

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

Current condition of site: (Building; Brush; ect.) 1 story residence

Estimated cost of proposed improvements: \$ 200,000.00

Anticipated increase number of Residents; Shopper; Employees; ect. N/A

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.

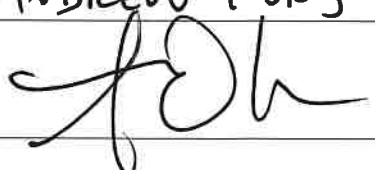
-For residential buildings include number of dwelling units by size.

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

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

To Construct a 1 story addition with finished basement at the rear of the single family residence. Addition will include a new master bedroom suite, expanded kitchen and family room.

Owners Name: ANDREW KORB

Owners Signature: 

Date: 11/16/2022

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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


Part 1 – Project and Sponsor Information			
Name of Action or Project: Korb Residence			
Project Location (describe, and attach a location map): 27 Sturgis Road			
Brief Description of Proposed Action: To Construct a 1 story addition with finished basement at the rear of the residence. Addition will include a new master bedroom suite, expanded kitchen and family room.			
Name of Applicant or Sponsor: Joseph R. Crocco Architects		Telephone: 914-273-2774 E-Mail: chris@jrcarchitects.com	
Address: 4 MacDonald Ave. Suite 5			
City/PO: Armonk		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			NO <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or 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 type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Cultec system		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joseph Crocco</u> Date: <u>11/15/22</u> Signature: <u></u> Title: <u>Architect</u>		

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

PLAN REVIEW COMMENTS

APPLICATION NUMBER: ALT 208-22
DATE RECEIVED: November 3, 2022
LOCATION: 27 Sturgis Road
SBL: 7.E/3/6
APPLICANT NAME: Andrew & Amy Korb
APPLICANT ADDRESS: 27 Sturgis Road
Bronxville, NY 10708

DESCRIPTION OF WORK : To construct a 1 story addition with finished basement at the rear of the residence. Addition will include a new master bedroom suite, expanded kitchen and family room.

DISAPPROVED NOVEMBER 14, 2022, FOR THE FOLLOWING:

Application for a permit (ALT 208-22) on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

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

Zoning Review - Application Submitted 11/01/22

- 1) 310-25 Side Yard 1 (left side) Required 15'; Existing - pre-existing non conforming - 14.8'; proposed - increase in non-conformity 14.8'; variance required 0.02'
- 2) 310-09 D (2) Side Yard 2 (right) Required 15'; Existing pre-existing non-conforming 14.9', proposed 12.95', variance required - 2.05'
- 3) 310-09 D (2) Combined side yard - Required 35', Existing 29.7', proposed 27.75', variance required 7.25'
- 4) 310-26 D Material Alteration - Increase in FAR - Allowed - < 30%; proposed increase 42.5% - proposed work considered a material alteration - planning board approval required for site development
- 5) 310-09 E Building coverage - Allowed 22.5%, existing 16.2%, proposed 30.9%; Variance Required - 8.4%

Plan Review - Plans dated as received 11/1/22

Plan review to commence upon approval from planning board and zba.

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

The application ALT 208-22 is referred to the planning board for site development. Additionally, several variances are required as shown above. Referral to the ZBA will be by the planning board.

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.

