

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: _____

Project Street Address: 309 Pondfield Road, Bronxville NY 10768

Section: 8 **Block:** 4 **Lot(s):** 5 and 7 **Zone:** Res. A

Applicant: Nordic Custom Builders

Address: 525 East Putnam Avenue

City: Cos Cob **State:** CT **Zip:** 06807

Phone #: 203 399 7258 **Email:** simon@nordiccustom.com

Owner: William Davio Reiter and Blakeslee Johnson Reiter

Address: 150 West 12th Street, 10W

City: New York **State:** NY **Zip:** 10011

Phone #: _____ **Email:** _____

Application is for:

- _____ An interpretation of the Zoning Law or a determination by the Superintendent of Buildings
- Area variance(s) Village of Bronxville Municipal Code - 310-25
List Sections
- _____ Use Variance _____
List Sections
- _____ Special Permit Use _____
List Sections

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being

sought: The extension of the 2nd Floor Balcony at the existing garage is an increase in non conformity of the side yard setback (4'-2"). The side yard setback of 4'-2" is a pre-existing non conformity.

When did present owner acquire title? _____

Was the title acquired by purchase: (Yes) or (No), If so from whom? _____

Are you seeking a variance from the provisions of the ordinance? (Yes) or (No) _____

If so, from which ordinance, from which provision thereof and to what extent? _____

Village of Bronxville Municipal Code - 310-25 . Existing
non conforming setback of 4'-2".

If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? (Yes or No) If so, in what respect and what is the cause of the difference?

Does the owner of the premises involved in this application own any contiguous property? (Yes or No)

If so, in what respect and what is the cause of the difference? _____

Owners Signature: Bhhh Rit Date: 2/4/22

Will Reiter

2/4/22

Zoning Compliance Analysis

Property Address: 309 Pondfield Road, Bronxville NY 10768

Zoning District: Res. A

Flood Zone: Yes: No:

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	R3	R3	R3	
LOT AREA	12,000 SF	33,750 SF	33,750 SF	
LOT WIDTH	80'	225.33'	225.33'	
LOT DEPTH	100'	150'	150'	
FRONT YARD	30'	56.05' / 50.55'	56.05' / 50.55'	
SIDE YARD #1	30'	85.3'	85.3'	
SIDE YARD #2	15'	4.17'	4.17'	
REAR YARD	30'	49'	49'	
HEIGHT (Feet & Stories)	30' / 2.5	33' / 2.5	33' / 2.5	
BUILDING COVERAGE	22.5 %	19.22 %	19.22 %	
USABLE OPEN SPACE	55 %	80.78 %	80.78 %	
F.A.R.	6750 SF	6043 SF	6186 SF	
PARKING	1	1	1	

All applications for additions to submit complete detailed finished grade and FAR calculations, and completed F.A.R. computation worksheet on reverse, submission to be stamped by the design professional of record.

Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above? Yes No

If yes, describe all additional variances: _____

Form Prepared By: Name (Print): Maria Cerini


Signature: 

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)	N/A	N/A	N/A
1 ST FLOOR	2580 sf	0 sf	2580 sf
2 ND FLOOR	1622 sf	0 sf	1622 sf
3 RD FLOOR ^(d)			
ATTIC ^(d)	1186 sf	0sf	1186 sf
GARAGE ^(c)	916 sf	0sf	916 sf
Existing FAR	6043 sf	N/A	6043 sf (.179)
Proposed FAR	N/A	6186 sf	6186 sf (.183)
% Increase of FAR	N/A	N/A	143 sf (.004)
ACTUAL TOTAL BUILDING FLOOR AREA =			6304 sf
ACTUAL LOT AREA =			33,750sf
PERMITTED F.A.R. (From Table, interpolate if necessary) =			.201
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R). =			6784 sf

*****Please refer to the Village of Bronxville Municipal Code Section 310- 22
Supplementary Regulations.**

Calculations Prepared By: Name (Print): Maria Cerini

Signature: 

Note - Zoning Compliance chart for existing non-conforming garage. Existing garage is located within the side setback.

Zoning chart also reflects location of the main house on the property per approved permit 2021-0179.

Zoning Compliance Worksheet – District ‘A’

Bronxville District 'A'	District	Height	Stories	Lot Area	Lot Width	Lot Depth	Front Yard	Alt. Front Yard	Side Yard with Garage	Side Yard without Garage	Side Yard corner lot with garage	Side Yard Corner Lot w/o garage	Side Yard Alternative	Rear Yard	Fence > than 6-1/2'	Paved terraces, steps, and walks	ACC Building	Max Building coverage	Off street parking	FAR	Open space
Bronxville District 'A' Description of Bulk Requirements	A	30' Mean Height	2-1/2	12000 SF	80'	100'	30'	a) angle of building b) average of homes within 300'	15'	15'/27' min side yard/ second side min.	30'/15' opposite principal front/ opposite second front	30'/27'	Lesser side yard reduced by 5'	30'	same as a building	15' street line, 4' property line	no nearer to to the street	23%	Not less than 1 spaces	Complete FAR Chart	55% Open Space; 45 Impervious Area-Complete Chart
310-10 Code Section- https://ecode360.com/9450363	310-10 A	310-10 B	310-10 B	310-10 C	310-10 C	310-10 C	310-10 D(1)	310-10 D(1)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310-10 D(3)	310-10 D(4)	310-10 D(4)	310-10 D(5)	310-10 E	310-10 F	310-10 G: 310-22 E	310-10 H
Property Address:	309 Pondfield Road, Bronxville, NY 10708																				
Allowed	A	30'	2.50	12,000	80'	100'	30'		15'	15'27'	30'/15'	30'/27'		30'		15'/4'		22.5%	1	6750sf	55%
Existing	A	33'	2.50	33,750	225.33'	150.00'	56.05'	50.55'	4.17'		4.17'			49.00'		49.92'		19.22%	1	6043sf	80.78%
Proposed	A	33'	2.50	33,750	225.33'	150.00'	56.05'	50.55'	4.17'		4.17'			49.00'		49.92'		19.22%	1	6186sf	80.78%
Variance required = (proposed - allowed)		No	No	No	No	No	No	No	No		No			No		No		No	No	No	No

Note - Zoning Compliance chart reflects location of the main house on the property per approved permit 2021-0179. Existing garage is located within the side setback.

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

ZONING REVIEW COMMENTS

APPLICATION NUMB: ALT 226-21
DATE RECEIVED: November 23, 2021
LOCATION: 309 Pondfield Road
SBL: 8./4/5
APPLICANT NAME: Nordic Custom Builders, Inc.
APPLICANT ADDRESS: 525 East Putnam Avenue
Cos Cob, CT 06807

DESCRIPTION OF WORK: Interior improvements to existing garage.
Upgrade to existing windows with new sashes with insulated glass.

DISAPPROVED March 4, 2022, FOR THE FOLLOWING:

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

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

ALT 226-21 309 Pondfield Road Denied - Referred to Zoning Board of Appeals

Zoning Review -

1) Extension of 2nd floor of Garage (Balcony) is an increase in non conformity of the side yard setback (4'-2"). The side yard setback of 4'-2" for the garage is a pre-existing non conformity.

2) Referral to Village of Bronxville Zoning Board of Appeals for an increase on non-conformity inside yard setback - corner lot as per

Village of Bronxville Municipal Code - 310-25 -

The following provisions shall apply to all buildings and uses existing lawfully on the effective date of the Zoning Ordinance of 1958, or any amendments thereto, which buildings and/or uses do not conform to the requirements set forth in this chapter.

A. Such nonconforming use of buildings or open land may be continued indefinitely, but:

(1) Shall not be enlarged, extended or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever;

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

B. Except as provided in Subsection D below, no building which houses such a nonconforming use shall be:

(1) Structurally altered or enlarged; or

C. Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.

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: William Davio Reiter & Blakeslee Johnson Reiter

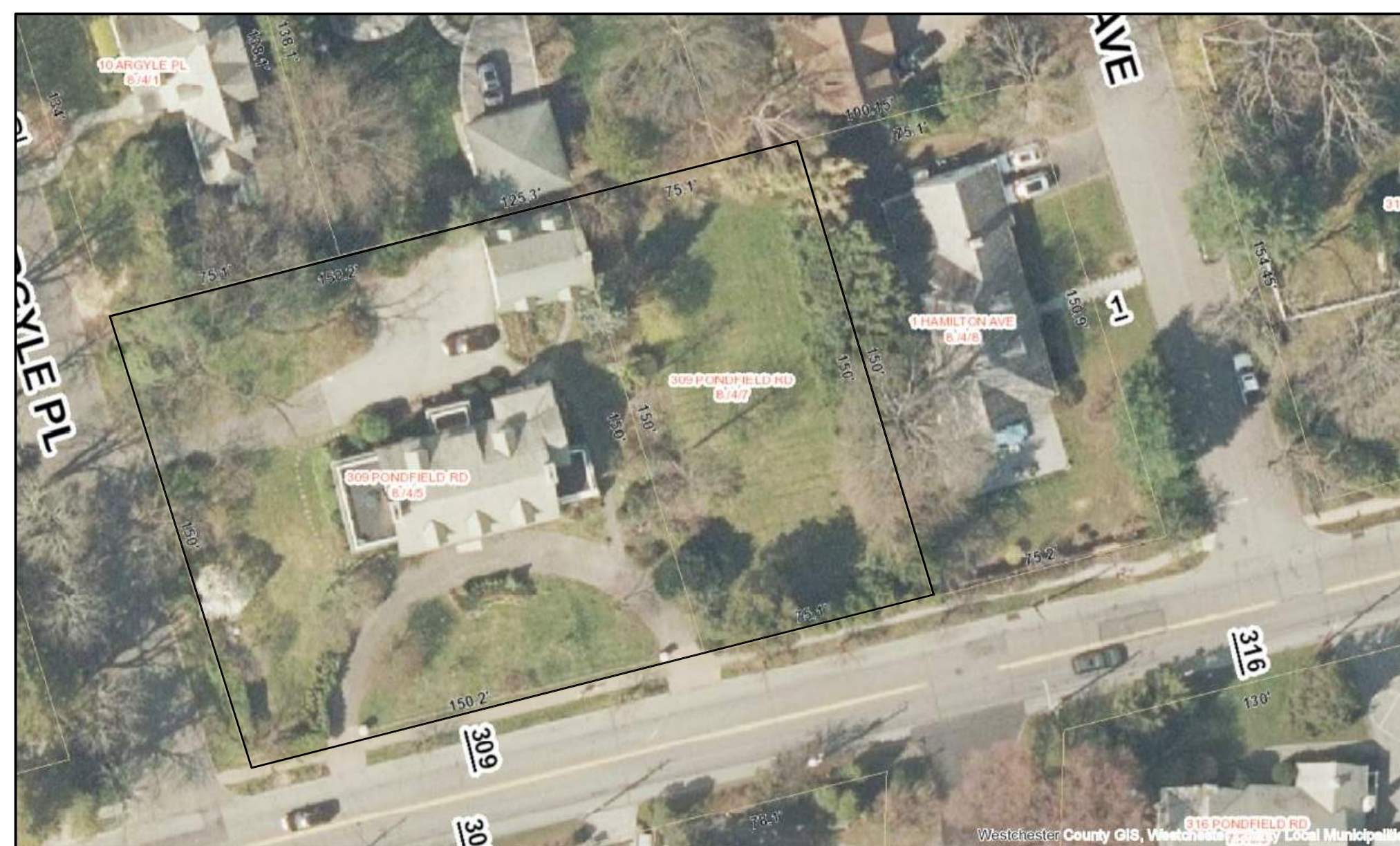
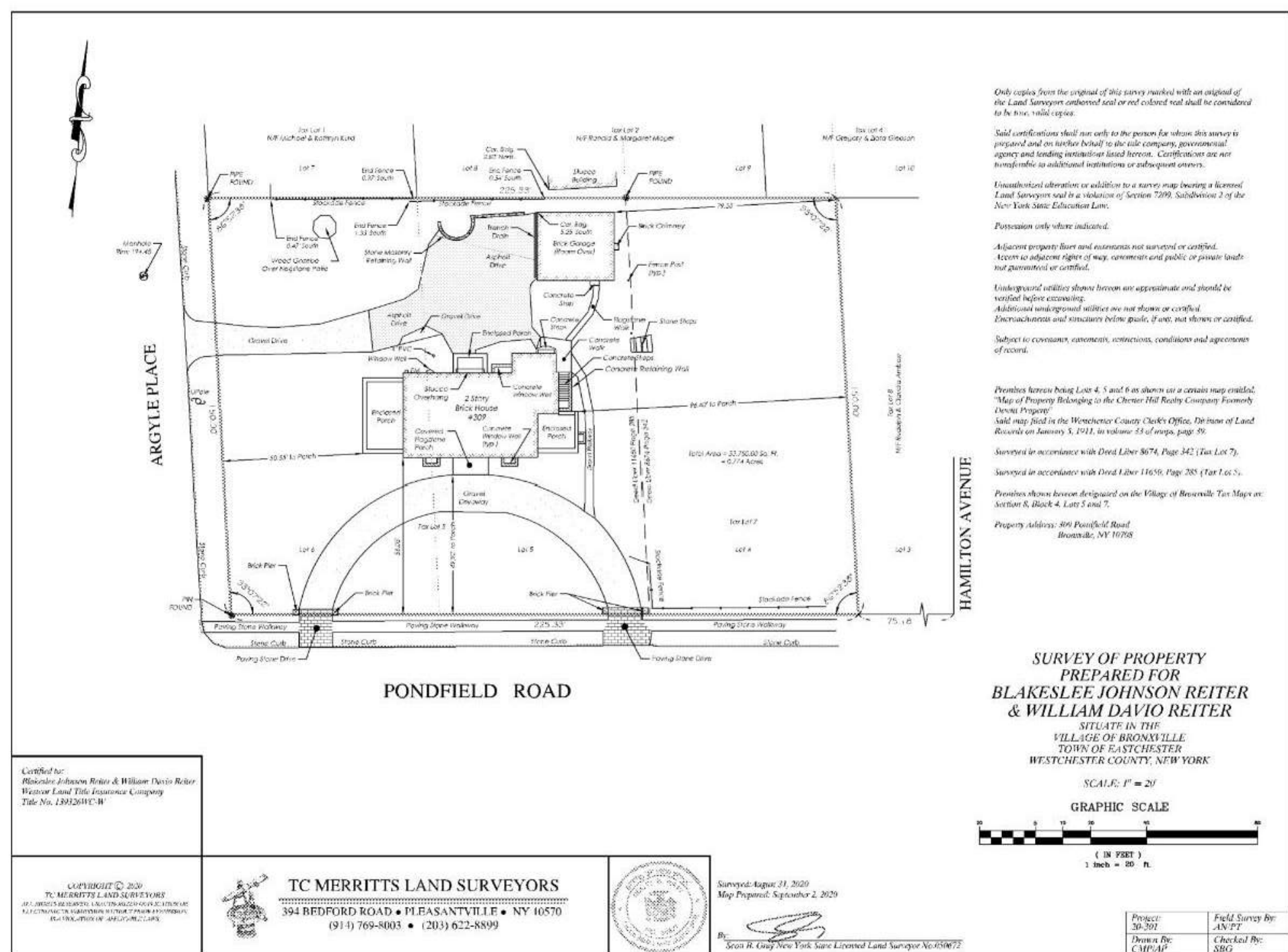
SINGLE FAMILY RESIDENCE

