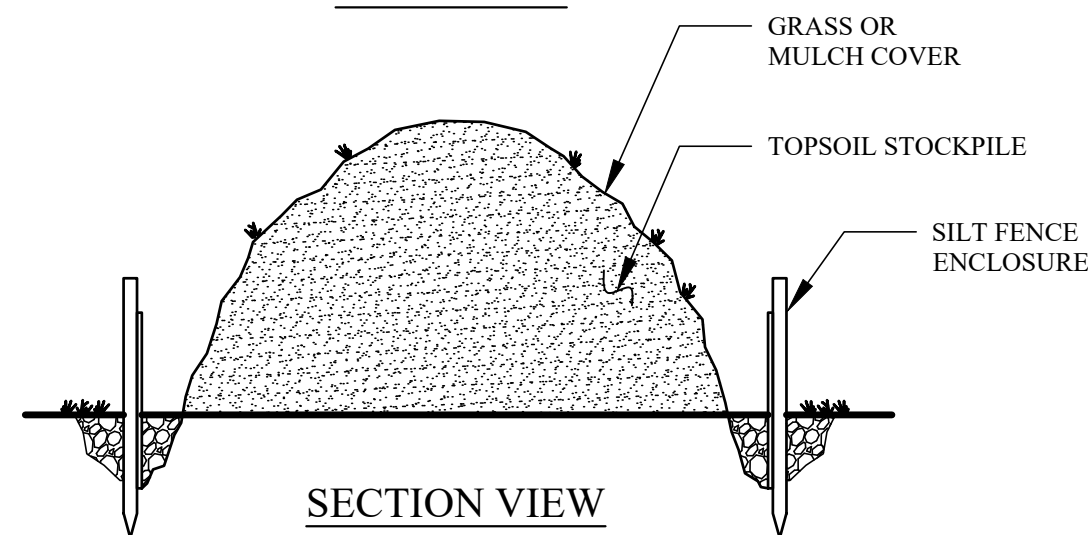
2- SAFETY FENCING SHALL BE INSTALLED AT THE ONSET OF SITE CONSTRUCTION TO PREVENT VEHICLE TRAFFIC FROM COMPACTING THE SOILS IN THE VICINITY OF THE TREE ROOT STRUCTURE.

**TREE PROTECTION DETAIL**

**1 TREE PROTECTION DETAIL**  
NOT TO SCALE



**PLAN VIEW**

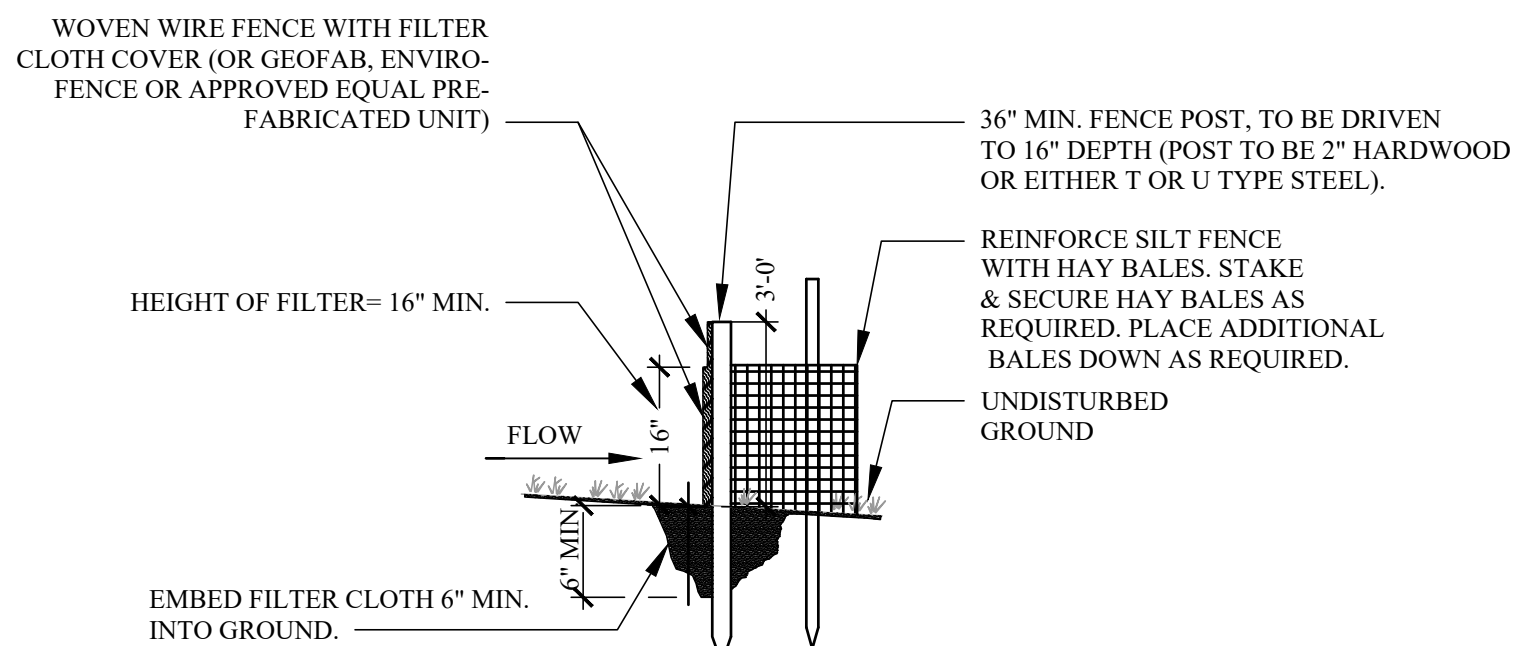


**SECTION VIEW**

NOTES:

1. SOIL STOCKPILE SHALL BE ENCLICLED WITH SILT FENCING WITH PASSAGEWAY PROVIDED FOR EQUIPMENT ACCESS.
2. PROVIDE TEMPORARY GRASS OR MULCH COVER IF STOCKPILE IS TO REMAIN UNDISTURBED FOR THIRTY DAYS OR MORE. TEMPORARY COVER SHALL CONSIST OF ONE OF THE FOLLOWING MEASURES:
  - 3. - GRASS SEED: 1/2 LB. RYE GRASS /1000S.F
  - 4. - MULCH: 100LBS OF STRAW OR HAY/1000S.F