PLAN REVIEW

Plan Review - Plans dated as received 11/1/22

Plan review to commence upon approval from planning board and zba



Paul Taft
Building Inspector

CC: Andrew & Amy Korb

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

Resubmission/Correction Sheet
Fee: \$100

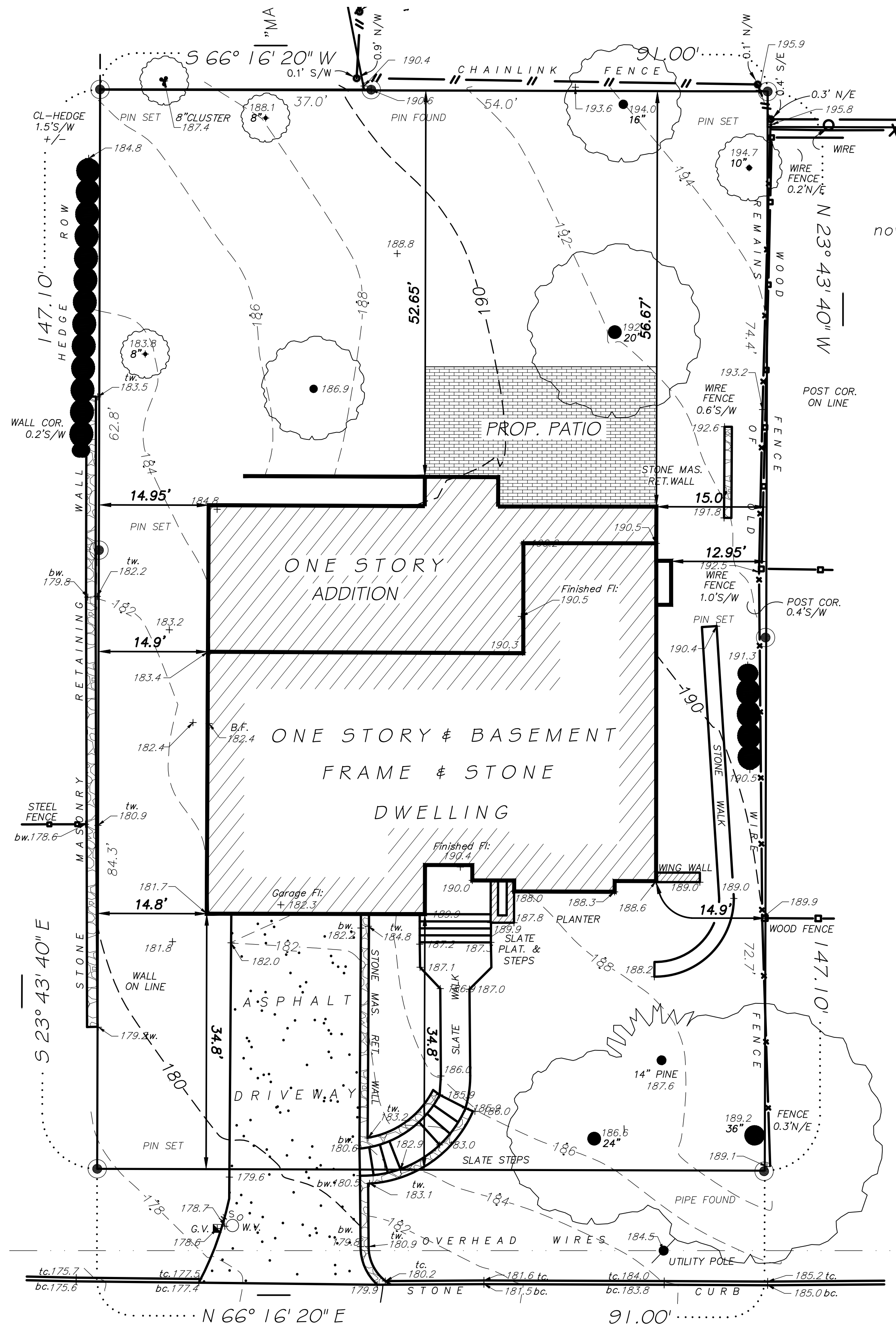
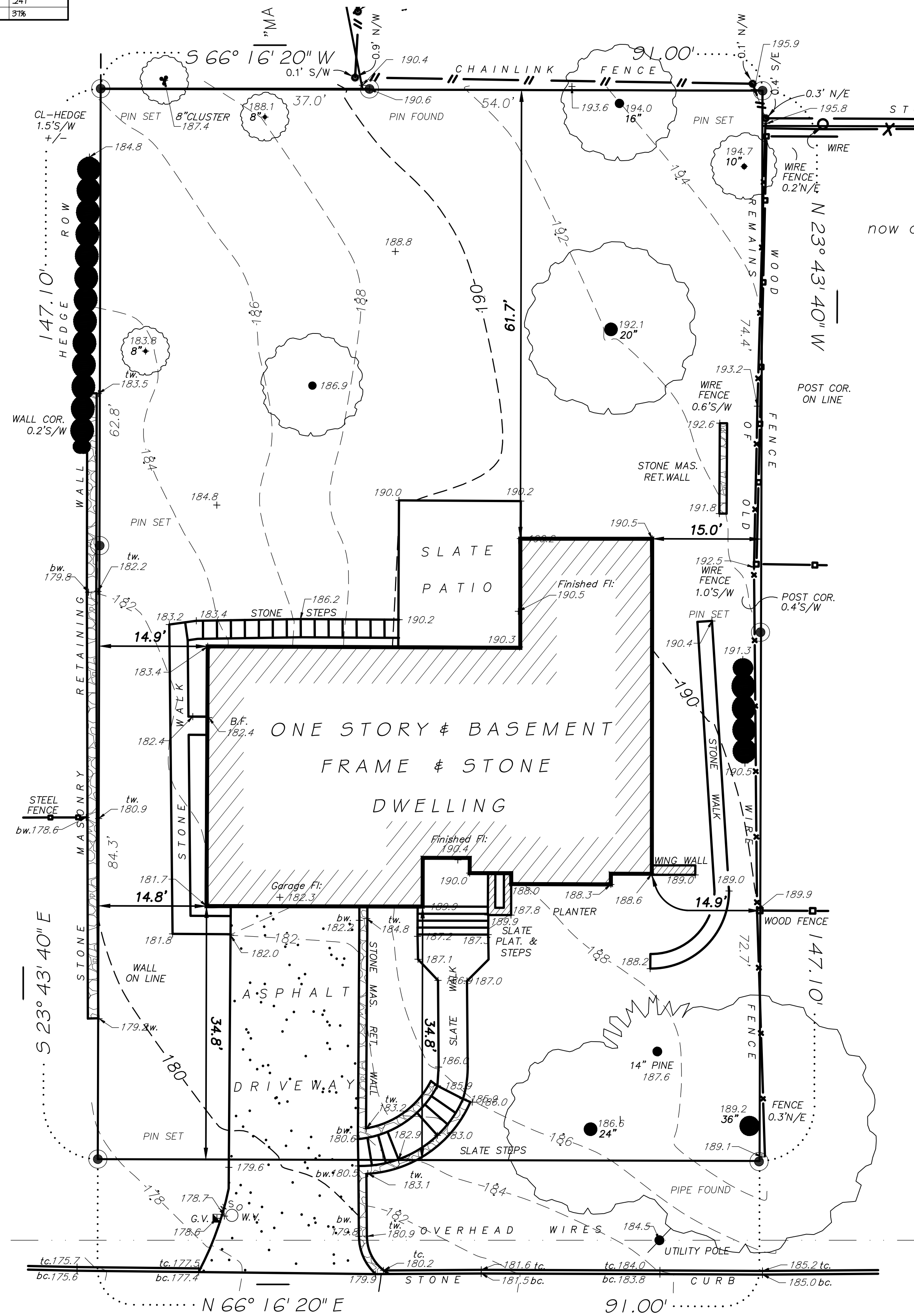
APPLICATION NUMB: ALT 208-22
DATE RECEIVED: November 3, 2022
LOCATION: 27 Sturgis Road
SBL: 7.E/3/6