309 PONDFIELD RD, BRONXVILLE, N.Y.

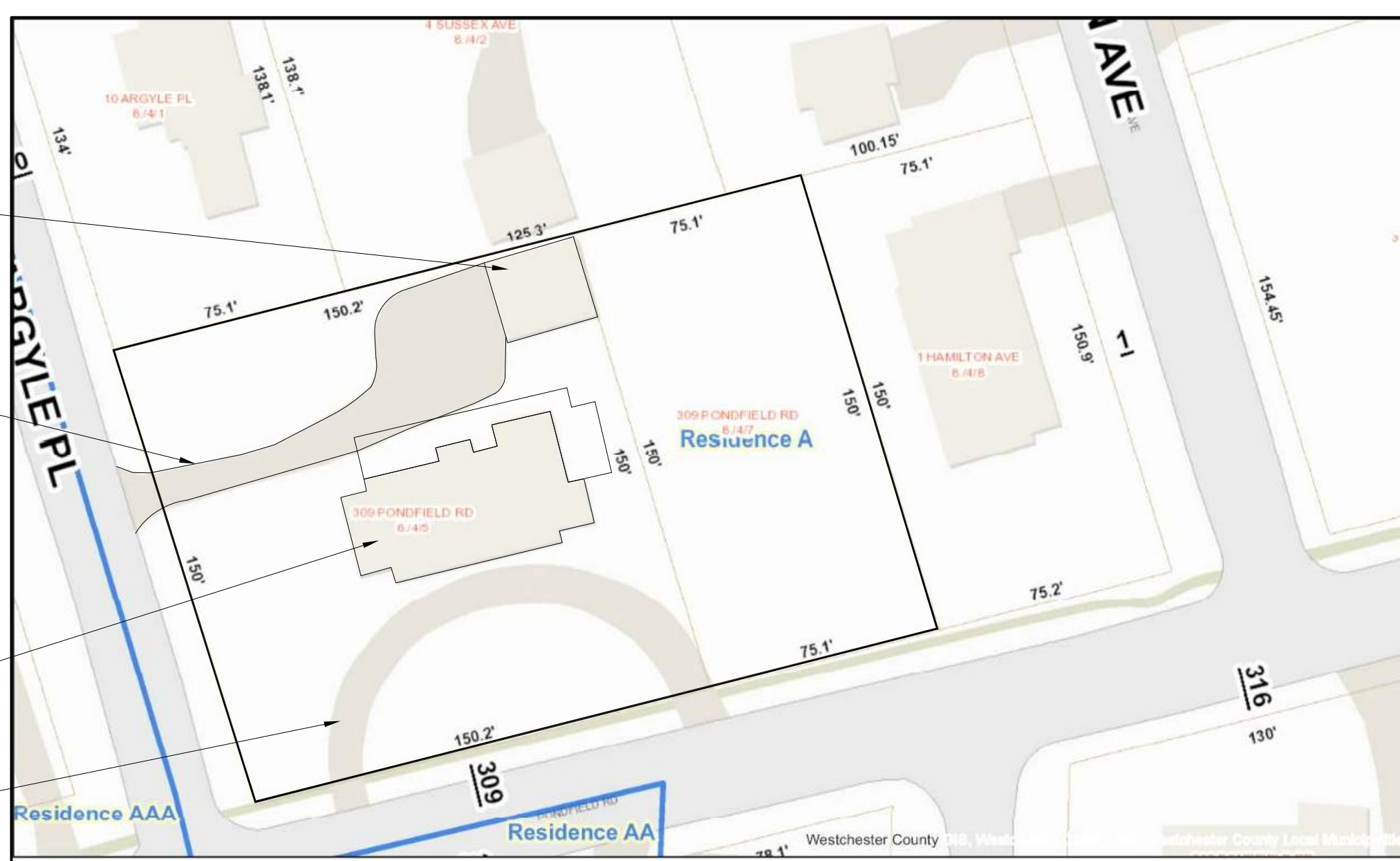
PERMIT APPLICATION FOR PARTIAL
CARRIAGE HOUSE RENOVATION
03 JAN 2022
ZBA APPLICATION FOR BALCONY EXTENSION
01 FEBRUARY 2022

ERIC J. SMITH ARCHITECT
Professional Corporation

5 UNION SQUARE WEST THIRD FLOOR NEW YORK NY 10003
telephone 212 334 3993 WWW.ERICJSMITHARCHITECT.COM fax 212 334 3339



2 EXISTING CONDITIONS - 309 PONDFIELD ROAD, BRONXVILLE NY N.S. (IMAGE REFERENCED FROM THE TAX MAP DIRECTORY OF THE VILLAGE OF BRONXVILLE, NY BUILDING DEPARTMENT)



3 PARTIAL ZONING MAP VILLAGE OF BRONXVILLE, NY 1:500

1 PROPERTY SURVEY BY TC MERRITTS LAND SURVEYORS DATED AUGUST 31, 2020 AS NOTED

PROPERTY OWNERS: BLAKESLEE AND WILLIAM REITER
PROPERTY ADDRESS: 309 PONDFIELD ROAD, BRONXVILLE NY 10708
SECTION 8, BLOCK 4, LOTS 5 AND 7 ON THE VILLAGE OF BRONXVILLE TAX MAP.
ZONING - RESIDENCE A
WRITTEN DESCRIPTION OF PROPERTY PER SURVEY BY TC MERRITTS:

Title Number: 139326WC-W

SURVEY READING

Survey made by TC Merritts Land Surveyors dated August 31, 2020 shows a two story brick structure with covered flagstone porch and window wells on southerly side, enclosed porch on westerly side, enclosed porch and steps on easterly side, window well, enclosed porch, steps detached brick garage with roof over and detached wood gazebo over patio on northerly side.

Driveway extends onto Pondfield Road and Argyle Place.

Stockade fence is situated 1.33 feet south of the northerly property line.

Variations between fences, walls, piers and record lines of title.

EXISTING GARAGE TO REMAIN. PROPOSED INTERIOR IMPROVEMENTS PER ARCHITECTURAL DRAWINGS.

EXISTING DRIVEWAY TO BE REVISED AS APPROVED IN PERMIT ----

EXISTING MAIN HOUSE TO REMAIN. ALL INTERIOR WORK AS APPROVED IN PERMIT 2021-0108.

EXISTING CIRCULAR DRIVEWAY TO BE REMOVED AS APPROVED IN PERMIT ----

SCOPE OF WORK:		DRAWING LIST:	
-	INTERIOR REPAIRS AT EXISTING GARAGE, FINISHES, PATCHING AND PAINTING PER ARCHITECTURAL DRAWINGS AND NOTES.	-	ARCHITECTURAL DRAWINGS
-	STRUCTURAL IMPROVEMENTS AT GARAGE INTERIOR PER STRUCTURAL DRAWINGS AND DETAILS.	-	COVER SHEET AND REFERENCES
-	REPLACEMENT OF MECHANICAL EQUIPMENT AT GARAGE.	A 001	NOTES AND REFERENCES
-	EXTENSION OF 2ND FLOOR BALCONY PER STRUCTURAL DRAWINGS AND DETAILS.	A 110	EXISTING GARAGE PLANS AND ELEVATIONS
		A 110J	DEMO/PROPOSED GARAGE PLANS, ELEVATIONS AND SECTIONS
		S 001	STRUCTURAL GENERAL NOTES
		S 100	GARAGE FRAMING PLANS
		S 300	FRAMING DETAILS
		M-6	GARAGE MECHANICAL PLAN
		M-10	EQUIPMENT SCHEDULE

- GENERAL NOTES TO VILLAGE OF BRONXVILLE, NY PLAN REVIEW ADDITIONAL REQUIREMENTS:
- CODE:**
THE PROPOSED RENOVATION FOLLOWS REQUIREMENTS AND SPECIFICATIONS PER NYSRC 2020 AND NYSBC 2020. THE EXTENSION OF 2ND FLOOR BALCONY AT THE GARAGE IS AN INCREASE IN NON-CONFORMITY OF EXISTING SIDE YARD SETBACK FOR WHICH WE ARE SEEKING RELIEF.
 - PERMIT**
ALL INTERIOR WORK AT MAIN HOUSE IS EXISTING OR APPROVED UNDER SEPARATE INTERIOR PERMIT APPLICATION, PERMIT 2021-0108. PROPOSED INTERIOR RENOVATION AND BALCONY EXTENSION WITH STRUCTURAL IMPROVEMENTS AT THE GARAGE UNDER THIS APPLICATION. SEPARATE PERMIT APPLICATION TO BE SUBMITTED FOR MECHANICAL WORK BY MECHANICAL CONTRACTOR. PROPOSED EXTERIOR WORK AND SITE IMPROVEMENTS UNDER THIS APPLICATION PER INCLUDED DOCUMENTS.
 - SUMP PUMP**
THE EXISTING SUMP PUMP DOES NOT DISCHARGE INTO THE PUBLIC SEWER. PROPOSED REPLACEMENT SUMP PUMP DOES NOT DISCHARGE INTO THE PUBLIC SEWER.
 - EGRESS**
THE EXISTING CELLAR AND ATTIC EGRESS PATHWAY IS COMPLIANT UNDER EXISTING CONDITIONS AND PER SECTIONS R310 AND R311 OF THE NYSRC 2020. REFER TO THE EXISTING AND PROPOSED PLANS FOR COMPLIANCE SPECIFICATIONS. EXISTING CEILING MOUNTED SPRINKLER HEAD AT EXISTING ATTIC BEDROOMS AND HALL.
 - FIRE PROTECTION**
FIRE BLOCKING TO BE INSTALLED IN ACCORDANCE TO SECTION R302.11 OF THE NYSRC 2020. REFER TO SHEET A3001 FOR TYPICAL PARTITION DETAILS SHOWING FIRE BLOCKING AND FOR LAUNDRY CHUTE DETAILS. SMOKE ALARMS AND FIRE PROTECTION PER SECTION R314.22 OF THE NYSRC 2020 TO BE LOCATED AS PRESCRIBED IN SECTION R314.3 OF THE NYSRC 2020. CARBON MONOXIDE ALARMS TO BE PROVIDED PER SECTION R315 OF THE NYSRC 2020. REFER TO POWER AND LIGHTING PLANS FOR SMOKE AND CARBON ALARM LOCATIONS.
 - FRAMING**
EXISTING FRAMING TO REMAIN UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR NEW FRAMING SIZE, MATERIALS AND CONNECTION DETAILS AT ADDITION. REFER TO ARCHITECTURAL DRAWINGS FOR WALL SECTIONS AT NEW CONSTRUCTION WITH MATERIAL SIZES AND SPECIFICATIONS.
 - SPECIAL INSPECTIONS**
REFER TO STRUCTURAL SHEET S001 FOR SPECIAL INSPECTION DESIGNATIONS.
 - SEWER EJECTOR PUMP**
THE EXISTING PROPERTY DOES NOT REQUIRE A SEWER EJECTOR PUMP, ALL SANITARY SYSTEMS BY GRAVITY.
 - SAFETY GLAZING**
SAFETY GLAZING TO BE INSTALLED AS REQUIRED IN ACCORDANCE TO SECTION R308 OF THE 2020 NYSRC. EXISTING WINDOWS TO RECEIVE UPGRADED SASHES WITH T.D.L INSULATED GLASS. ALL GLASS TO MEET MINIMUM REQUIRED U VALUE AND SHGC VALUE IN ACCORDANCE TO THE 2020 NYSRC.
 - HOT WORK/NFPA CLASS**
THE CONTRACTOR TO DETAIL REQUIREMENT FOR TRAINING CERTIFICATION FOR HOT WORK AS PER NFPA CLASS.
 - INSULATION/ENERGY EFFICIENCY**
INSTALL INSULATION AS REQUIRED TO MEET MINIMUM PRESCRIPTIVE BASICS FOR WALLS, FLOORS AND CEILINGS FOR CLIMATE ZONE 4A AT AREAS WITHIN THE PROPOSED SCOPE OF WORK IF APPLICABLE AND IF OBSERVED DURING DEMOLITION NOT TO HAVE ADEQUATE INSULATION. REFER TO NYSRC 2020 SECTIONS N101 (R501) AND SECTIONS N107 - N110 (R501-R504) FOR ENERGY EFFICIENCY REQUIREMENTS AT EXISTING BUILDINGS, SINGLE FAMILY DWELLING WITH LIMITED ALTERATION LEVEL 2 AND REPAIR SCOPE. REFER TO COMPLIANCE STATEMENT ON A200.

[NY] TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

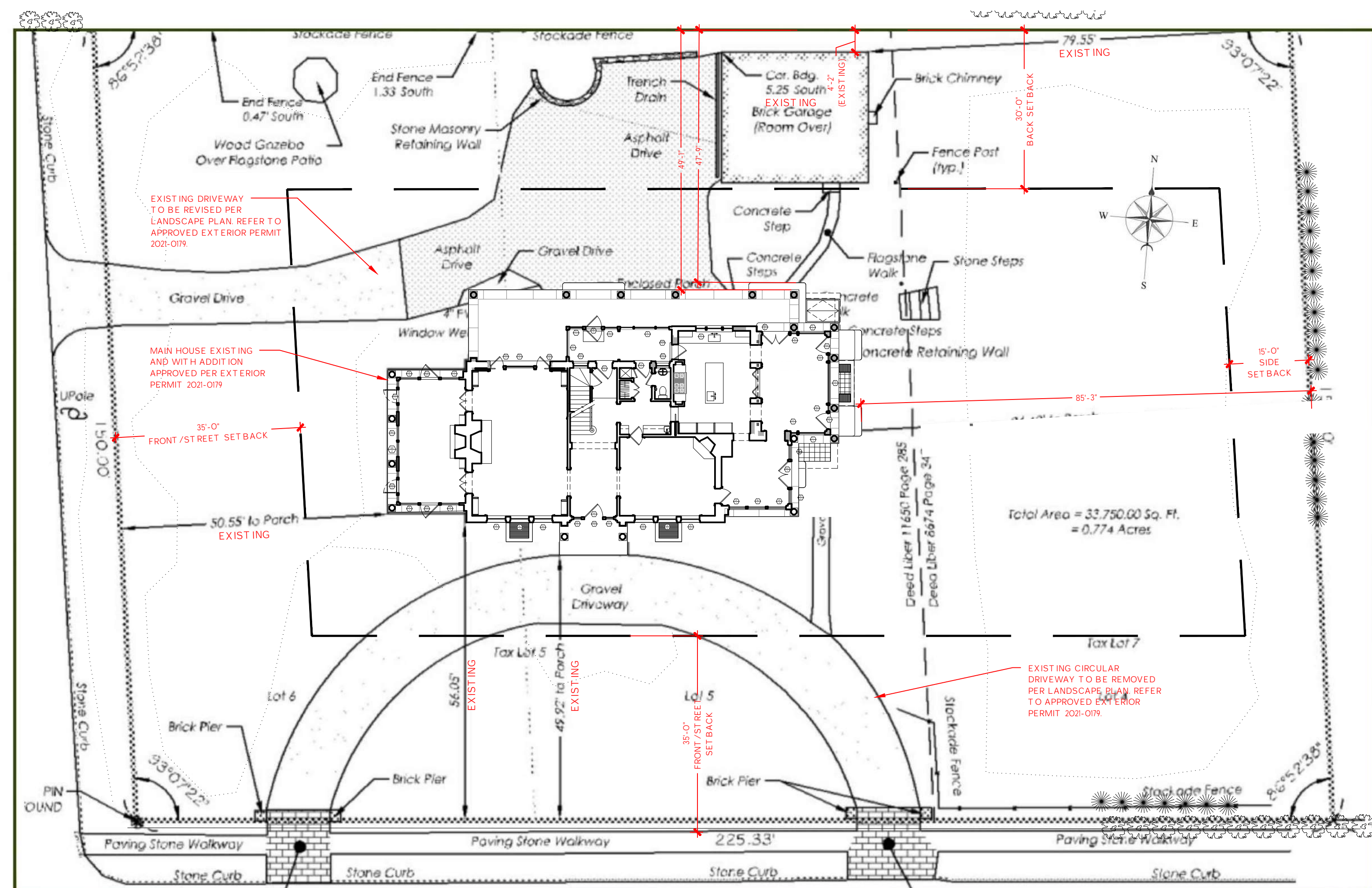
For SI: 1 foot = 304.8 mm.
 NR = Not Required.
 a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
 b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
 c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
 d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
 e. Reserved.
 f. Reserved.
 g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
 h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
 i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

3 MINIMUM INSULATION STANDARD FOR CLIMATE ZONE 4 (4A) PER NYSRC2020/ECCNY 2020 REFERENCE TABLE

TABLE N1101.10.3(3) [R303.1.3(3)] DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED		GLAZED BLOCK
	Clear	Tinted	Clear	Tinted	
SHGC	0.8	0.7	0.7	0.6	0.6
VT	0.6	0.3	0.6	0.3	0.6