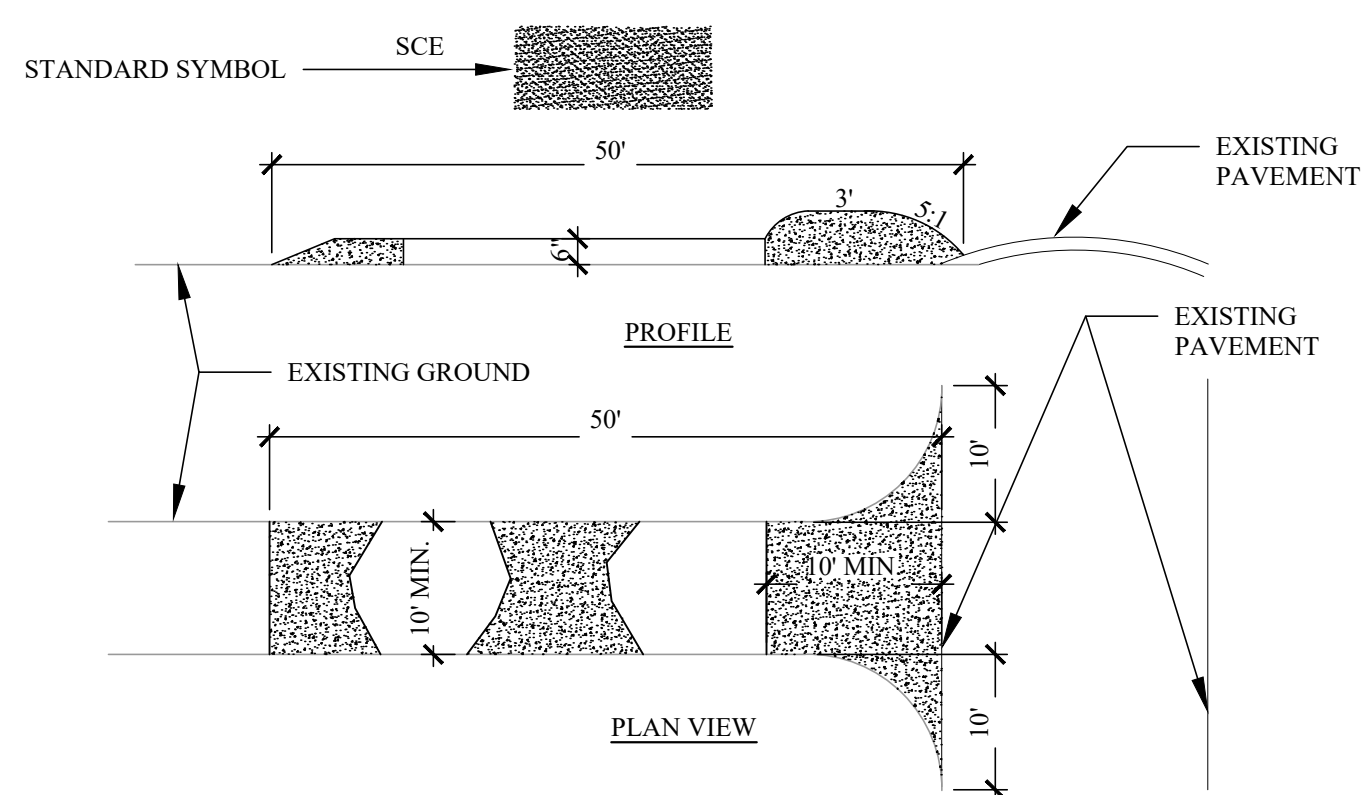
**3 SOIL STOCK PILE DETAIL**  
NOT TO SCALE



NOTES:

- 1- POST SPACING TO BE 10' MAX. O.C.
- 2- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- 3- WOVEN WIRE FENCE TO BE 14 GA. MIN., 6" MAX. SPACING.
- 4- FILTER CLOTH TO BE FILTER X, MIRAFI 100XOR APPROVED EQUAL.
- 5- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH WIRE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 6- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED OR TIED TO A POST (PROVIDE POST AT SPLICE).
- 7- MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- 8- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 9- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- 10- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN 1 1/2' TO 2' INTO THE GROUND AND FLUSH WITH THE BALE.
- 11- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 12- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**2 TYPICAL SILT FENCE DETAIL**  
NOT TO SCALE



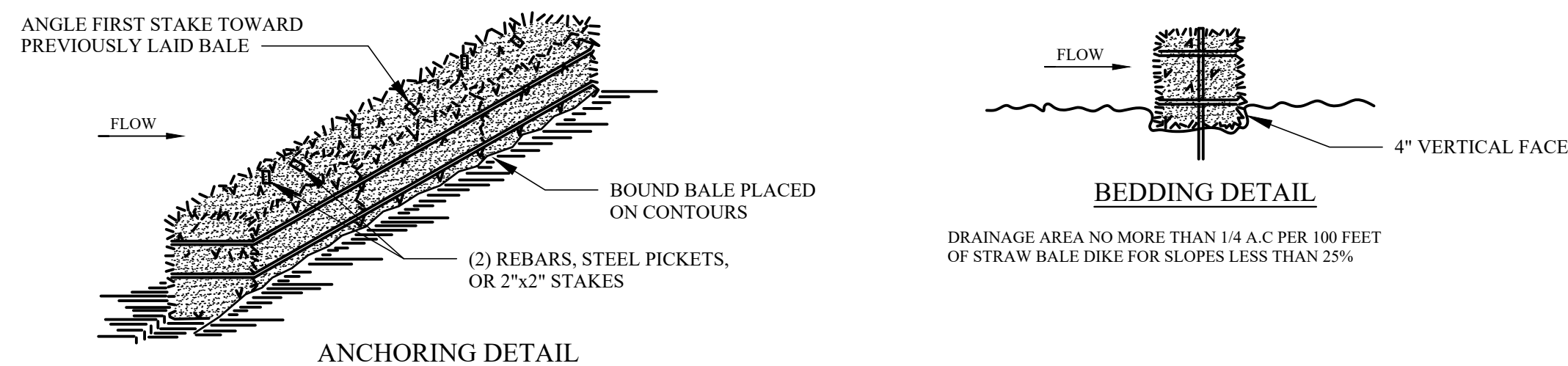
CONSTRUCTION SPECIFICATIONS:

- 1- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- 3- THICKNESS - NOT LESS THAN (6) INCHES.
- 4- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 5- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- 6- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPE WILL BE PERMITTED.
- 7- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT FILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- 8- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**4 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

EROSION CONTROL:

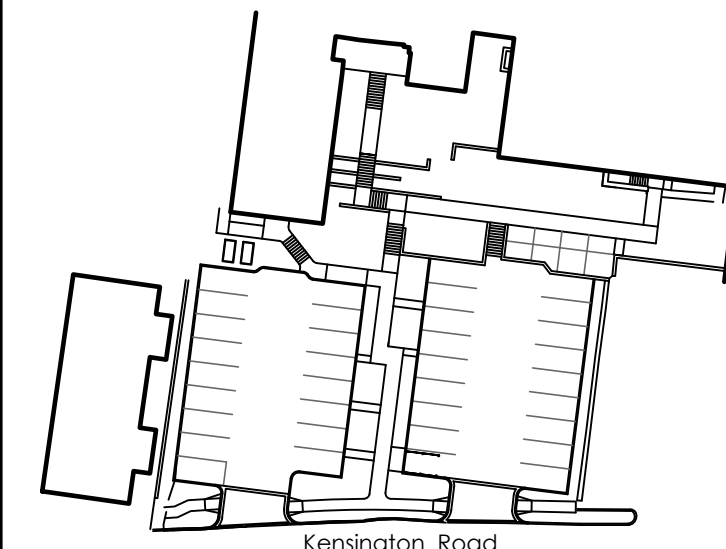
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN STATE STANDARDS AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO NY STANDARDS.
4. STABILIZATION SPECIFICATIONS:
  - A. TEMPORARY SEEDING AND MULCHING:
    - LIME - 90 LBS./ 1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS./1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - PERENNIAL RYE GRASS 40 LBS./ACRE (1 LB / 1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
  - B. PERMANENT SEEDING AND MULCHING:
    - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
    - LIME - 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS./1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 15.
    - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A STRAW BALE SEDIMENT BARRIER AND/OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE ENGINEER.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR INTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH NY STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH NY STANDARDS.
15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH NY STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH NY STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
20. SILT FENCING SHALL BE ADJUSTED IN FIELD AND NOT ENCROACH ONTO EXISTING TREES TO REMAIN AND SHALL ENCOMPASS LIMITS OF DISTURBANCE INCLUDING SEEPAGE PIT LOCATIONS.
  - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
  - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
  - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADIUS FROM TRUCK PER INCH DBH.
    - DRIP LINE OF THE TREE CANOPY.
21. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
  - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
  - LIGHT IMPACT ONLY - INSTALLATION OF 1/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
22. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE CONTRACTOR SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE DRAWINGS. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE CONTRACTOR SHALL BE NOTIFIED IN ADVANCE TO INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE CONTRACTOR SHALL CONTACT THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
23. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
24. IF THE CONTRACTOR, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREA, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD. THE CONTRACTOR MAY SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION.
25. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE MUNICIPALITY.
26. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.