Comment #	Description	Sheet #

Attach additional sheets as required

ZONING CHART			
ZONE: AA	REQUIRED:	EXISTING:	PROPOSED:
LOT SQ. FT.	5,000 SF.	13,366 SF.	NO CHANGE
WIDTH:	120 FT.	91 FT.	NO CHANGE
DEPTH:	120 FT.	147.10 FT.	NO CHANGE
SETBACKS:			
FRONT YARD:	35 FT.	34.0 FT.	NO CHANGE
ONE SIDE YARD:	15 FT.	14.0 FT.	NO CHANGE
COMBINED SIDE YARD:	35 FT.	24.1 FT.	21.75 FT.
REAR YARD:	32 FT.	61.1 FT.	52.65 FT.
MAX. BLDG. COVERAGE			
	225 %	16.2%	30.4%
MAX. BLDG. HEIGHT			
	2 1/2 STY.	1 STY.	NO CHANGE
MAX. BLDG. HEIGHT			
	30 FT.	11.23 FT.	NO CHANGE
FAR			
	335	11	241
OPEN SPACE			
	55%	26%	37%

VARIANCE- EXTENSION OF EXIST. NON. CONFORMING



ALL DRAWINGS & WRITTEN MATL. APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DWGS. HEREIN ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE DUPLICATED FOR THE USE OF SIMILAR JOBS.