2 SHGC STANDARD NYSRC2020 FOR NEW CONSTRUCTION REFERENCE TABLE



1 SITE PLAN 1/16"=1'-0"

ENERGY CODE TABULAR ANALYSIS (2020) CLIMATE ZONE 4 - BRONXVILLE, NYS

NYSECC CITATION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	CODE REFERENCE	SUPPORTING DOCUMENTATION
R402 BUILDING THERMAL ENVELOPE	NEW FENESTRATION: FAMILY ROOM BREAKFAST ROOM	0.32 U-FACTOR 0.40 SHGC	0.32 U-FACTOR 0.40 SHGC	TABLE R402.1.2	A-101, A-200, A-201
	NEW FENESTRATION: GARDEN ROOM (SUNROOM)	0.32 U-FACTOR 0.40 SHGC	0.45 U-FACTOR / 0.40 SHGC	R402.3.5 R402.2.13	A-101, A-200, A-201
	EXISTING FENESTRATION SASH REPLACEMENTS: ALL OTHER LOCATIONS	0.32 U-FACTOR 0.40 SHGC	0.32 U-FACTOR 0.40 SHGC	TABLE R402.1.2, R503.1.1.1	A-101, A-102, A-103, A-110, A-200, A-201
	SKYLIGHTS	0.40 U-FACTOR TRIPLE PANE	0.40 U-FACTOR	TABLE R402.1.2	A-102, A-304, A-306
	CEILINGS: UNDER NEW PORCH AT NEW FAMILY ROOM AT BREAKFAST PORCH AT GARDEN ROOM	R-49 7 IN. CLOSED CELL FOAM INSULATION	R-49	TABLE R402.1.2	A-300, A-301, A-306
	NEW FOUNDATION WALLS	R-10 C.I. EXTERIOR 2 IN. XPS (MASS WALLS BELOW GRADE)	R-8 C.I.	TABLE R402.1.2	A-304, A-305, A-306
	NEW SLAB ON GRADE	R-10 2 IN. XPS UNDER FULL SLAB AREA 2 FT AT SLAB EDGE	R-10	TABLE R402.1.2	A-304, A-305, A-306
	AIR LEAKAGE	CONTINUOUS AIR BARRIER. SEALED BREAKS & JOINTS.	CONTINUOUS AIR BARRIER. SEALED BREAKS & JOINTS.	TABLE R402.4.1.1	A-304, A-305, A-306
R403 SYSTEMS	HVAC UPGRADES	REFER TO MECHANICAL DRAWINGS	--	--	--
R404 BUILDING LIGHTING	NEW EXTERIOR LIGHTING FIXTURES	ALL NEW FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS	NOT LESS THAN 90% OF NEW FIXTURES TO CONTAIN ONLY HIGH-EFFICACY LAMPS	R404	A-101
	REPLACED & RELOCATED INTERIOR LIGHTING FIXTURES	ALL NEW FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS	NOT LESS THAN 90% OF NEW FIXTURES TO CONTAIN ONLY HIGH-EFFICACY LAMPS	R404, R503.1.4	A-100, A-101

PROFESSIONAL STATEMENT:
 TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

4 COMPLIANCE INFORMATION REFERENCE TABLE

- NEW WORK INSULATION SCHEDULE:
- R49 7" CLOSED CELL FOAM INSULATION AT ROOF AREAS
 - R30 8" OPEN CELL FOAM INSULATION AT GARAGE CEILING.
 - TRP2 FIRE SHELL F10 IS MIN. THERMAL BARRIER PAINT AT ATTIC.
 - 3" ROXUL BARRIER FOR BLOCKING AS REQUIRED
 - LOW EXPANSION FOAM AROUND EXISTING WINDOWS AS REQUIRED.

EXCEPTIONS PER SECTION (NY) R101.3 OF ECCNY 2020

- THE ENERGY CODE SHALL NOT APPLY TO ANY OF THE FOLLOWING, PROVIDED THAT THE ENERGY USE OF THE BUILDING IS NOT INCREASED:
- STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION.
 - GLASS ONLY REPLACEMENT IN AN EXISTING SASH AND FRAME.
 - EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
 - CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
 - REROOFING FOR ROOFS WHERE NEITHER THE SHEATHING NOR THE INSULATION IS EXPOSED. ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE EXISTING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING.
 - REPLACEMENT OF EXISTING DOORS THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL NOT REQUIRE THE INSTALLATION OF A VESTIBULE OR REVOLVING DOOR PROVIDED, HOWEVER, THAT AN EXISTING VESTIBULE THAT SEPARATES SUCH CONDITIONED SPACE FROM THE EXTERIOR SHALL NOT BE REMOVED.
 - ALTERATIONS THAT REPLACE LESS THAN FIFTY PERCENT OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER OR
 - ALTERATIONS THAT REPLACE ONLY THE BULB AND BALLAST WITHIN THE EXISTING LUMINAIRES IN A SPACE PROVIDED THAT THE ALTERATION DOES NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER.

GARAGE PERMIT

The entire contents of this document, including all sketches, plans, studies, drawings, schedules, and specifications, and all copyrights therein, are and shall remain the sole and exclusive property of Eric J. Smith Architect. The documents and their contents may not be used, photocopied or reproduced digitally, electronically or in any other manner without the express written consent of Eric J. Smith Architect.

DRAWING ISSUE

NO.	DATE	ISSUE FOR	BY:
01	08/10/2021	EXTERIOR PERMIT	
02	11/08/2021	GARAGE PERMIT	
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS	

DRAWING REVISIONS

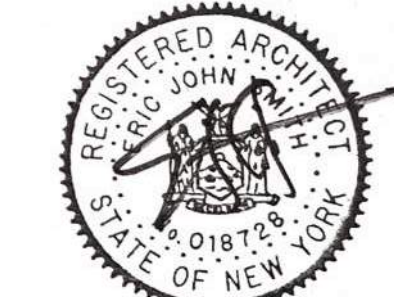
NO.	DATE	REVISION	BY:

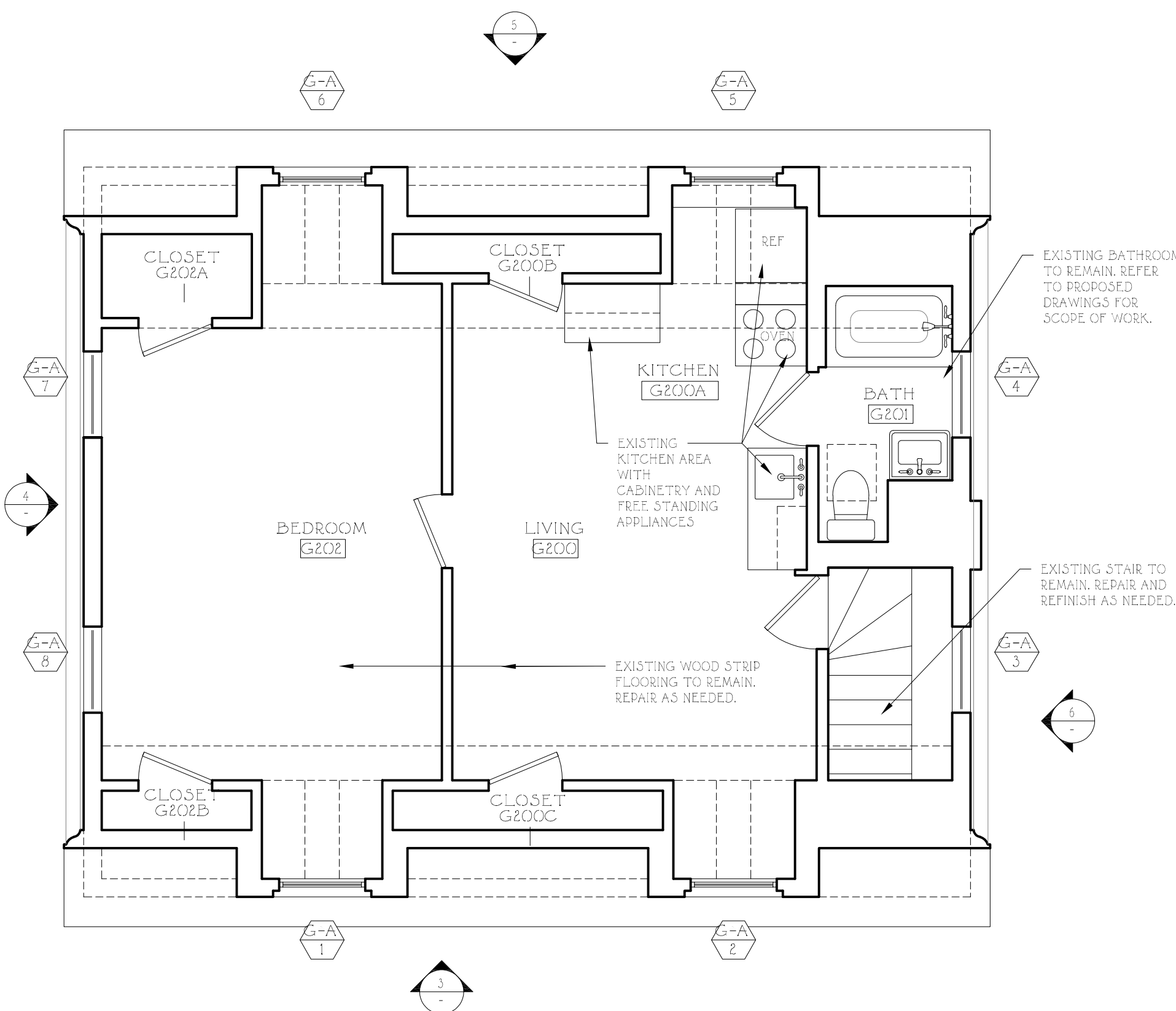
DRWN. BY: LP CHECKED BY: APPROVED BY: PROJECT #2004

ERIC J. SMITH ARCHITECT
 Professional Corporation

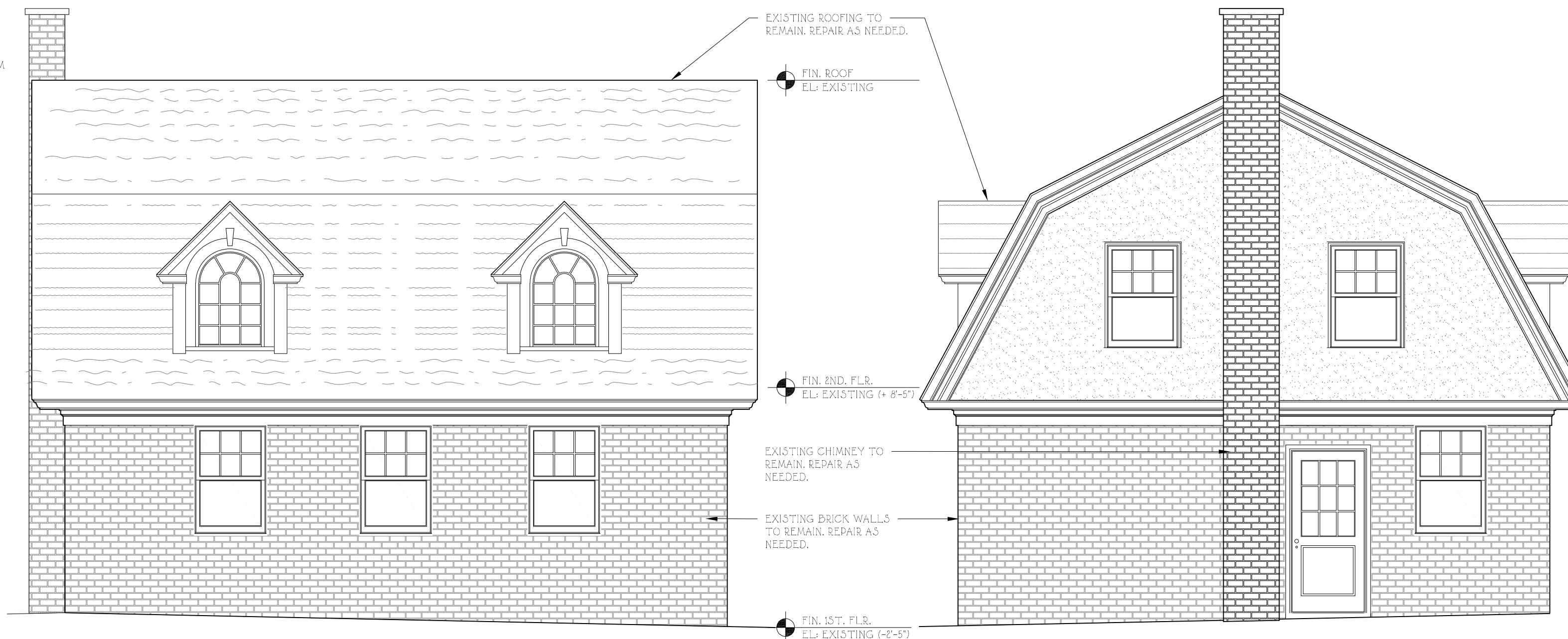
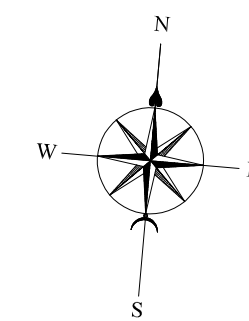
5 UNION SQUARE WEST, THIRD FLOOR, NEW YORK, NY 10003
 Telephone 212 334 3993 | Fax 212 334 3339
 WWW.ERICJSMITHARCHITECT.COM