CONSTRUCTION SPECIFICATIONS:

- 1- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 2- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- 3- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN 1 1/2' TO 2' INTO THE GROUND AND FLUSH WITH THE BALE.
- 4- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 5- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**5 TYPICAL HAY BALE DETAIL**  
NOT TO SCALE



**Key Plan** Not to Scale

**FOR REVIEW NOT FOR CONSTRUCTION**

8.		
7.		
6.		
5.		
4.	06/30/2021	PLANNING BOARD SUBMISSION
3.	04/30/2021	PLANNING BOARD SUBMISSION
2.	04/27/2021	ISSUED FOR BUILDING DEPARTMENT REVIEW
1.	03/15/2021	ISSUED FOR PERMIT
No.	Date	Revision/Submission

<b>CIVIL ENGINEER</b> DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793	<b>MEP ENGINEER</b> TETIEN VENEGAS CONSULTING ENGINEERS 66 PURCHASE STREET RYE, NY 10580 914-967-9505
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<b>STRUCTURAL ENGINEER</b> DOMINICK R PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 845-727-7793
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Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

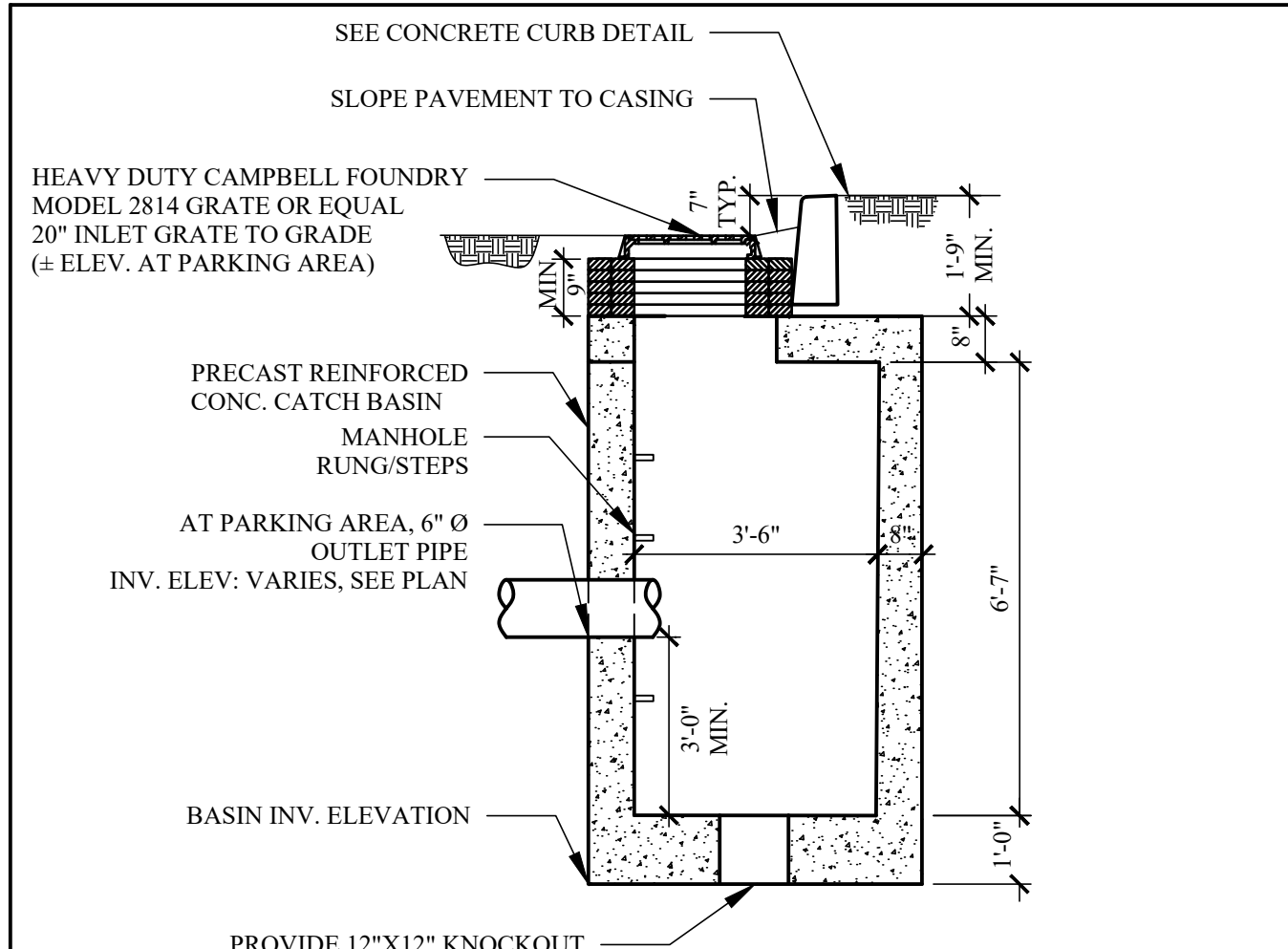
Drawing Title  
**EROSION AND SEDIMENT  
CONTROL DETAILS**

Scale	Job No.	Date	Drawing No.
AS NOTED	1618	04/30/2021	<b>C-200</b>
Drawn	Checked	Approved	
JB	SM	SM	