DO NOT SCALE DWGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 1209(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PB SUBMISSION	11.16.22
CLIENT MEETING	10.27.22
CLIENT MEETING	10.19.22
REVISION	DATE

Seal:

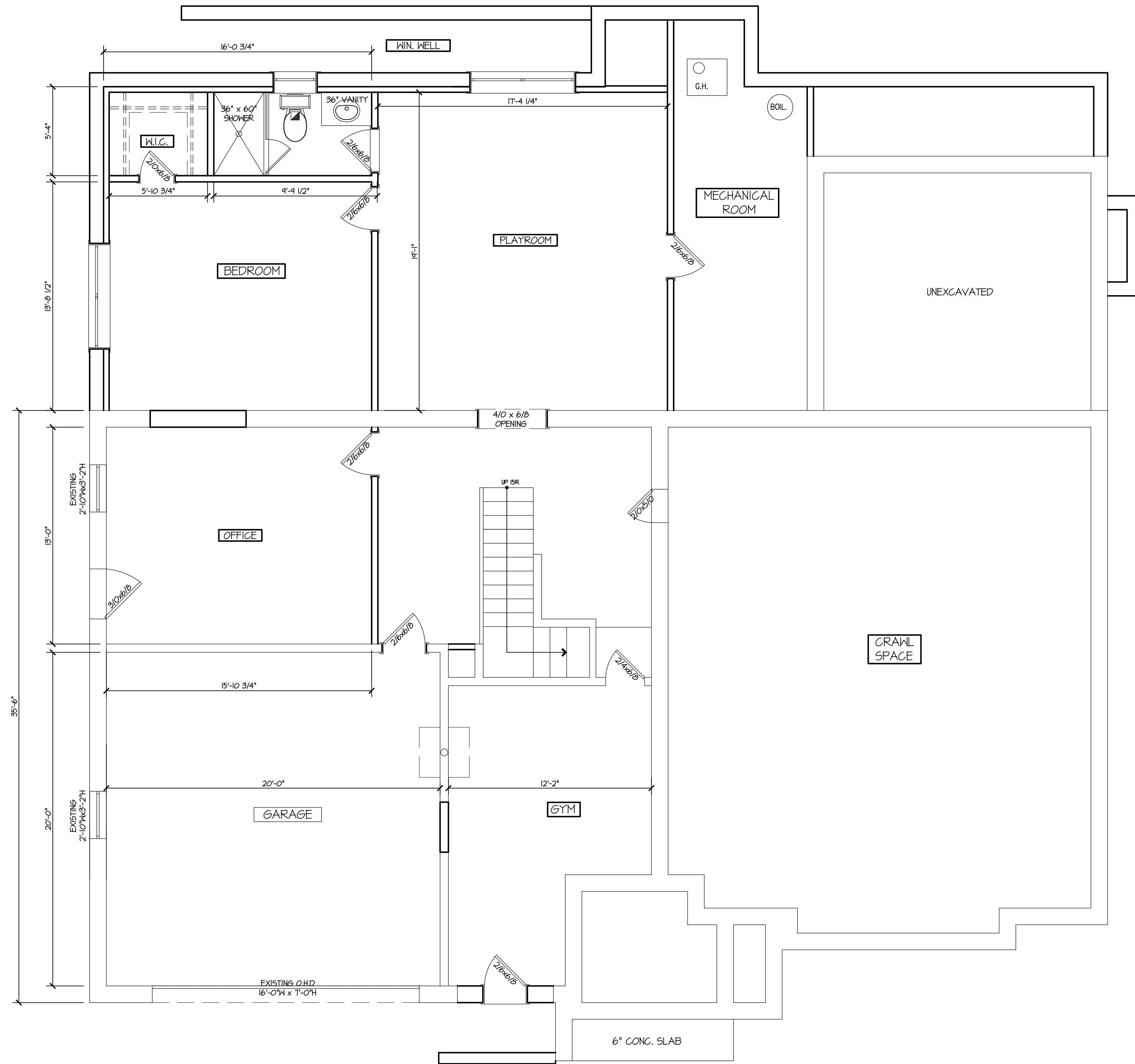


Joseph R. Crocco architects
 new york connecticut new jersey massachusetts
 4 macedonald avenue, suite 5
 airmont, new york 10504
 (914) 273-2774 fax (914) 273-2776

PROPOSED ADDITION FOR: KORB RESIDENCE
 27 STURGIS ROAD
 BRONXVILLE, NY

Dwg. Name: **SITE PLAN**

Project No: 22025
 Date: AUGUST, 29, 2022
 Sheet Number: **S-1**



1 BASEMENT FLOOR PLAN
 A-0 SCALE: 1/4"=1'-0"

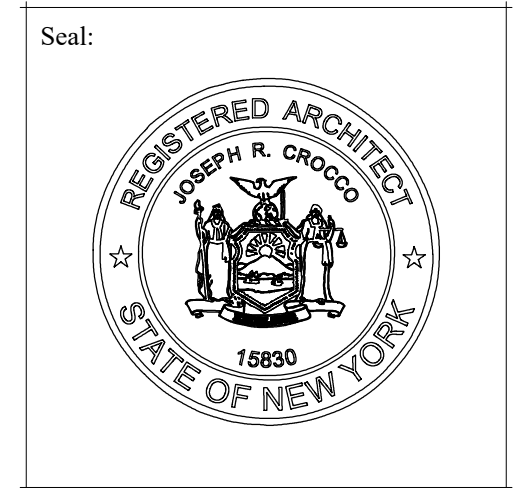
ALL DRAWINGS & WRITTEN MAT'L. APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED W/O WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DWGS. HEREIN ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE DUPLICATED FOR THE USE OF SIMILAR JOBS.

DO NOT SCALE DWGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2209(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PB SUBMISSION	11.16.22
CLIENT MEETING	10.26.22
REVIEW WITH VILLAGE	09.28.22
REVISION	DATE