CURRENT	DATE	SCALE	SHEET
REITER RESIDENCE BRONXVILLE, NY	11/7/21	AS NOTED	A 001
GENERAL NOTES AND REFERENCES			

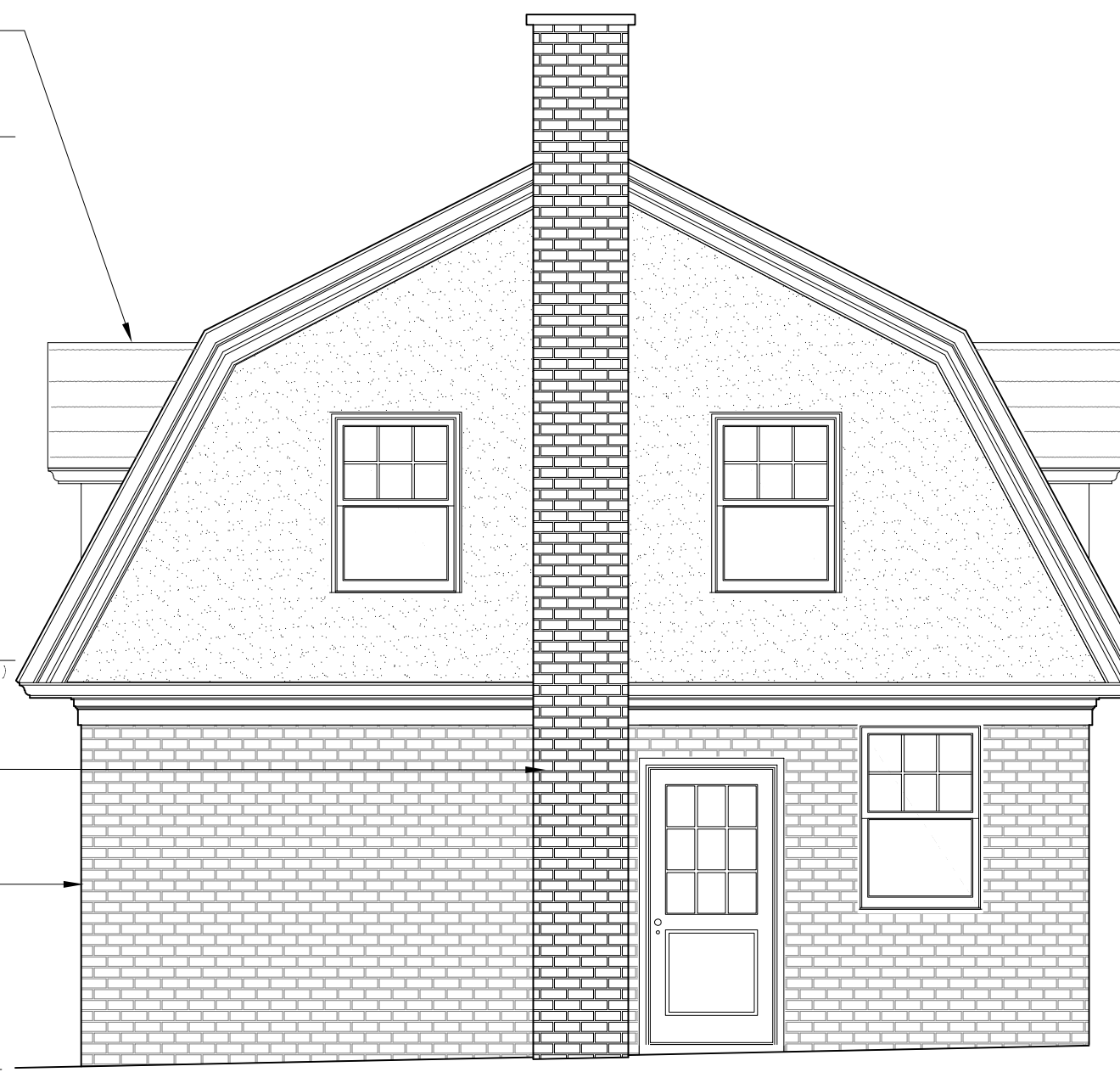




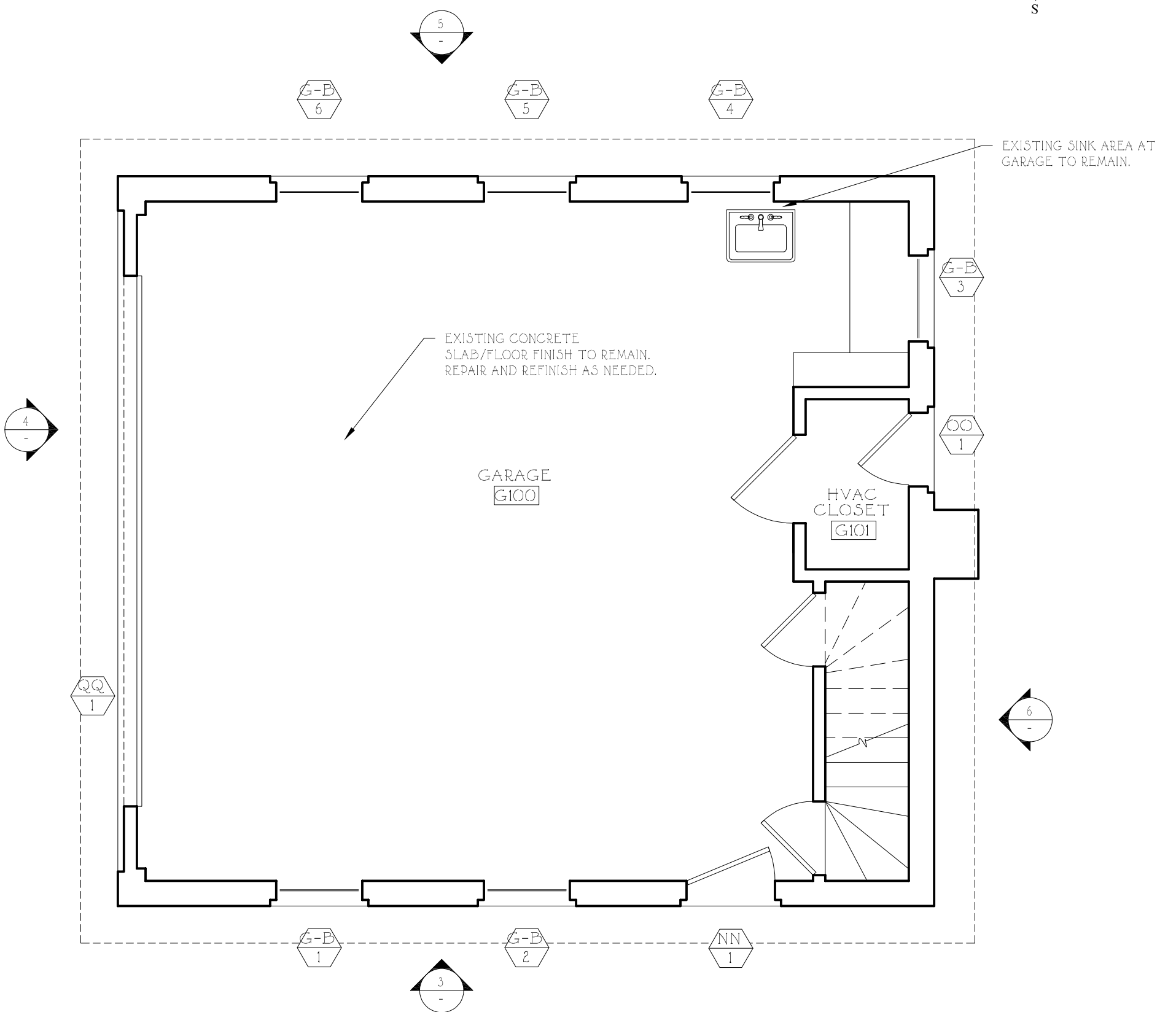
2 CARRIAGE HOUSE - EXISTING SECOND FLOOR PLAN
1/4"=1'-0"



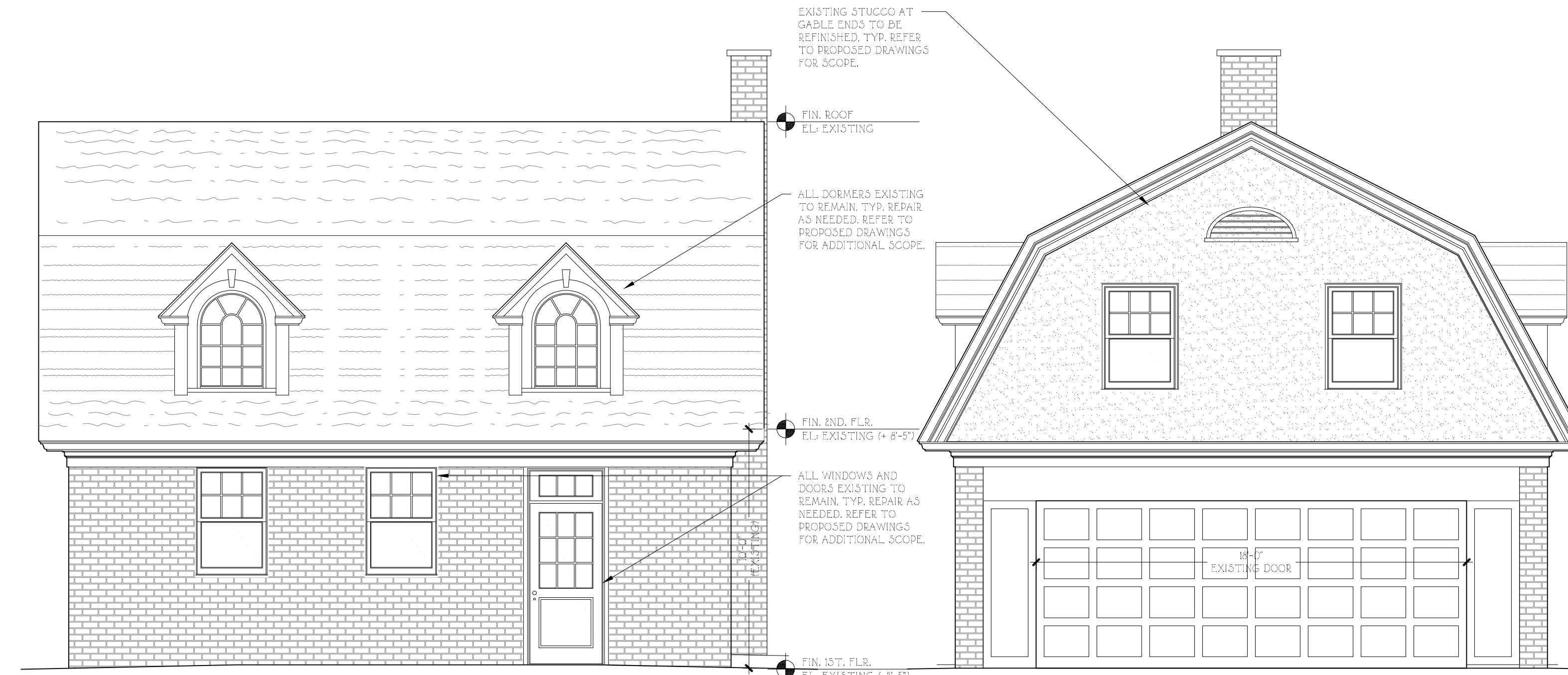
5 CARRIAGE HOUSE - EXISTING NORTH ELEVATION
1/4"=1'-0"



6 CARRIAGE HOUSE - EXISTING EAST ELEVATION
1/4"=1'-0"



1 CARRIAGE HOUSE - EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



3 CARRIAGE HOUSE - EXISTING SOUTH ELEVATION
1/4"=1'-0"



4 CARRIAGE HOUSE - EXISTING WEST ELEVATION
1/4"=1'-0"

NOTES:

1. TYPICAL: AT ALL EXISTING WINDOWS, ALL WINDOW OPENINGS ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED, REPLACE SASH ONLY WITH NEW T.D.L. INSULATED GLASS SASH IN EXISTING FRAMES. ALL DETAILS TO MATCH EXISTING. UTILIZE SAFETY GLASS WHERE REQUIRED BY CODE.
2. TYPICAL: AT ALL DORMERS, EXISTING DORMERS TO REMAIN, REPLACE SASH ONLY WITH NEW T.D.L. INSULATED GLASS SASH IN EXISTING FRAMES. REPAIR EXISTING EXTERIOR TRIM AND FRAME AS REQUIRED. ALL DETAILS TO MATCH EXISTING.

LEGEND:

EXISTING TO REMAIN



CARRIAGE HOUSE PERMIT

The entire contents of this document, including all sketches, plans, studies, drawings, schedules, and specifications, and all copyrights therein, are and shall remain the sole and exclusive property of Eric J. Smith Architect. The documents and their contents may not be used, photocopied or reproduced digitally, electronically or in any other manner without the express written consent of Eric J. Smith Architect.

DRAWING ISSUE

NO.	DATE	ISSUE FOR	BY:
01	10/04/2018	GARAGE PERMIT	
02	02/03/2019	GARAGE PERMIT RESUBMIT	
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS	

DRAWING REVISIONS

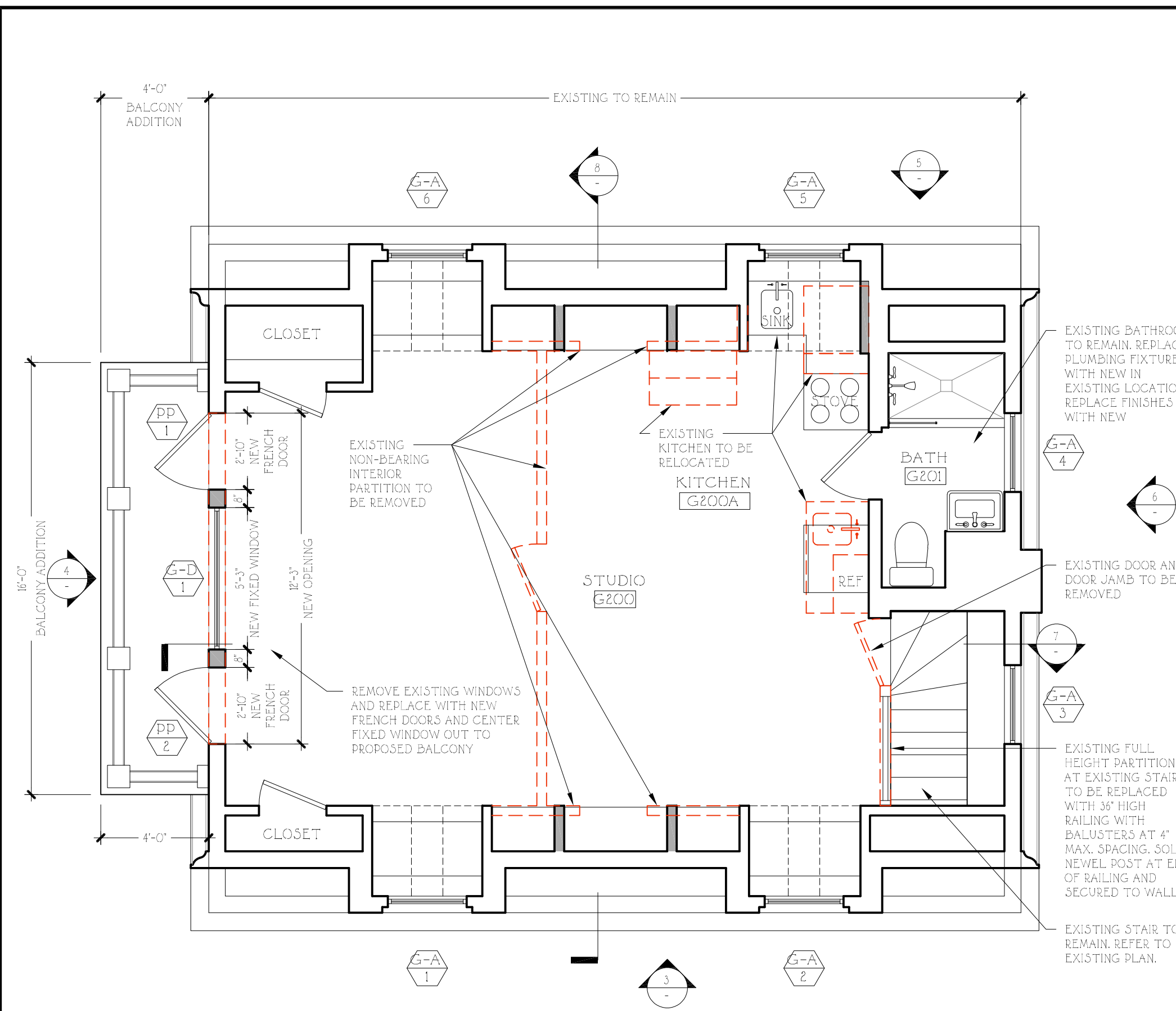
NO.	DATE	REVISION	BY:

DRWN. BY: LP CHECKED: APPROVED: PROJECT #2004

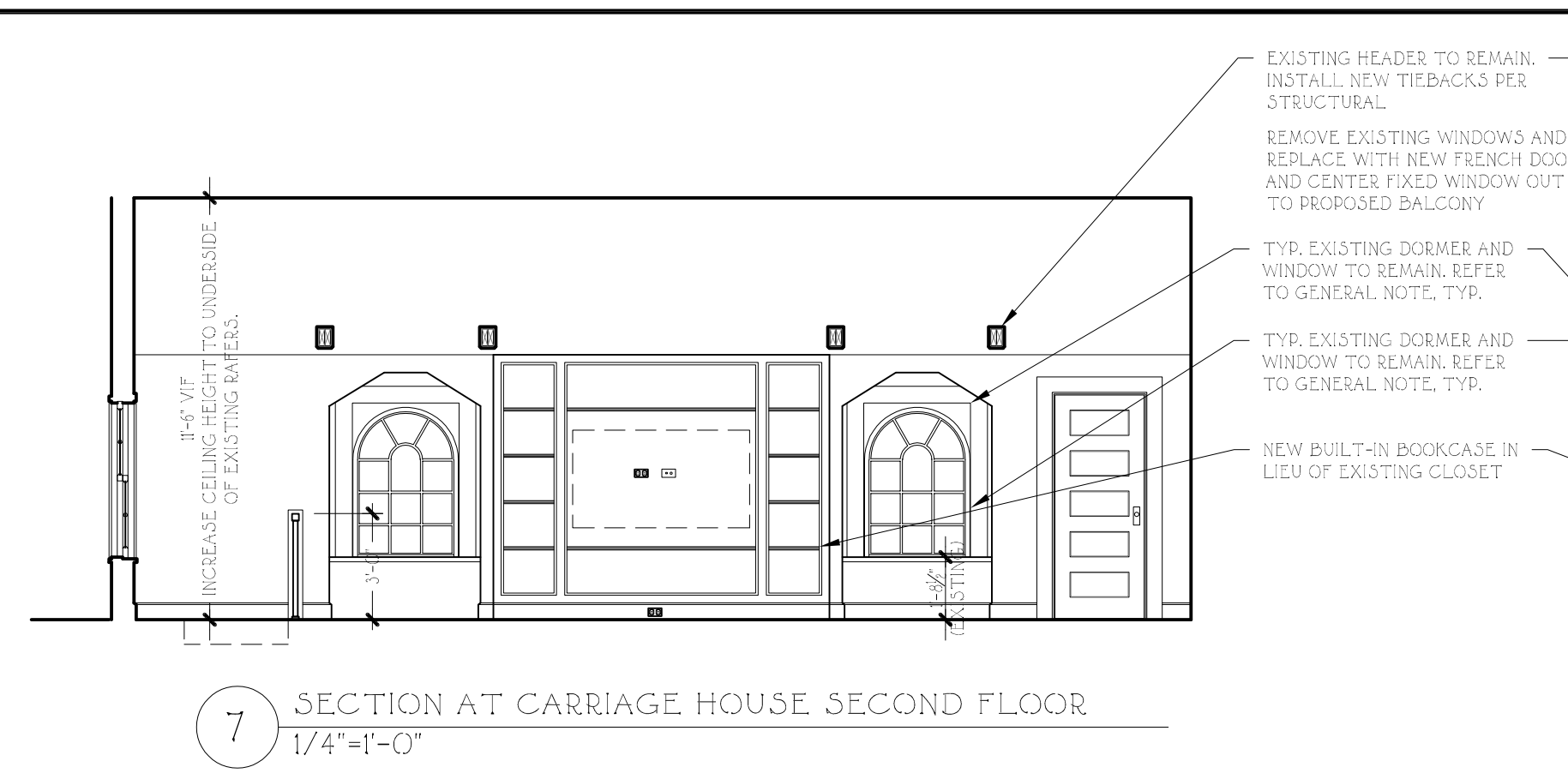
ERIC J. SMITH ARCHITECT
Professional Corporation