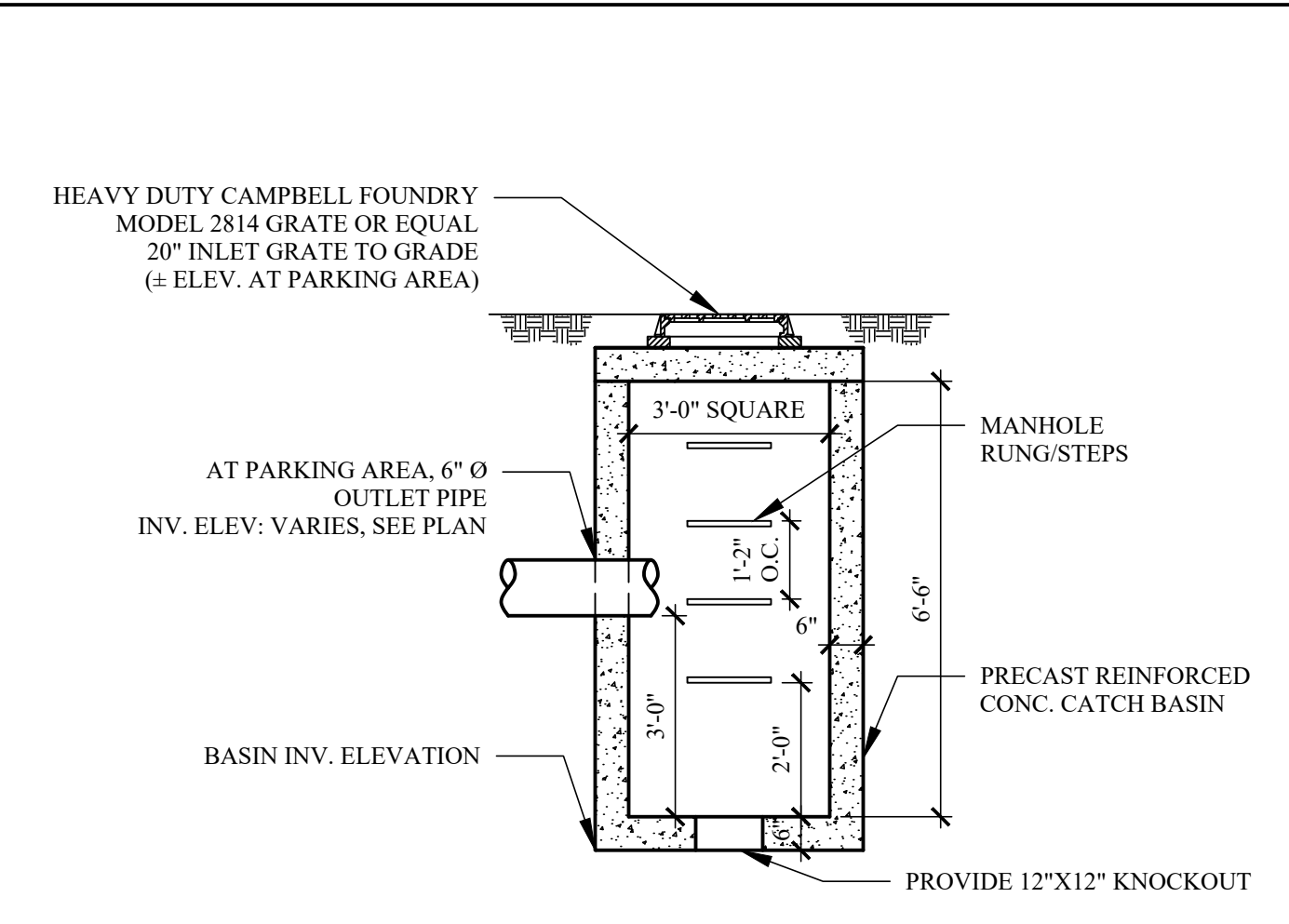
Peter Gisolfi Associates, LLP  
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566 Warburton Avenue  
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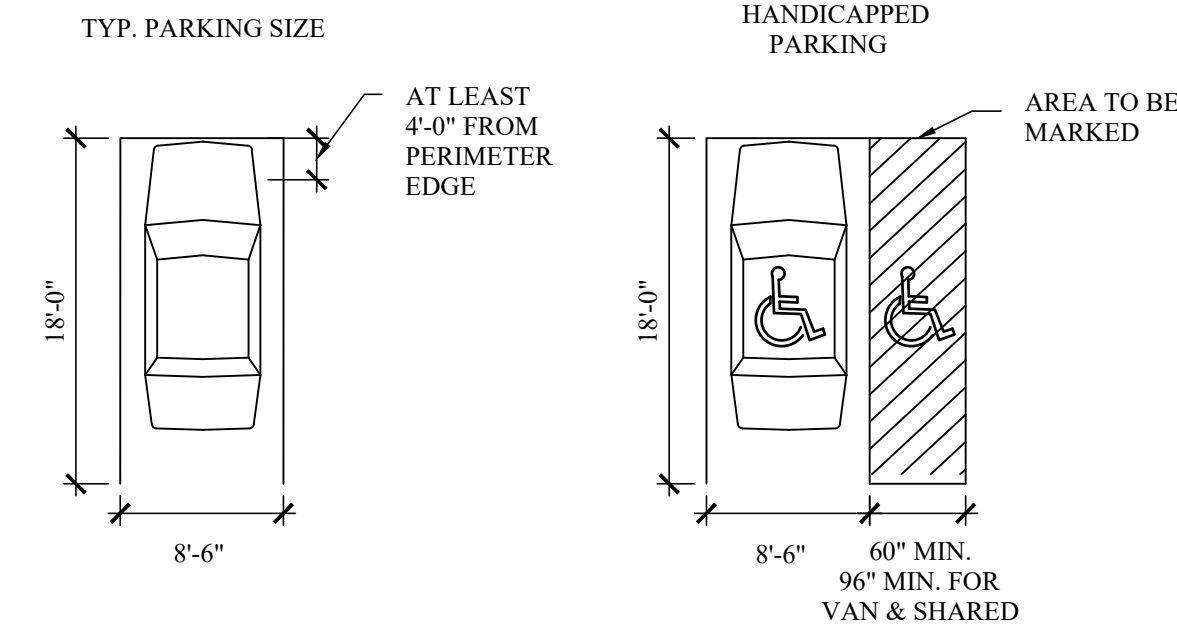




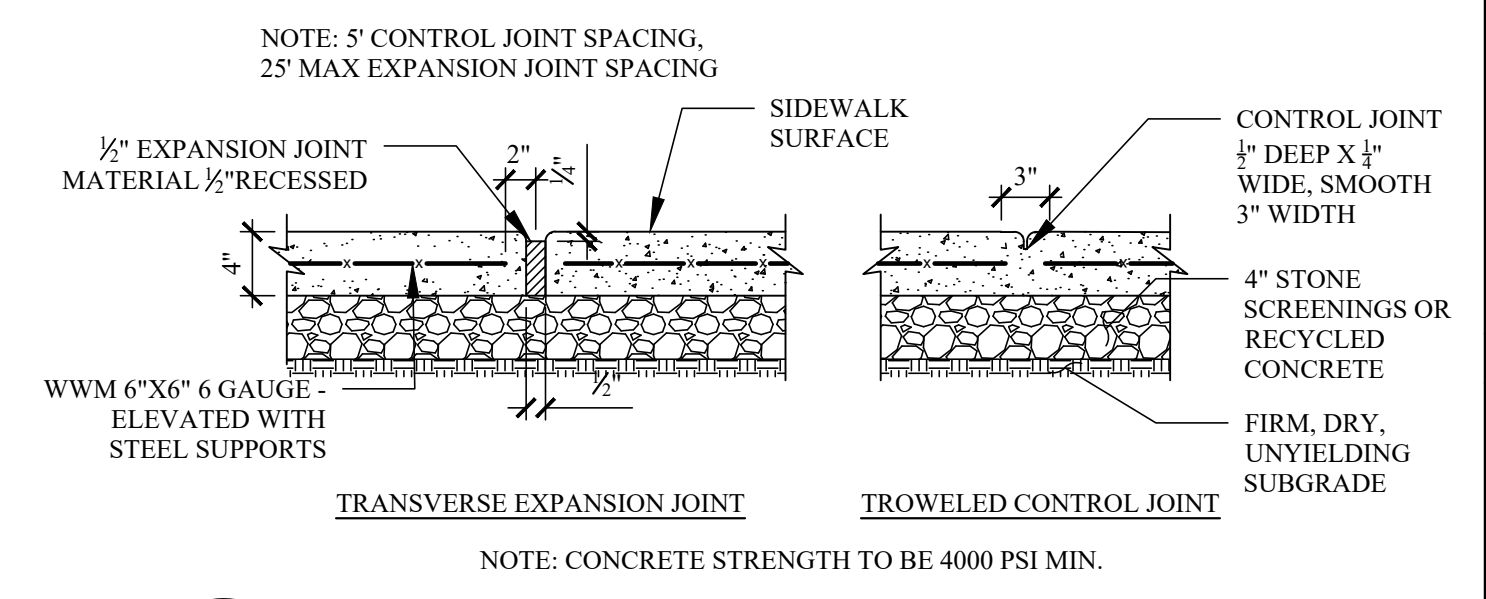
**1** PARKING CATCH BASIN  
SCALE: 3/8" = 1'-0"