Joseph R. Crocco
architects

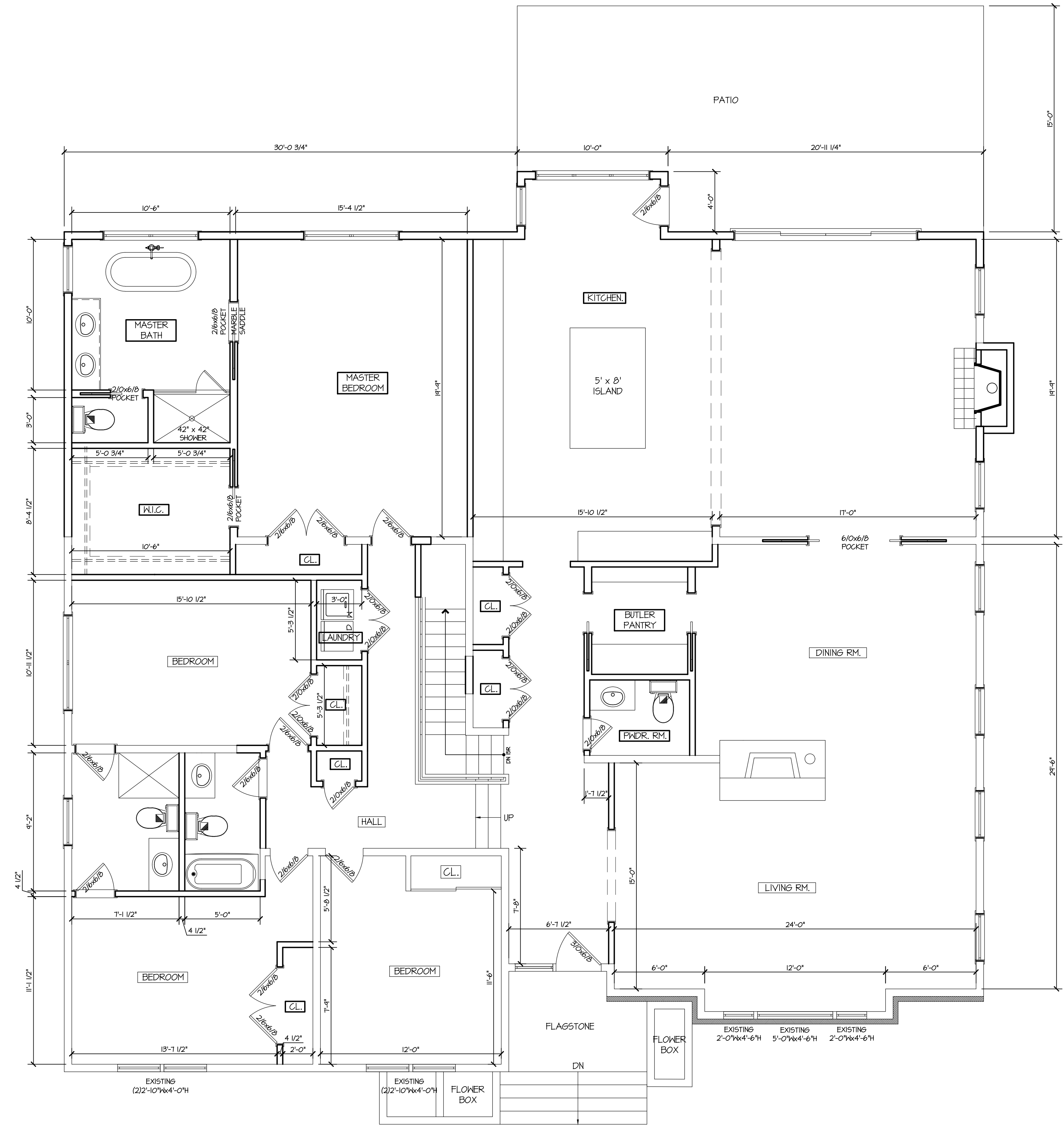
new york connecticut new jersey massachusetts
 4 macedonald avenue, suite 5
 armonk, new york 10504
 (914) 273-2774 fax (914) 273-2776

PROPOSED ADDITION FOR:
KORB RESIDENCE
 27 STURGIS ROAD
 BRONXVILLE, NY

Dwg. Name: **BASEMENT FLOOR PLAN**

Project No: 22025
 Date: AUGUST 29, 2022

Sheet Number: **A-0**



1
A-1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

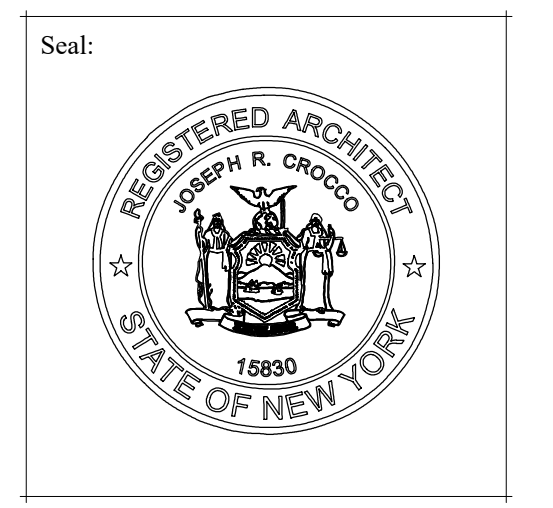
ALL DRAWINGS & WRITTEN MAT'L. APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED W/O WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DWGS. HEREIN ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE DUPLICATED FOR THE USE OF SIMILAR JOBS.