5 UNION SQUARE WEST, THIRD FLOOR, NEW YORK, NY 10003
Telephone 212 334 3993 | Fax 212 334 3339
WWW.ERICSMITHARCHITECT.COM

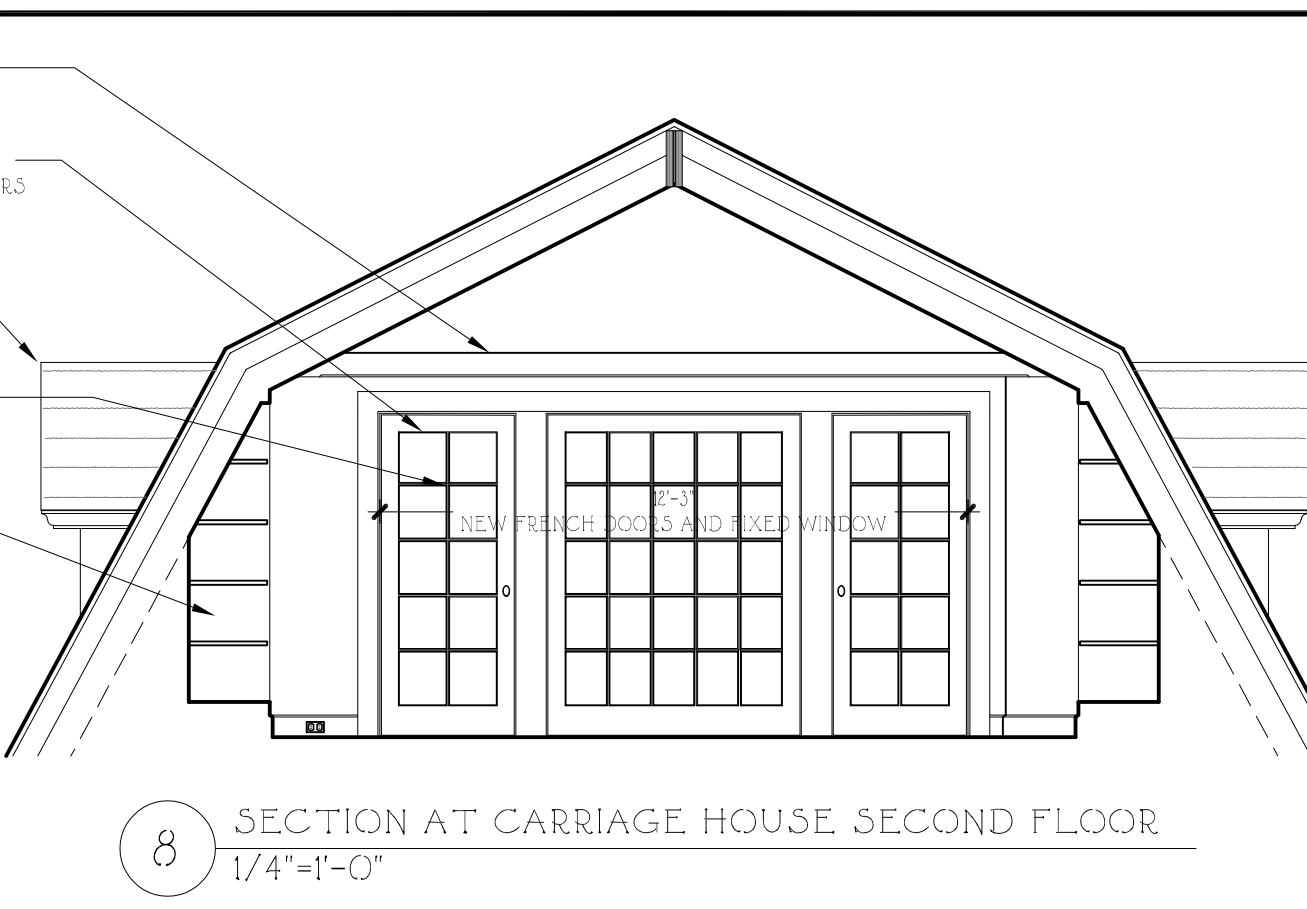
CLIENT	REITER RESIDENCE BRONXVILLE, NY	DATE	3/3/22
TITLE	CARRIAGE HOUSE EXISTING PLANS AND ELEVATIONS	SCALE	1/4"=1'-0"
		SHEET	A 110



2 CARRIAGE HOUSE - DEMO/PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



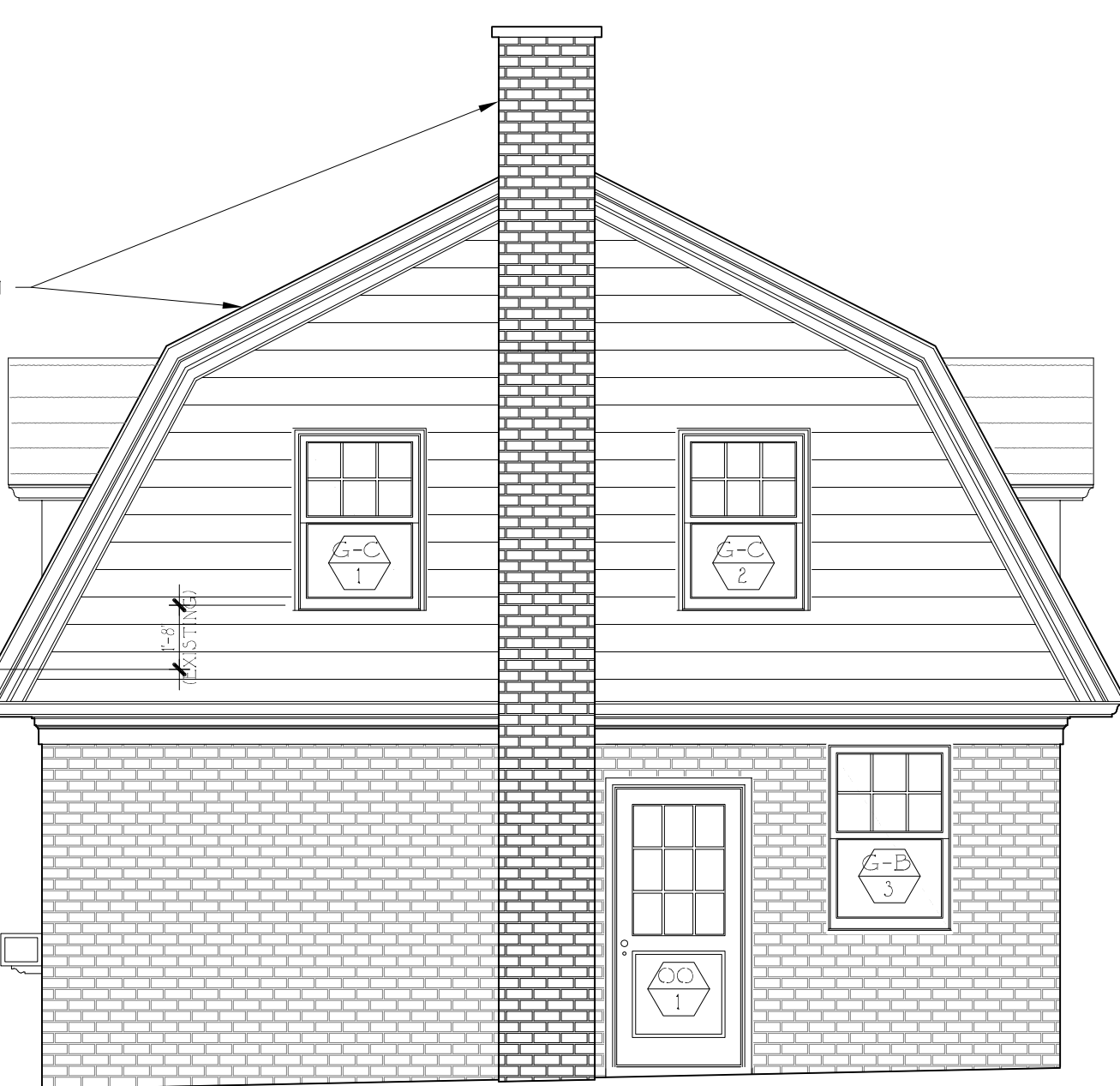
7 SECTION AT CARRIAGE HOUSE SECOND FLOOR
1/4"=1'-0"



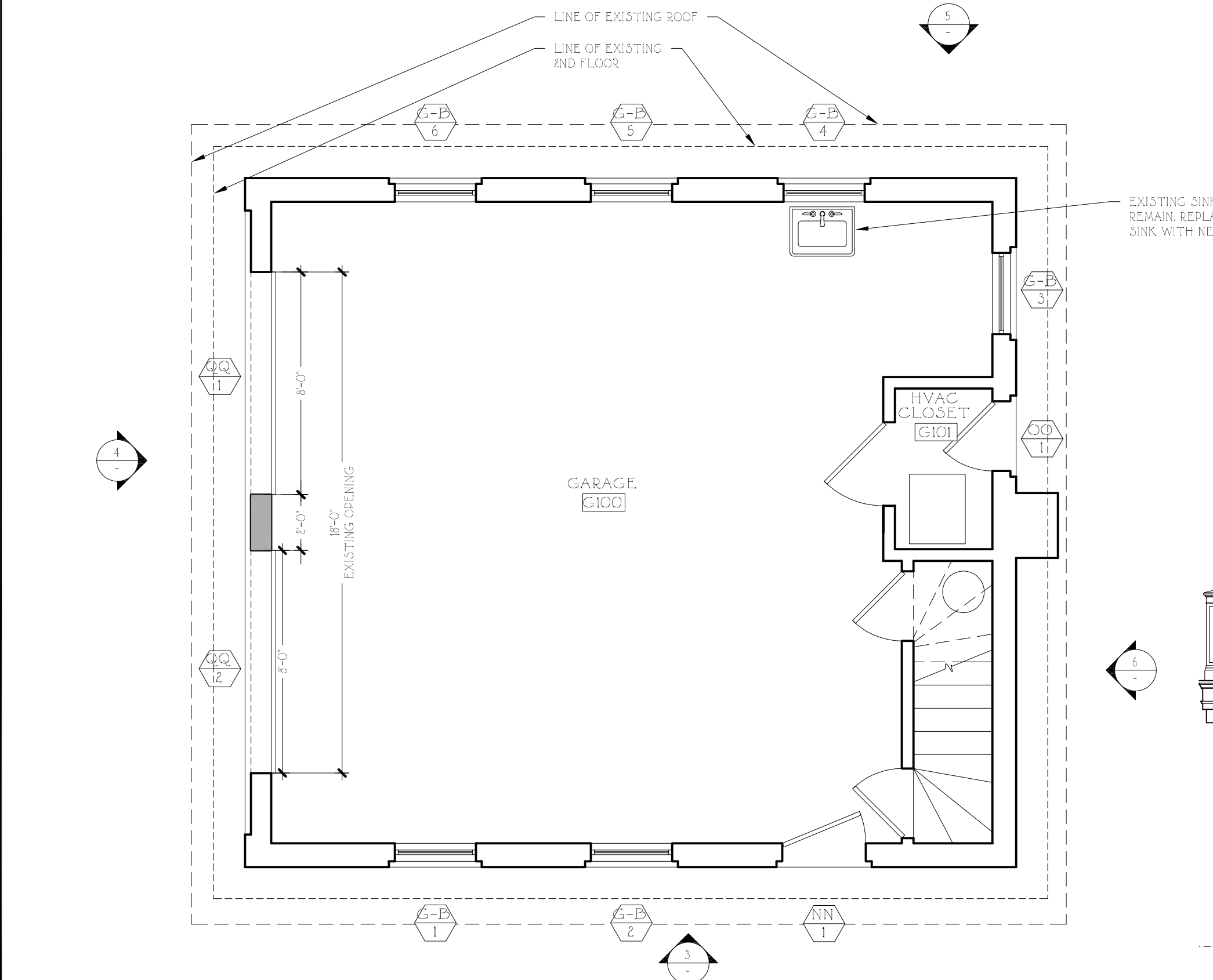
8 SECTION AT CARRIAGE HOUSE SECOND FLOOR
1/4"=1'-0"



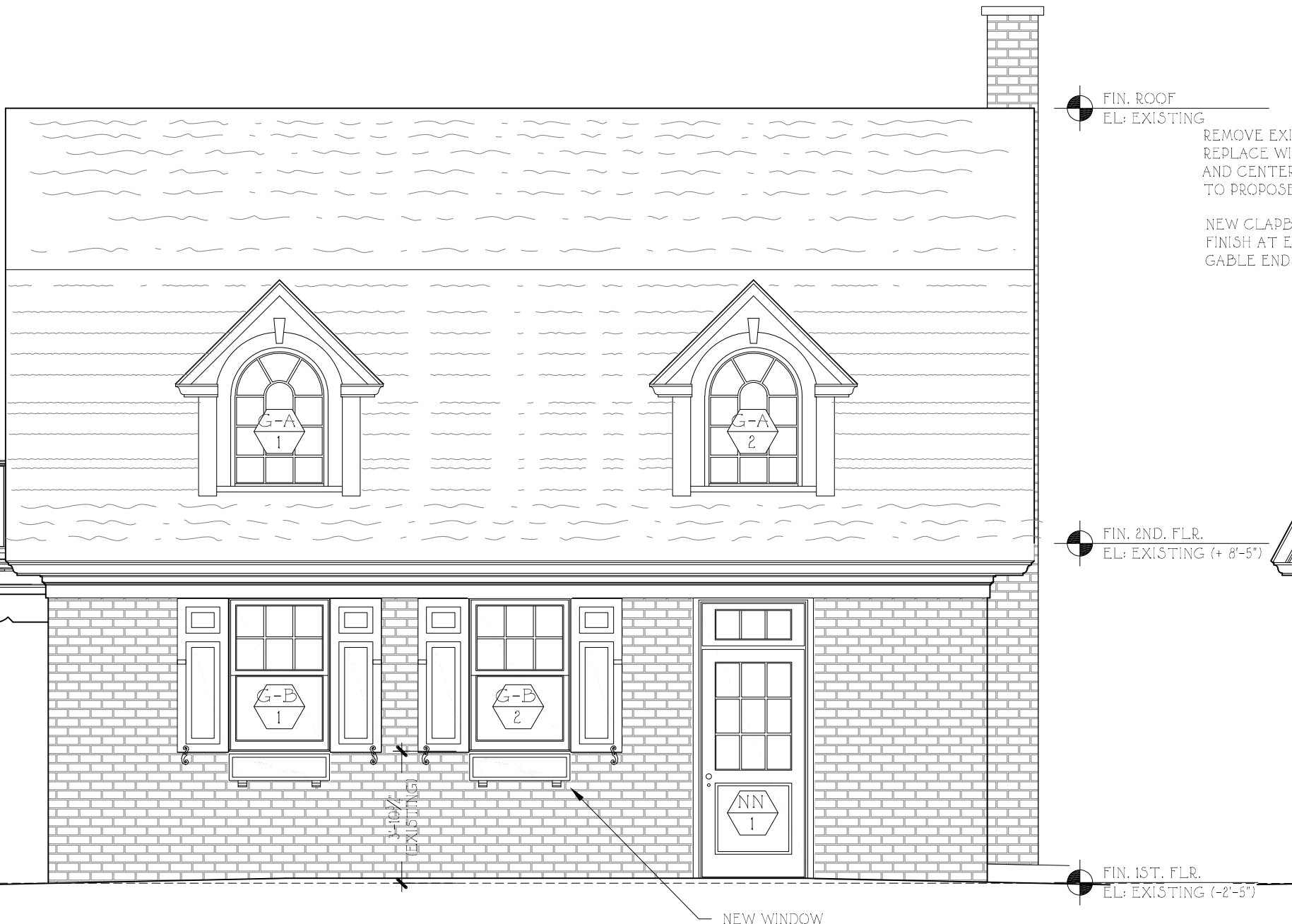
5 CARRIAGE HOUSE - NORTH ELEVATION
1/4"=1'-0"



6 CARRIAGE HOUSE - EAST ELEVATION
1/4"=1'-0"



1 CARRIAGE HOUSE - EXISTING/PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"



3 CARRIAGE HOUSE - SOUTH ELEVATION
1/4"=1'-0"



4 CARRIAGE HOUSE - WEST ELEVATION
1/4"=1'-0"

NOTES:

- TYPICAL: AT ALL EXISTING WINDOWS, ALL WINDOW OPENINGS ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED, REPLACE SASH ONLY WITH NEW T.D.L. INSULATED GLASS SASH IN EXISTING FRAMES. ALL DETAILS TO MATCH EXISTING. UTILIZE SAFETY GLASS WHERE REQUIRED BY CODE.
- TYPICAL: AT ALL DORMERS, EXISTING DORMERS TO REMAIN, REPLACE SASH ONLY WITH NEW T.D.L. INSULATED GLASS SASH IN EXISTING FRAMES. REPAIR EXISTING EXTERIOR TRIM AND FRAME AS REQUIRED. ALL DETAILS TO MATCH EXISTING.