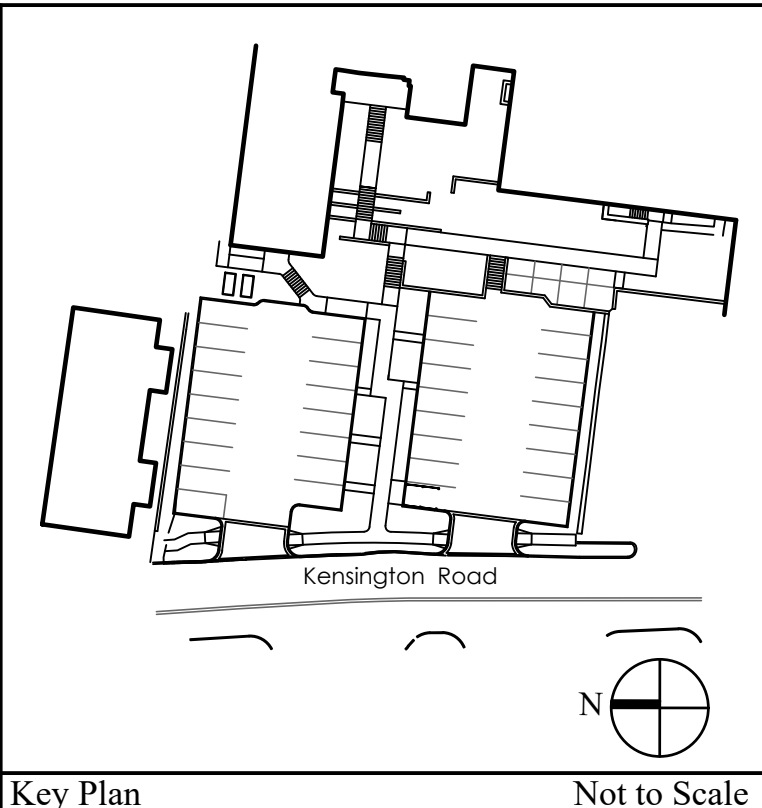
**2** PARKING CATCH BASIN  
SCALE: 3/8" = 1'-0"



**3** PAVEMENT STRIPING DIMENSIONS  
NOT TO SCALE



**4** CONCRETE SIDEWALK  
SEE DOT STD H-1045  
SCALE: 1"=1'-0"



Key Plan Not to Scale

FOR REVIEW  
NOT FOR  
CONSTRUCTION

8.		
7.		
6.		
5.		
4.	06/30/2021 PLANNING BOARD SUBMISSION	
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Project Title  
**GRAMATAN COURT  
PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

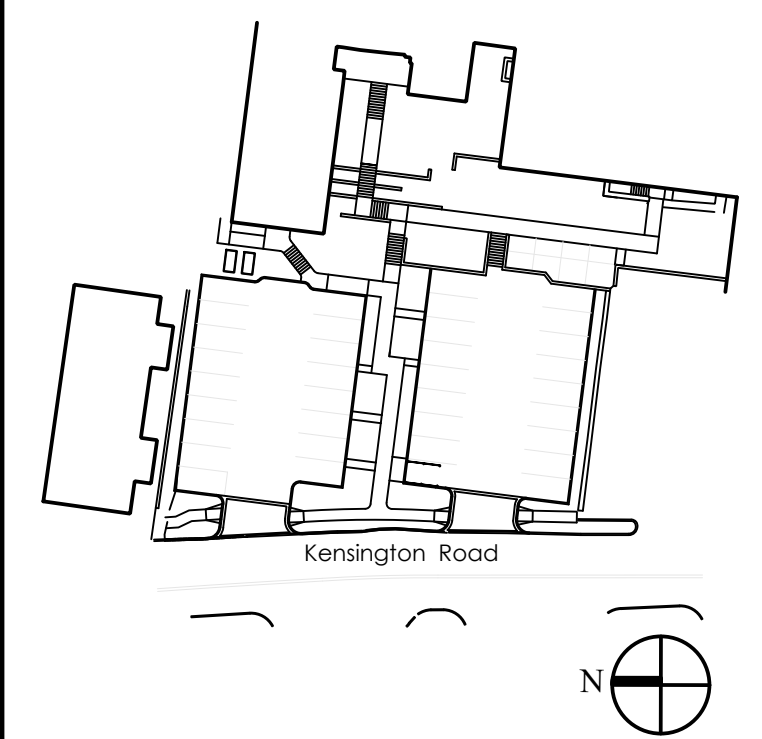
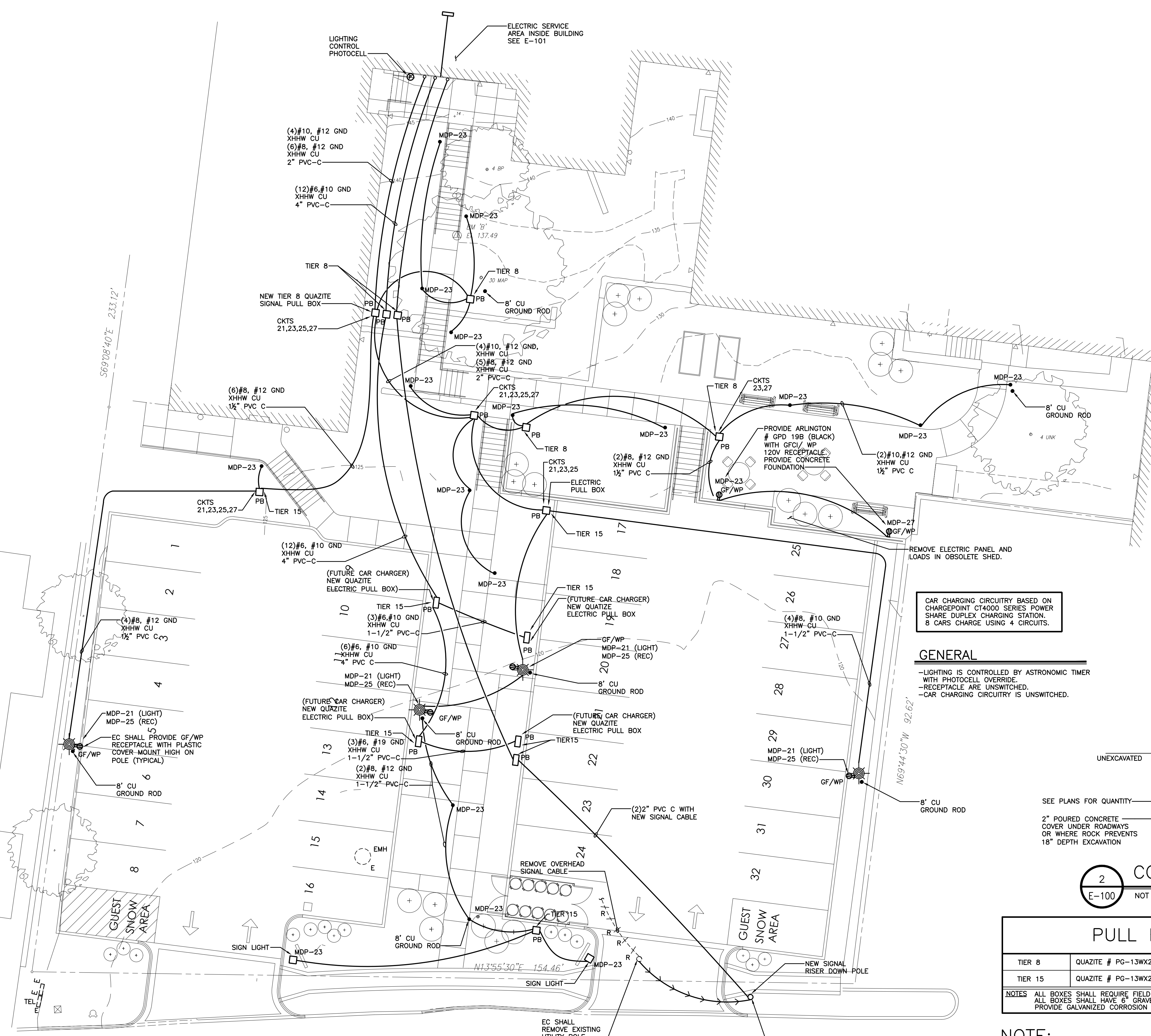
Drawing Title  
**DETAILS**