DO NOT SCALE DWGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 1209(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

GEN. REV.	11.29.22
PB SUBMISSION	11.16.22
REVIEW WITH VILLAGE	09.28.22
REVISION	DATE



Joseph r. crocco architects
 new york connecticut new jersey massachusetts
 4 macedonald avenue, suite 5
 armonk, new york 10504
 (914) 273-2774 fax (914) 273-2776

PROPOSED ADDITION FOR:
KORB RESIDENCE
 27 STURGIS ROAD
 BRONXVILLE, NY

Dwg. Name:
FIRST FLOOR PLAN

Project No:
 22025
 Date:
 AUGUST. 29, 2022

Sheet Number:
A-1



1 FRONT ELEVATION
A-3 SCALE: 1/4"=1'-0"



2 REAR ELEVATION
A-3 SCALE: 1/4"=1'-0"

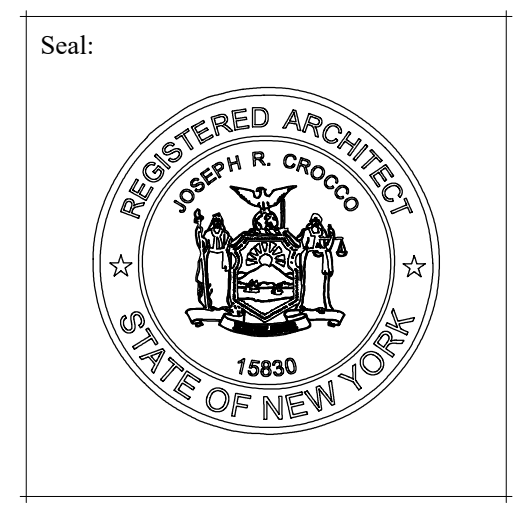
ALL DRAWINGS & WRITTEN MATL. APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED W/O WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DWGS. HEREIN ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE DUPLICATED FOR THE USE OF SIMILAR JOBS.

DO NOT SCALE DWGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 1209(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PB SUBMISSION	11.16.22
REVIEW WITH VILLAGE	09.28.22
REVISION	DATE



Joseph R. Crocco architects

new york connecticut new jersey massachusetts
4 macedonald avenue, suite 5
airmont, new york 10504
(914) 273-2774 fax (914) 273-2776

PROPOSED ADDITION FOR:
KORB RESIDENCE
27 STURGIS ROAD
BRONXVILLE, NY

Dwg. Name:
ELEVATIONS

Project No:
22025

Date:
AUGUST. 29, 2022

Sheet Number:
A-3



1 LEFT SIDE ELEVATION
A-4 SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
A-4 SCALE: 1/4"=1'-0"

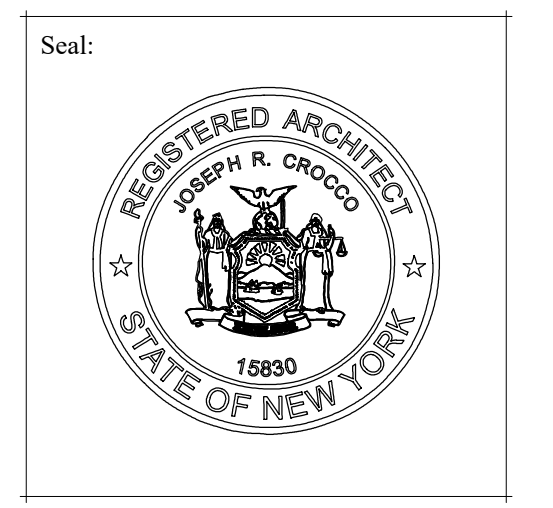
ALL DRAWINGS & WRITTEN MATL. APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED W/O THE WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL DWGS. HEREIN ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE DUPLICATED FOR THE USE OF SIMILAR JOBS.

DO NOT SCALE DWGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 1209(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW OTHER'S ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PB SUBMISSION	11.16.22
CLIENT MEETING	10.19.22
REVIEW WITH VILLAGE	09.28.22
REVISION	DATE



Joseph r. crocco architects

new york connecticut new jersey massachusetts
4 macedonald avenue, suite 5
airmont, new york 10504
(914) 273-2774 fax (914) 273-2776

PROPOSED ADDITION FOR:
KORB RESIDENCE
27 STURGIS ROAD
BRONXVILLE, NY

Dwg. Name:
ELEVATIONS

Project No:
22025

Date:
AUGUST. 29, 2022

Sheet Number:
A-4