LEGEND:

- [Solid line] EXISTING TO REMAIN
- [Dashed line] EXISTING TO BE REMOVED
- [Shaded area] NEW CONSTRUCTION



CARRIAGE HOUSE PERMIT

The entire contents of this document, including all sketches, plans, studies, drawings, schedules, and specifications, and all copyrights therein, are and shall remain the sole and exclusive property of Eric J. Smith Architect. The documents and their contents may not be used, photocopied or reproduced digitally, electronically or in any other manner without the express written consent of Eric J. Smith Architect.

DRAWING ISSUE

NO.	DATE	ISSUE FOR	BY:
01	01/03/2023	GARAGE PERMIT	
02	02/03/2023	GARAGE PERMIT RESUBMIT	
03	02/03/2023	ISSUE FOR ZONING BOARD OF APPEALS	

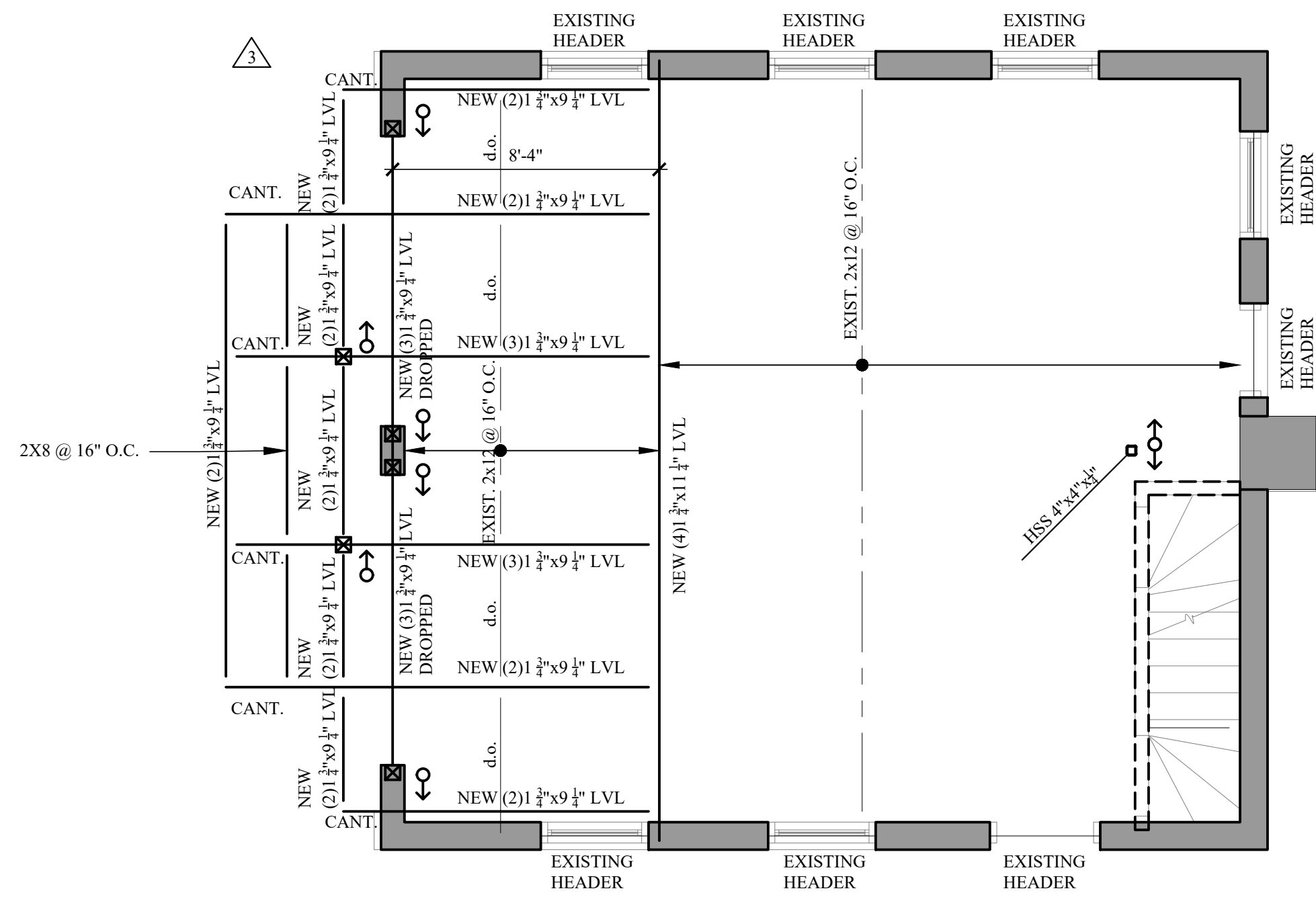
DRAWING REVISIONS

NO.	DATE	REVISION	BY:

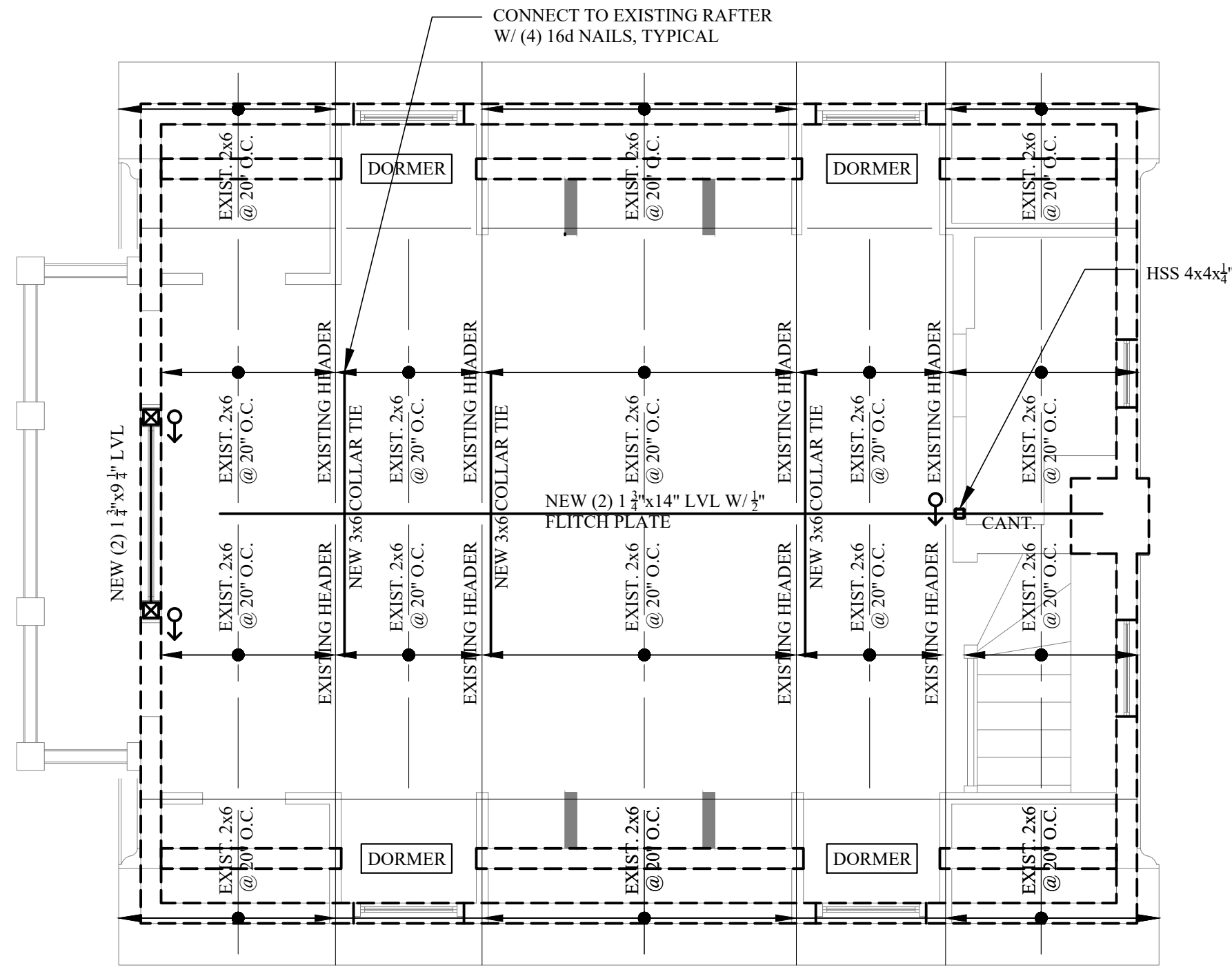
DRWN. BY: LP CHECKED: APPROVED: PROJECT #2004

ERIC J. SMITH ARCHITECT
Professional Corporation
5 UNION SQUARE WEST, THIRD FLOOR, NEW YORK, NY 10003
telephone 212 334 3993 | fax 212 334 3339
WWW.ERICJSMITHARCHITECT.COM

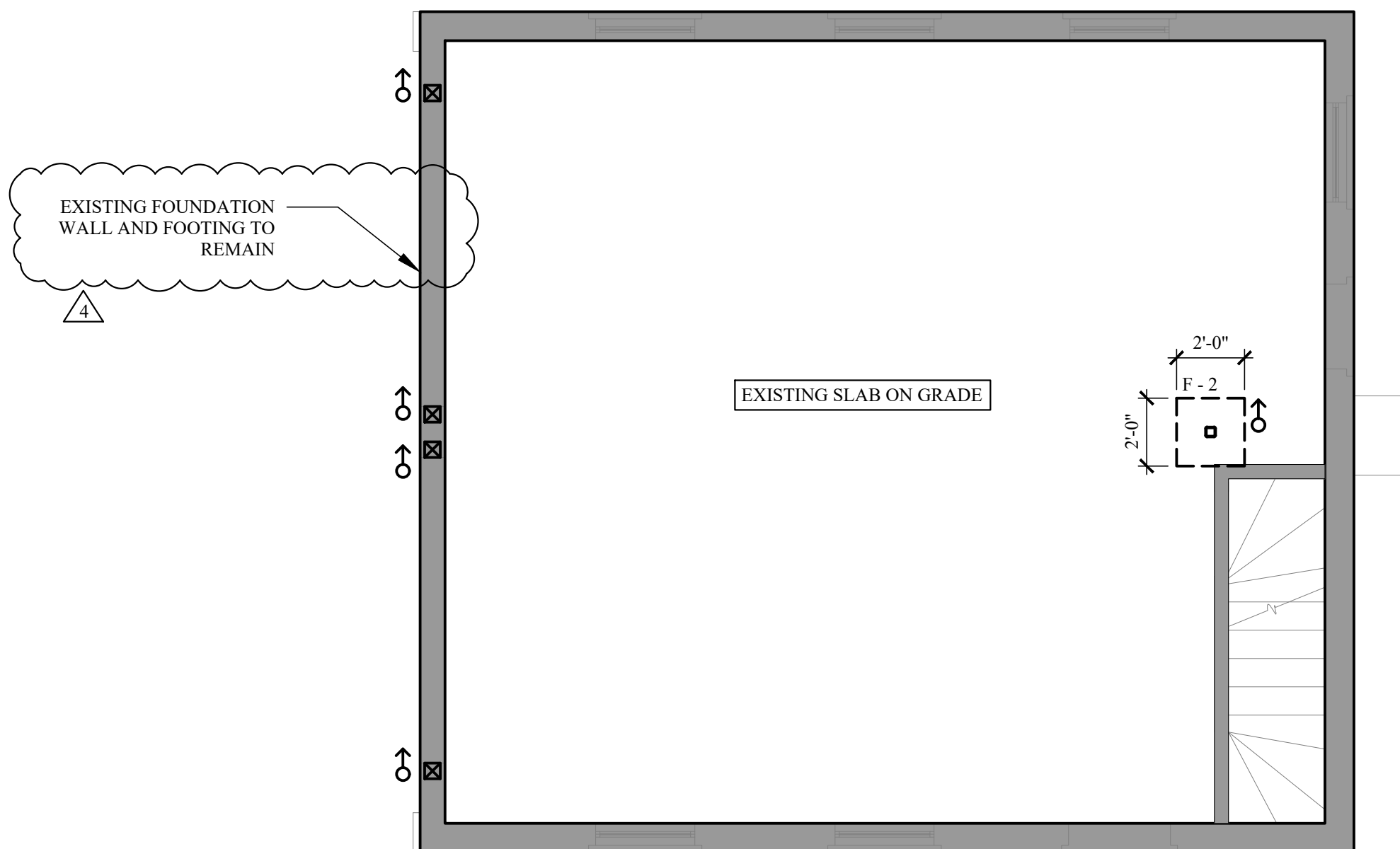
CLIENT	REITER RESIDENCE BRONXVILLE, NY	DATE	01/03/2022
TITLE	CARRIAGE HOUSE PLANS, ELEVATIONS & PARTIAL SECTIONS	SCALE	1/4"=1'-0"
		SHEET	A 110.1



B GARAGE SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



C GARAGE ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



A GARAGE GROUND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

LEGEND		ROOF LOADING	
	EXISTING LOAD BEARING WALL	ROOF	
	EXISTING PARTITION WALL	ROOF LIVE	= 25 PSF
	NEW PARTITION WALL	SNOW	= 20 PSF
	NEW WOOD BEAM	SHEETING AND RAFTERS	= 15 PSF
	NEW WOOD JOIST	MISCELLANEOUS	= 5 PSF
	EXISTING TIMBER BEAM	TOTAL	= 45 PSF
	EXISTING JOIST	2ND FLOOR LOADING	
F - ##	FOOTING PER SCHEDULE	FLOOR	
	POST UP / POST DOWN	LIVE	= 40 PSF
	6x6 WOOD POST	DEAD	= 25 PSF
CL#	CONCRETE LINTEL	MISCELLANEOUS	= 5 PSF
		TOTAL	= 60 PSF
		GARAGE FLOOR LOADING	
		FLOOR	
		LIVE	= 40 PSF
		DEAD	= 50 PSF
		MISCELLANEOUS	= 10 PSF
		TOTAL	= 100 PSF

- PLAN NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION
 - STRUCTURAL PLANS ARE BASED ON ARCHITECTURAL DIMENSIONS. CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN FIELD
 - ALL PARTITIONS ARE TO BE CONSTRUCTED AFTER FLOORS ABOVE AND BELOW ARE COMPLETED. PARTITION WALLS ARE NOT TO BE USED TO SUPPORT FRAMING.