Scale	Job No.	Date	Drawing No.
AS NOTED	1618	04/30/2021	<b>C-201</b>
Drawn	Checked	Approved	
JB	SM	SM	

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Key Plan Not to Scale

FOR REVIEW  
NOT FOR  
CONSTRUCTION

**EXCAVATION/BACKFILL NOTE**

- EXCAVATION FOR CONDUITS, FIXTURES BY GC UNDER SUPERVISION OF THE EC.
- CONDUIT, CONDUCTORS BY EC.

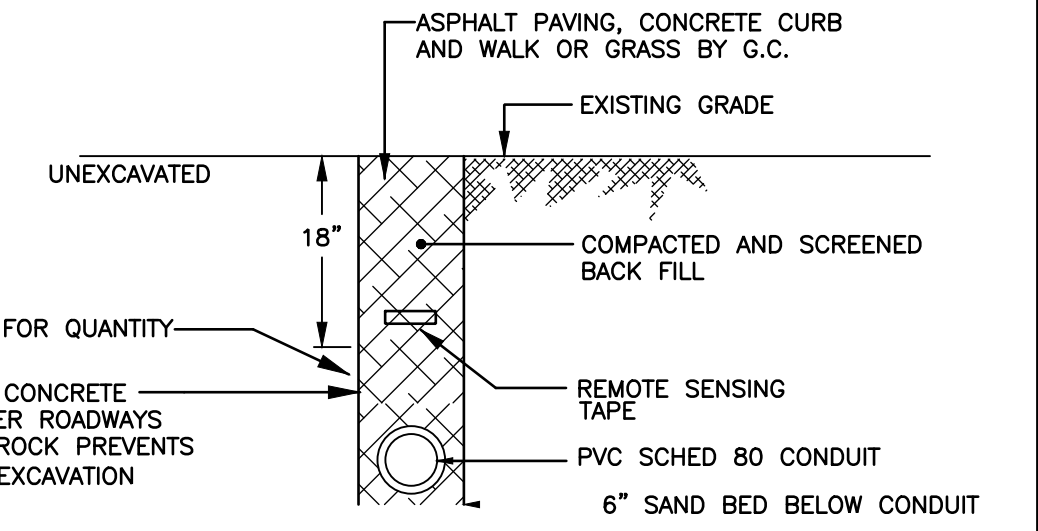
**CONCRETE COVER NOTE**

- WHERE EXCAVATION ENCOUNTERS ROCK AND TOP OF CONDUIT CANNOT BE BELOW 18" PROVIDE THE FOLLOWING:
  - 2" CONCRETE COVER IF BETWEEN 18" AND 12" BELOW GRADE.
  - 4" CONCRETE COVER INCLUDING A 6" HORIZONTAL SPREAD OF 4" CONCRETE ON EACH SIDE IF BETWEEN 12" AND 4" BELOW GRADE.

CAR CHARGING CIRCUITRY BASED ON CHARGEPOINT 074000 SERIES POWER SHARE DUPLEX CHARGING STATION. 8 CARS CHARGE USING 4 CIRCUITS.

**GENERAL**

- LIGHTING IS CONTROLLED BY ASTRONOMIC TIMER WITH PHOTOCELL OVERRIDE.
- RECEPTACLE ARE UNSWITCHED.
- CAR CHARGING CIRCUITRY IS UNSWITCHED.



**PULL BOX CHART**

TIER 8	QUARTZITE # PG-13WX24LX18D, OPEN BOTTOM, WITH TIER 8 COVER
TIER 15	QUARTZITE # PG-13WX24LX18D, OPEN BOTTOM, WITH TIER 15 COVER

NOTES: ALL BOXES SHALL REQUIRE FIELD DRILLING FOR CONDUIT ENTRY. ALL BOXES SHALL HAVE 6" GRAVEL BASE (MIN). PROVIDE GALVANIZED CORROSION RESISTANT BOLTS TO SECURE TOPS.

**NOTE:**

BASE BID: EC SHALL PROVIDE ALL INDICATED EXCEPT COPPER CONDUCTORS TO ELECTRIC VEHICLE CHARGING STATIONS.  
ADD ALTERNATIVE: PROVIDE SERVICE UPGRADE SEE E101

**1 SITE PLAN**  
E-100 SCALE: 1" = 10'-0"

No.	Date	Revision/Submission
8.		
7.		
6.		
5.		
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**MEP ENGINEER**  
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**STRUCTURAL ENGINEER**  
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845-727-7793



Project Title  
**GRAMATAN COURT PARKING LOT RENOVATION**

25 SAGAMORE ROAD  
BRONXVILLE, N.Y. 10708

**ELECTRICAL SITE PLAN**

Scale	Job No.	Date	Drawing No.
	1618	04/03/2019	<b>E-100</b>
Drawn	Checked	Approved	

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**PETER GISOLFI ASSOCIATES**

ADD ALT

Table with columns: PANEL MDP, TYPE SURFACE, MAINS CU., AMPERES, VOLTAGE, FEEDER, ASSIGNMENT, LOAD WATTS, PHASE, AC OR MC CABLE MIN. THHN CU. WIRE. Includes remarks: CU. GROUND BUS CONNECTED LOAD 50 KW