The entire contents of this document, including all sketches, plans, studies, drawings, schedules, and specifications, and all copyrights therein, are and shall remain the sole and exclusive property of Eric J. Smith Architect. The documents and their contents may not be used, photocopied or reproduced digitally, electronically or in any other manner without the express written consent of Eric J. Smith Architect.

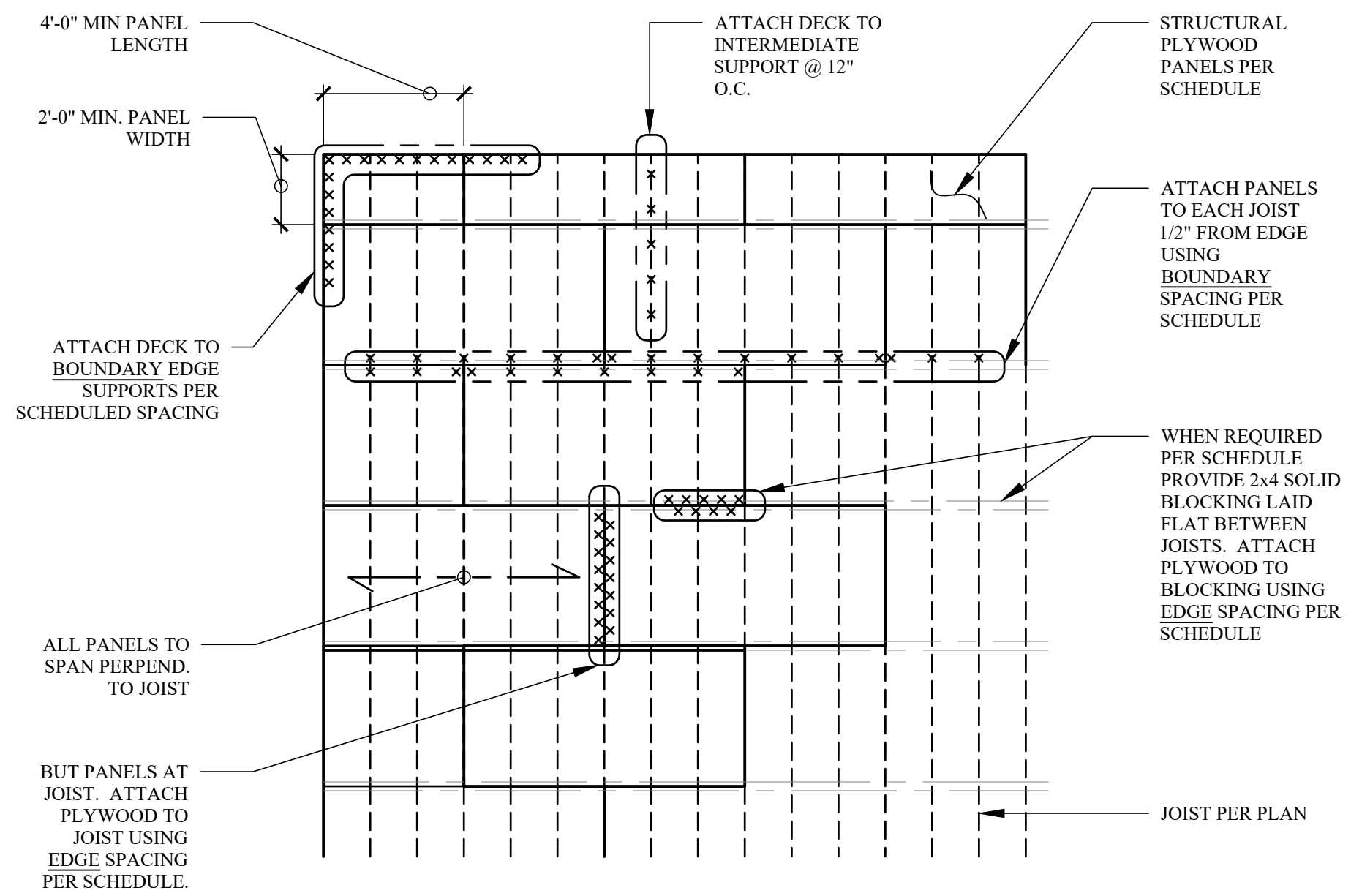
DRAWING ISSUE				
NO.	DATE	ISSUE FOR	BY:	
01	11/02/2020	CLIENT REVIEW		
02	08/11/2021	FOR CONSTRUCTION		
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS		

DRAWING REVISIONS				
NO.	DATE	REVISION	BY:	
01	08/11/2021	PER COMMENTS		
02	12/23/2021	PER COMMENTS		
03	1/26/2022	PER COMMENTS		
04	2/07/2022	PER COMMENTS		

DRWN. BY: LP CHECKED: APPROVED: PROJECT #2004

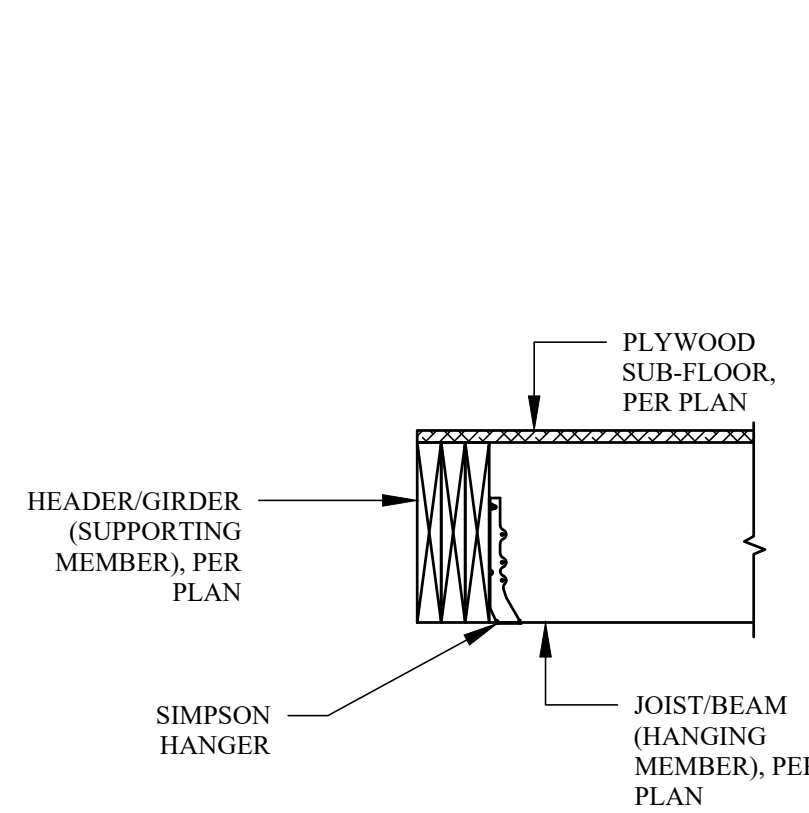
ERIC J. SMITH ARCHITECT
Professional Corporation
5 UNION SQUARE WEST, THIRD FLOOR, NEW YORK, NY 10003
telephone 212 334 3993 | fax 212 334 3339
WWW.ERICJSMITHARCHITECT.COM

CLIENT	DATE	08/11/2021
	SCALE	AS NOTED
TITLE	DESCRIPTION	GARAGE PLAN
	SHEET	S-100.00

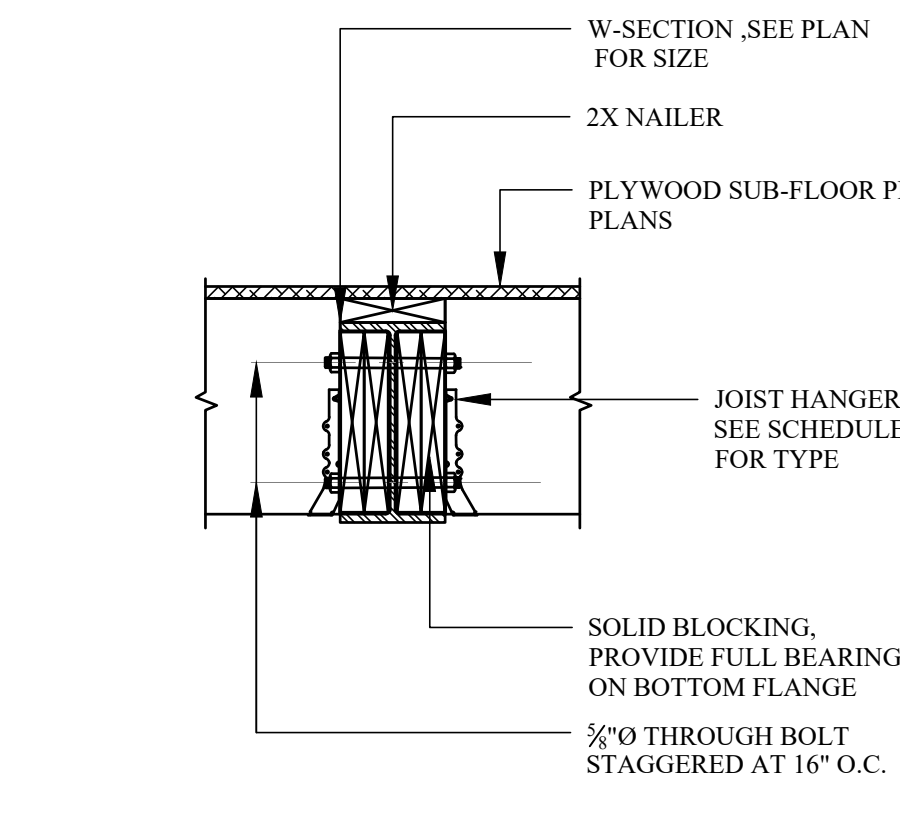


1 TYPICAL SUBFLOOR ATTACHMENT
SCALE: NOT TO SCALE

SUB-FLOOR SCHEDULE					
DECK	PANEL THICKNES	NAIL SIZE	FASTENER SPACING		BLOCKING REQUIREMENT
			BOUNDARY	PANEL EDGE	
FLOORS	23/32"	8D	@ 6" O.C.	@ 6" O.C.	NO
NOTES:					
1. SUB-FLOOR TO BE WOOD STRUCTURAL PANELS - STRUCTURAL I					



2 TYP. HANGER DETAIL
SCALE: 1"=1'-0"

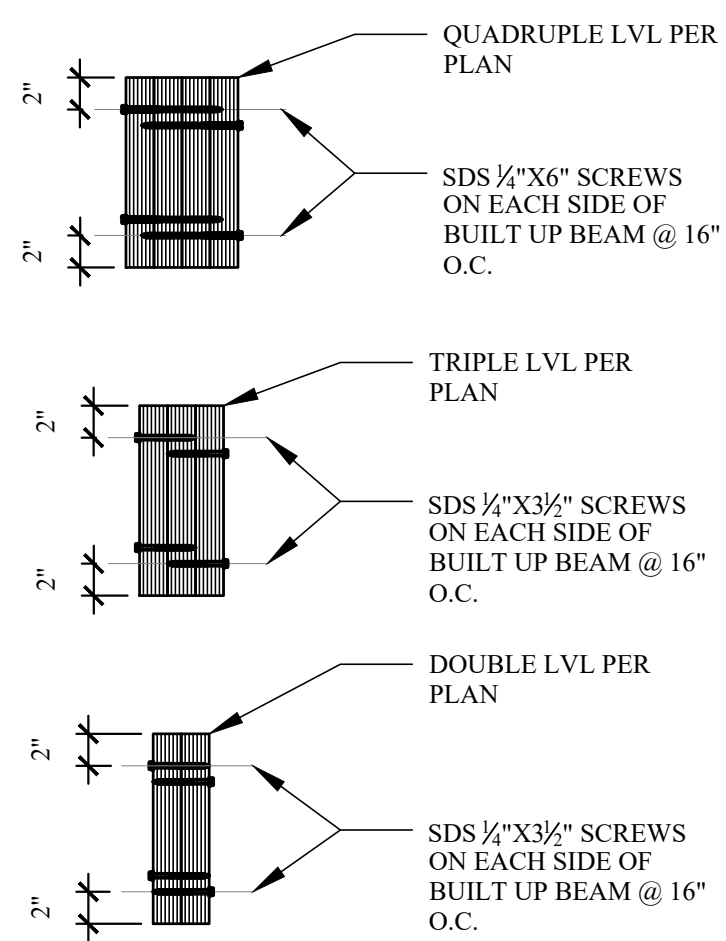


3 JOIST CONN. AT WF BEAM
SCALE: 1"=1'-0"

JOIST HANGER SCHEDULE (FILL ALL ROUND AND POSITIVE-ANGLE HOLES WITH PROPER NAILS)

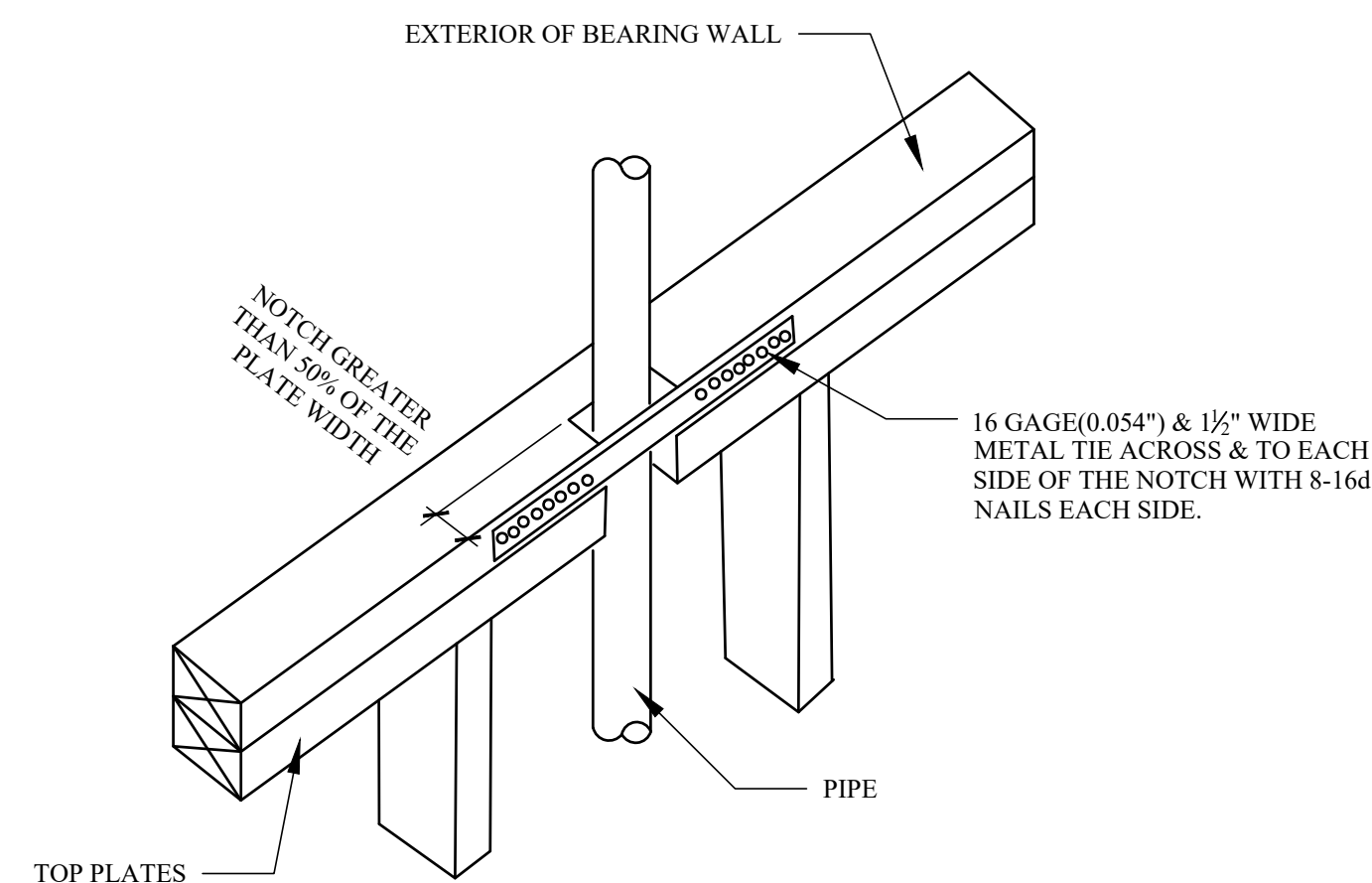
JOIST/BEAM	HEADER/GIRDER	CONNECTOR (SIMPSON HANGER)	FASTENERS INTO JOIST	FASTENERS INTO TOP PLATE	FASTENERS INTO HEADER
(2) 1.75x8.5 LVL	WOOD	HU9	10-10d	-	24-16d
(1) 1.75x9.5 LVL	WOOD	IUS1.81/9.5	-	-	8-10d