BASE BID

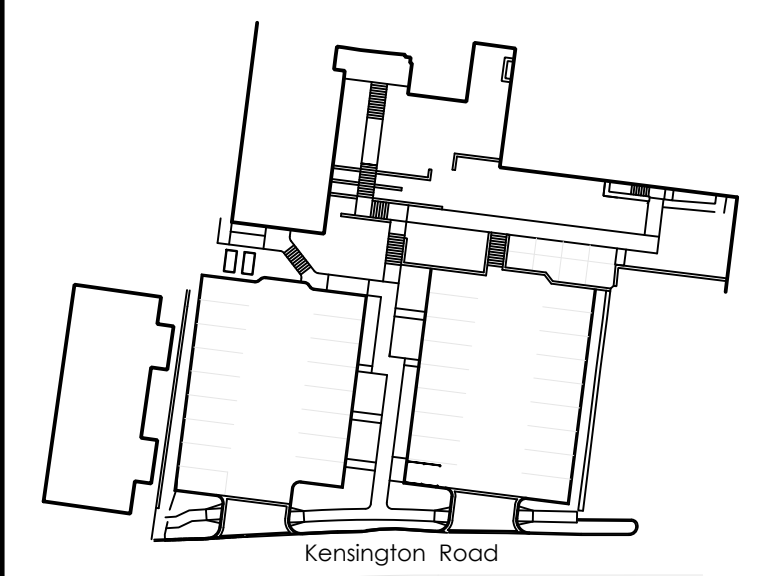
Table with columns: PANEL SL, TYPE SURFACE, MAINS CU., AMPERES, VOLTAGE, FEEDER, ASSIGNMENT, LOAD WATTS, PHASE, AC OR MC CABLE MIN. THHN CU. WIRE. Includes remarks: CU. GROUND BUS CONNECTED LOAD 3 KW

ELECTRIC LEGEND

Table with columns: SYMBOL, DESCRIPTION &/OR SPECIFICATION. Lists symbols for Duplex receptacle, Ground fault receptacle, Disconnect switch, Weather proof, Lighting panel, Conduit run, Junction box, Work item, See light fixture schedule, 20 Amp toggle switch, Existing, To be removed.

ABBREVIATIONS

Table with columns: Symbol, Feet, Inches, Generator Contractor, GFCI Protection, Ground, Minimum, Lighting, Remove, Volts, Watts.



Key Plan Not to Scale

FOR REVIEW NOT FOR CONSTRUCTION

LIGHTING FIXTURE SCHEDULE

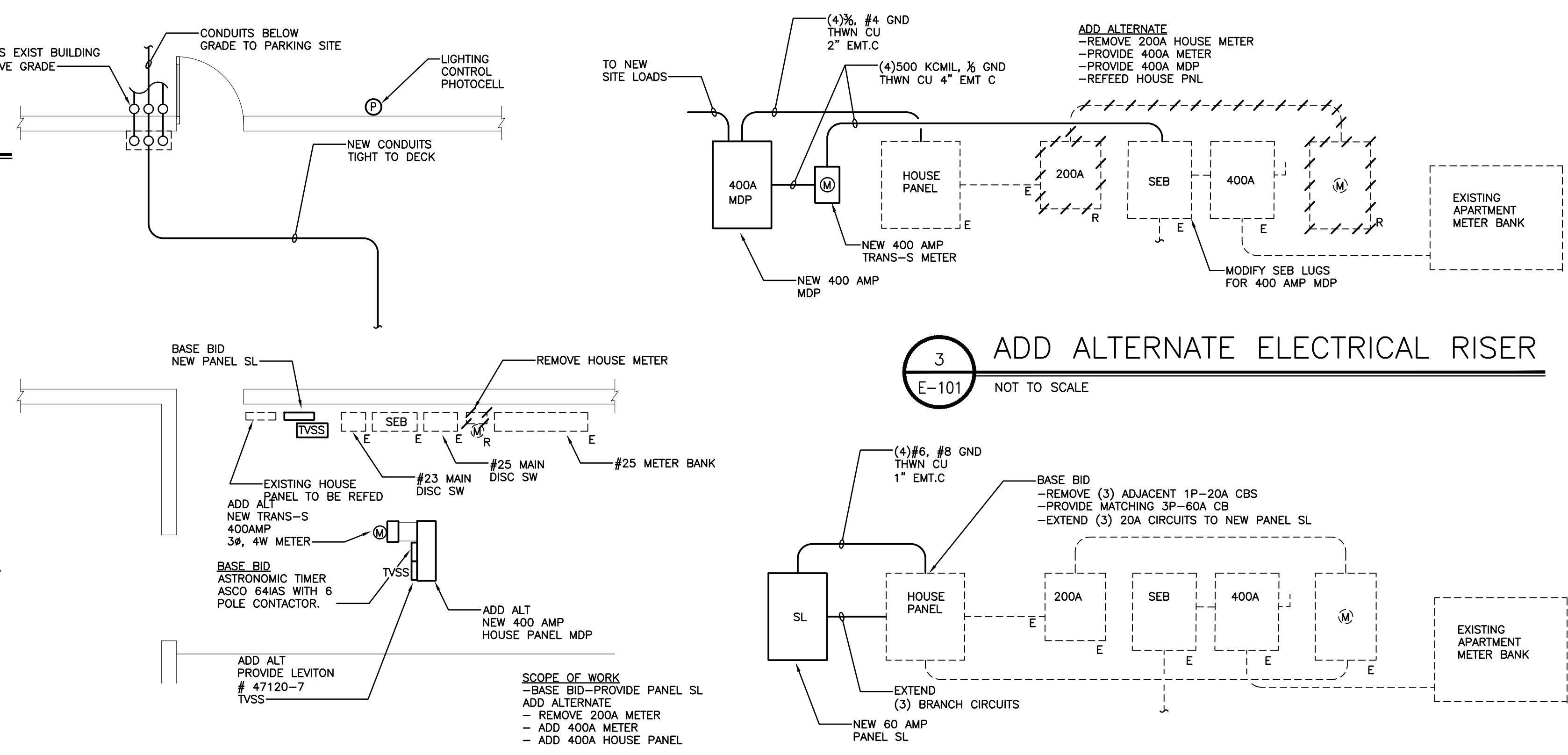
Table with columns: FIXTURE TYPE, SYMBOL, DESCRIPTION, MFG. CATALOG NO., LAMP DATA INFO., VOLTAGE, MOUNTING, REMARKS. Includes notes on LED fixtures and location determination.

RACEWAY NOTES

- CONDUCTORS: Interior, copper, THHN, 600V, #12 minimum. Exterior, copper XHHW, 600V. RACEWAYS: Interior (exposed) rigid aluminum conduit with threaded fittings. Exterior (above grade), rigid aluminum conduit with threaded fittings. Exterior (below grade), schedule 80 PVC with metal elbows.

GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH THE STATE'S ADOPTED NFPA AND ADOPTED NEC WITH LOCAL SUPPLEMENTS. 2. WORK PERFORMED SHALL BE UNDERTAKEN WITH PRECAUTION BEING MAINTAINED TO ENSURE SAFETY OF PERSONNEL AND EQUIPMENT IN AREA MAINTAINED IN SUCH A MANNER SO AS NOT TO DISTURB NORMAL WORK PROCEDURE. 3. WORK SHOWN IS DIAGRAMMATIC. EXACT LOCATION OF CONDUIT RUNS SHALL BE DETERMINED IN FIELD. LOCATE NEW CONDUIT RUNS TO CLEAR EXISTING AND NEW PIPING, DUCTWORK, ACCESS DOORS AND OTHER OBSTRUCTIONS. COORDINATE CONDUIT ROUTING WITH WORK OF OTHER TRADES AND ALTER WHERE NECESSARY TO AVOID INTERFERENCE. LOCATIONS OF RUNS AND EQUIPMENT TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO COMMENCING. SHOP DRAWINGS SHALL INCLUDE WIRING, PULLBOXES, JUNCTION BOXES, FITTINGS, WIRING DEVICES, CONTROL DEVICES AND DIMENSIONED CLEARANCES FROM EXISTING STRUCTURE AND EQUIPMENT. COORDINATE SHOP DRAWINGS WITH OTHER TRADES PRIOR TO SUBMITTAL. 4. PROVIDE IDENTIFICATION TAGS FOR NEW WIRING AND INSTALL AT EACH END AND IN INTERMEDIATE PULL/JUNCTION BOXES, CABINETS, HOUSINGS, ETC. INDICATE ON TAGS, LEGIBLY, MINIMUM 1/4" HIGH LETTERS, THE POINTS OF ORIGIN AND TERMINATION OF EACH CIRCUIT. INCLUDE DATE OF INSTALLATION. 5. WHEN PORTION OF AN EXISTING CIRCUIT IS TO BE REMOVED OR IS ON WALL BEING REMOVED, CONTRACTOR SHALL MAKE NECESSARY MODIFICATIONS AND/OR ADDITIONS REQUIRED TO MAINTAIN CIRCUIT CONTINUITY OF UNCHANGED PORTION. 6. VERIFY EXACT LOCATION OF EQUIPMENT, SHOWN OR NOT SHOWN, IN FIELD PRIOR TO PERFORMING ANY WORK. 7. VERIFY IN FIELD THAT ANY EQUIPMENT AND WIRING TO BE REMOVED DOES NOT SERVE ACTIVE EQUIPMENT TO REMAIN PRIOR TO DISCONNECTING/REMOVING. 8. INSTALL CONDUIT RUNS AS CLOSE TO CEILING DECK AS POSSIBLE. PROVIDE REQUIRED CONDULETS, ELBOWS, FITTINGS, OFFSETS, AND PULLBOXES. 9. CONDUITS SHALL BE PROPERLY SUPPORTED FROM CEILING DECK ABOVE. NO CONDUIT SHALL BE SECURED TO, SUPPORTED BY OR HUNG FROM DUCTWORK OR PIPING OR OTHER SUCH ITEMS. 10. WORK REQUIRING SHUT-DOWN OF ELECTRIC SERVICE SHALL BE PERFORMED DURING PRE-SCHEDULED SHUT-DOWN AS SCHEDULED AND APPROVED BY ARCHITECT. INCLUDE COSTS IN BID. 11. NEW WORK SHALL BE COMPATIBLE WITH EXISTING SYSTEM AND EQUIPMENT. 12. PROVIDE CUTTING AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION. 13. PROVIDE SLEEVES FOR RACEWAYS PIERCING FIRE RATED WALLS, FLOORS, AND OTHER CONSTRUCTION OBSTACLES. 14. MATERIALS REMOVED BY CONTRACTOR AND NOT REQUIRED FOR INSTALLATION SHALL BE REMOVED FROM PREMISES AND DISPOSED OF IN LEGAL MANNER, IMMEDIATELY WHEN SO DIRECTED BY ARCHITECT. 15. APPLY LABELING ON CONDUIT FOR BUILDING ALARM CIRCUITRY AT INTERVALS OF 20 FT. 16. CONDUCTORS IN PARALLEL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES. 17. PHASING OF ELECTRICAL WORK SHALL COMPLY WITH "PHASING OF THE WORK" AS DESCRIBED BY ARCHITECT. 18. PROVIDE BLANK COVERS ON ABANDONED OR UNUSED OUTLET BOXES. 19. MAKE FINAL CONNECTIONS FOR MOTORIZED EQUIPMENT OR EQUIP. SUBJECT TO VIBRATION, WITH FLEXIBLE RACEWAY. 20. IF ANY DEVIATIONS/VARIATIONS ARE DISCOVERED BETWEEN FLOOR PLANS AND CONNECTION DIAGRAMS, THE CONTRACTOR SHALL PROVIDE FOR THE MOST EXPENSIVE SITUATION WITH CREDIT SUBMITTED, SHOULD THE LESSER AMOUNT BE REQUIRED. 21. WHERE THE PLANS DO NOT INDICATE THE BRANCH CIRCUIT WIRING AND CONDUIT FOR FIXTURES OR OUTLETS NOR THE CONDUIT SIZE FOR FEEDERS, PROVIDE THE CORRECT WIRING QUANTITY AND SIZE, INSTALLED IN CONDUIT, AS REQUIRED BY THE INDICATED CIRCUITRY AND THE NATIONAL ELECTRICAL CODE WITH LOCAL SUPPLEMENTS. 22. PROVIDE IDENTIFICATION ON EACH FACEPLATE, DISCONNECT SWITCH, PANEL, ETC. IDENTIFICATION OF WIRING DEVICE FACEPLATE SHALL CONSIST OF PANEL DESIGNATION AND CIRCUIT NUMBER OF DEVICE AS CONNECTED, UTILIZE BROTHER "P-TOUCH" TYPE MATERIAL ADHERED TO FACEPLATE. 23. NEW SYSTEMS SHALL BE MADE OPERATIONAL AS RENOVATED SPACES ARE ACCEPTED. PROVIDE PERSONNEL, TESTING, SCHEDULING AS REQUIRED. INCLUDE COST IN BID. 24. LOCATIONS OF OUTLETS ARE APPROXIMATE AND FINAL LOCATION SHALL BE AS DIRECTED BY THE ARCHITECT. VERIFY ALL LOCATIONS BEFORE INSTALLATION. NO EXTRAS WILL BE ALLOWED FOR CHANGES UP TO 10'-0" FROM LOCATION SHOWN ON PLAN PRIOR TO ROUGH-IN. 25. CIRCUIT NUMBERS ON THE DRAWINGS ARE FOR IDENTIFICATION ONLY AND DO NOT INDICATE THE POSITION ON THE PANEL BOARD. CONNECT THE CIRCUITS WITH THE LIGHTEST LOADS AND THE RECEPTACLE CIRCUITS NEAR THE TOP OF THE PANEL AND THE MORE HEAVILY LOADED CIRCUITS NEAR THE BOTTOM. BALANCE ALL CIRCUITS EVENLY BETWEEN PHASES SO THAT FEEDER WIRES CARRY APPROXIMATELY EQUAL CURRENT. REBALANCE IF NECESSARY. 26. IN GRADE WORK, PROVIDE PULL BOXES WITH TRAFFIC RATED COVER. EXACT LOCATION TO BE COORDINATED IN FIELD. 27. ELECTRICAL SHUTDOWNS SHALL NOT EXCEED 4 HOURS CONTINUOUS. COORDINATE SCHEDULE WITH OWNER 2 WEEKS PRIOR TO WORK BEING REQUIRED.



2 ELECTRIC ROOM PART PLAN SCALE: 1/4" = 1'-0"

1 BASE BID POWER RISER NOT TO SCALE

Revision table with columns: No., Date, Revision/Submission. Lists dates from 03/15/2021 to 06/30/2021.

CIVIL ENGINEER: DOMINICK R. PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 914-967-9505. MEP ENGINEER: TETHEN VENEGAS CONSULTING ENGINEERS 68 PURCHASE STREET RYE, NY 10580 914-967-9505. STRUCTURAL ENGINEER: DOMINICK R. PILLA ASSOCIATES, P.C. 143 MAIN STREET NYACK, NY 10960 914-967-9505.



GRAMATAN COURT PARKING LOT RENOVATION

25 SAGAMORE ROAD BRONXVILLE, N.Y. 10708

ELECTRICAL DETAILS, LEGEND, NOTES & SCHEDULES

Table with columns: Scale, Job No., Date, Drawing No. Job No: 1618, Date: 04/03/2019, Drawing No: E-101.

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