NAILING SCHEDULE		
CONNECTION	NAILING	
1	JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2	BRIDGING TO JOIST, TOENAIL, EACH END	2-8d
3	1"x6" SUB-FLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4	WIDER THAN 1"x6" SUB-FLOOR TO EACH JOIST, FACE NAIL	3-8d
5	2" SUB-FLOOR TO JOIST GIRDER, BLIND AND FACE NAIL	2-16d
6	SOLE PLATE TO JOIST BLOCKING, TYP. FACE NAIL	16d AT 16" O.C.
	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3- 16d PER 16"
7	TOP PLATE TO STUD, END NAIL	2-16d
8	STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9	DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10	DOUBLE TOP PLATES, TYP. FACE NAIL	16d AT 16" O.C.
	DOUBLE TOP PLATE, LAP SPLICE	8-16d
11	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12	RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14	CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15	CEILING JOISTS TO PLATE, TOENAIL	3-8d
16	CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17	CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
18	CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	
	BEARING ON TOP PLATE	3-16d
	SUPPORTED OFF RAFTER (TRAY CEILING)	SEE DETAIL
19	RAFTER TO PLATE, TOENAIL	3-8d
20	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21	1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
	WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23	BUILT-UP CORNER STUDS	16d AT 12" O.C.
24	2" PLANKS, AT EACH BEARING	2-16d
25	COLLAR TIE TO RAFTER, FACE NAIL	3-10d
26	JACK RAFTER TO HIP, TOENAIL	5-10d
27	ROOF RAFTER TO RIDGE BEAM, TOENAIL	6-16d (3 FROM EACH SIDE)
28	RIM BOARD TO JOIST, FACE NAIL	3-10d

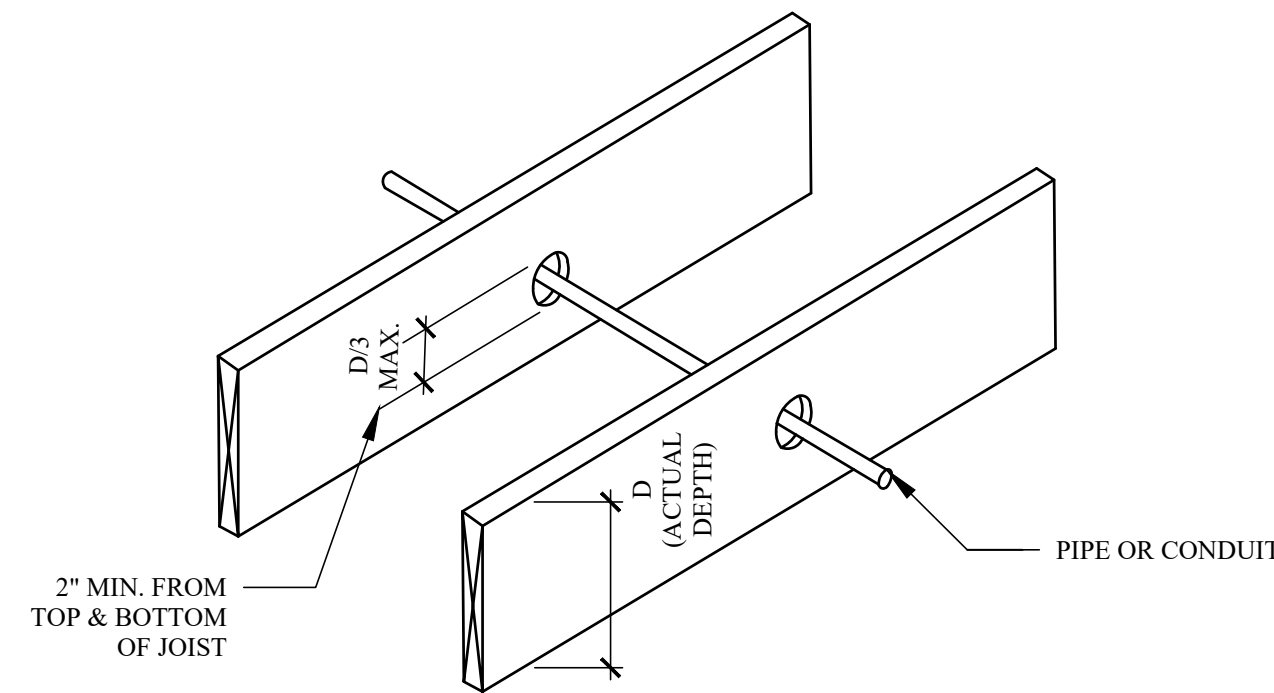


NOTE: STAGGER FASTENERS ON OPPOSITE SIDE OF BEAM BY 8"

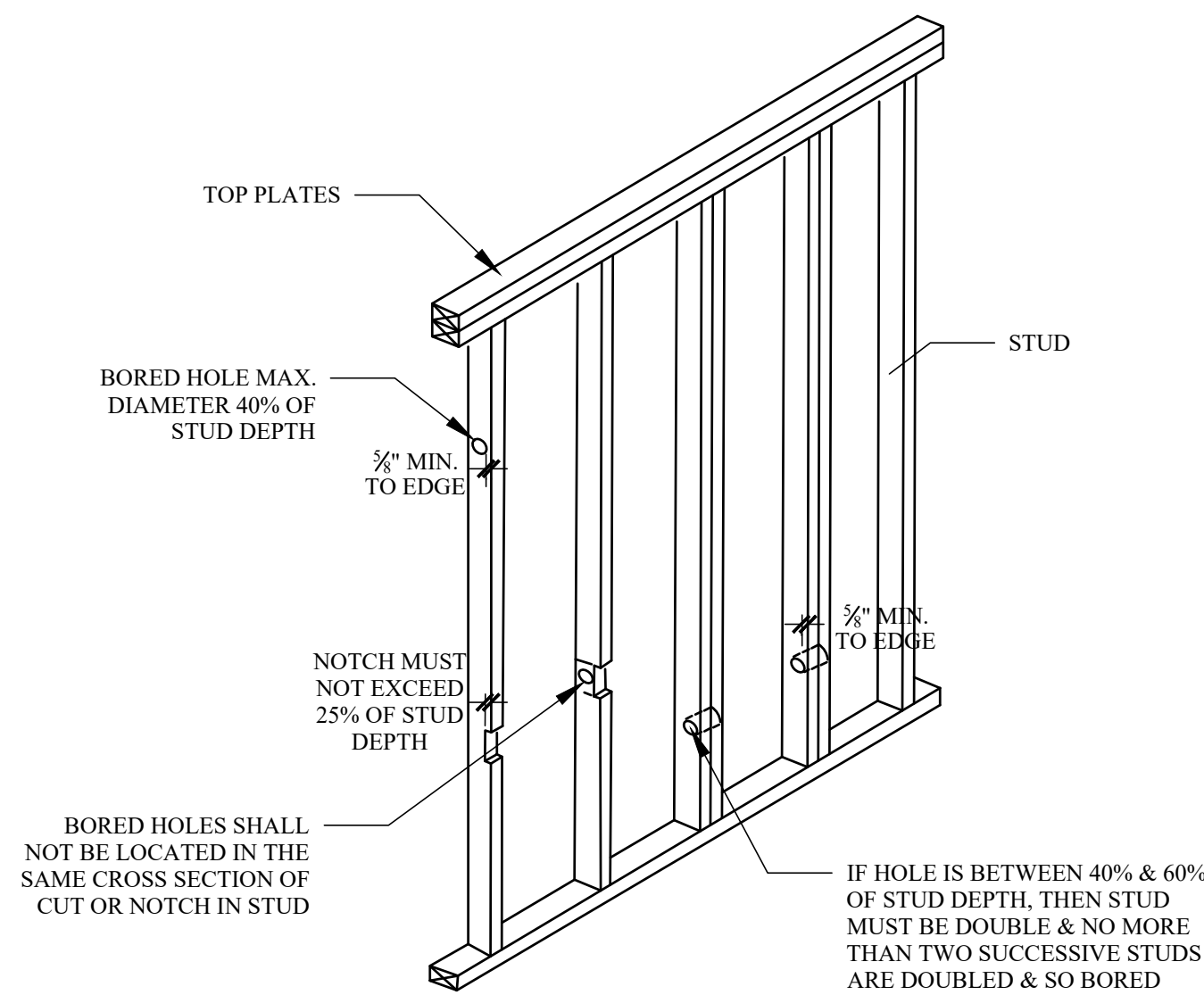
4 TYPICAL BUILT-UP LVL DETAIL
SCALE: 1" = 1'-0"



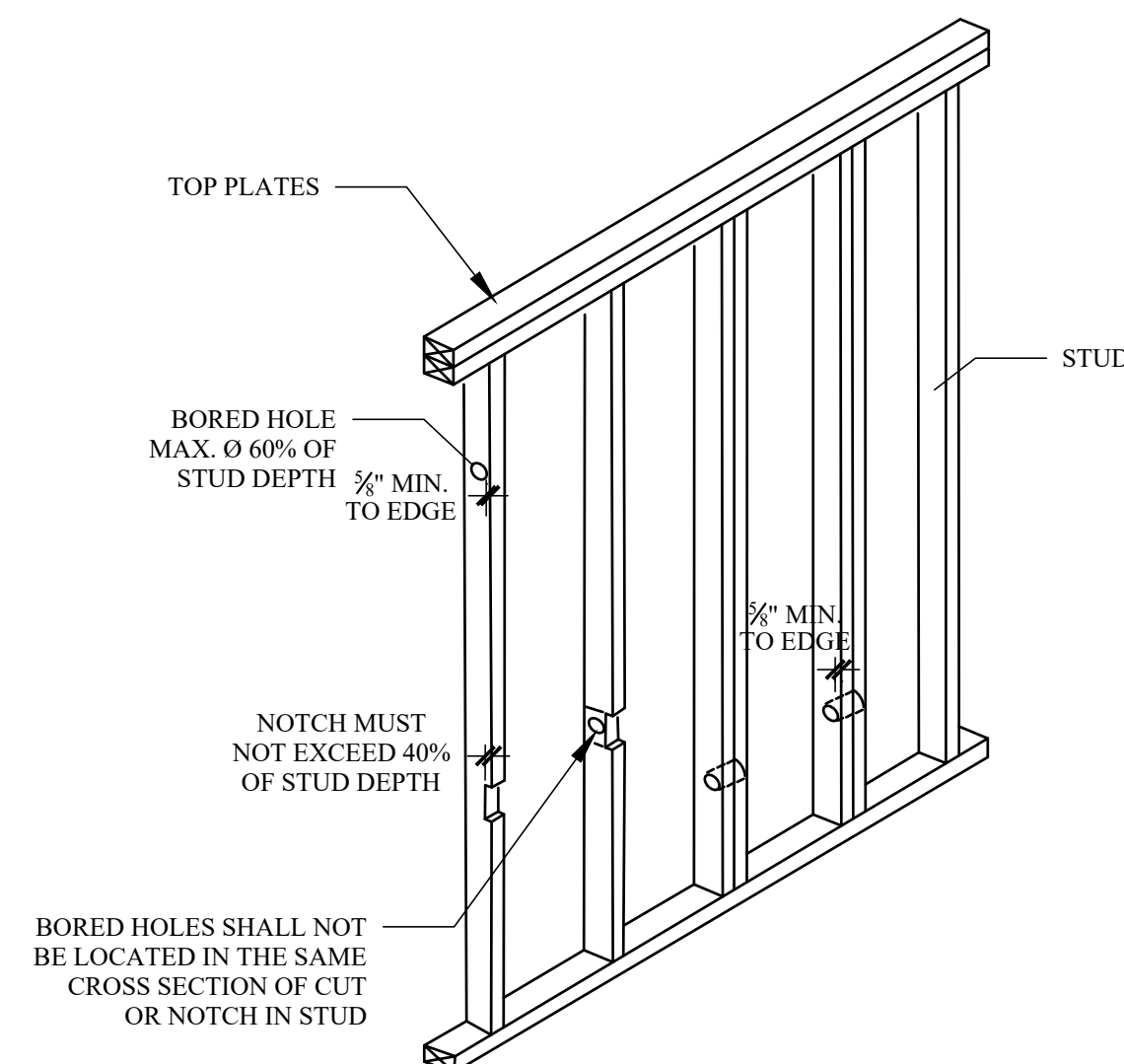
5 TOP PLATE FRAMING TO ACCOMMODATE PIPING
NOT TO SCALE



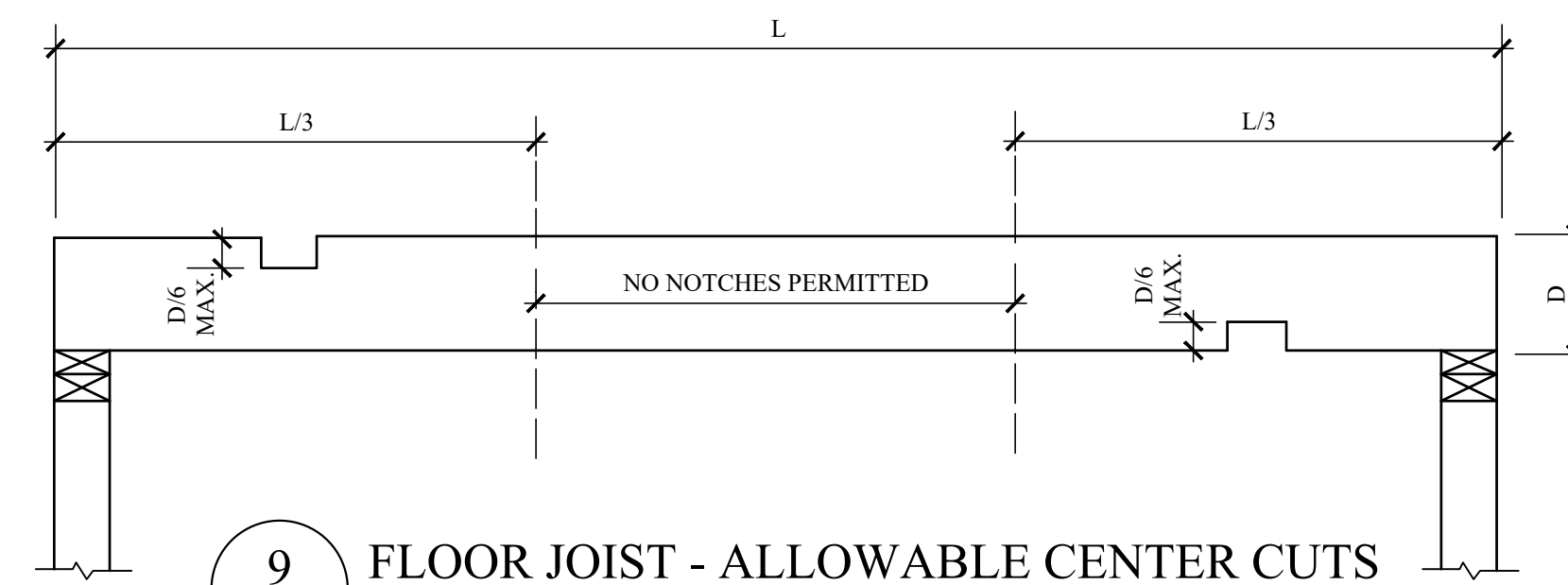
6 FIGURE R502.8
CUTTING, NOTCHING & DRILLING
NOT TO SCALE



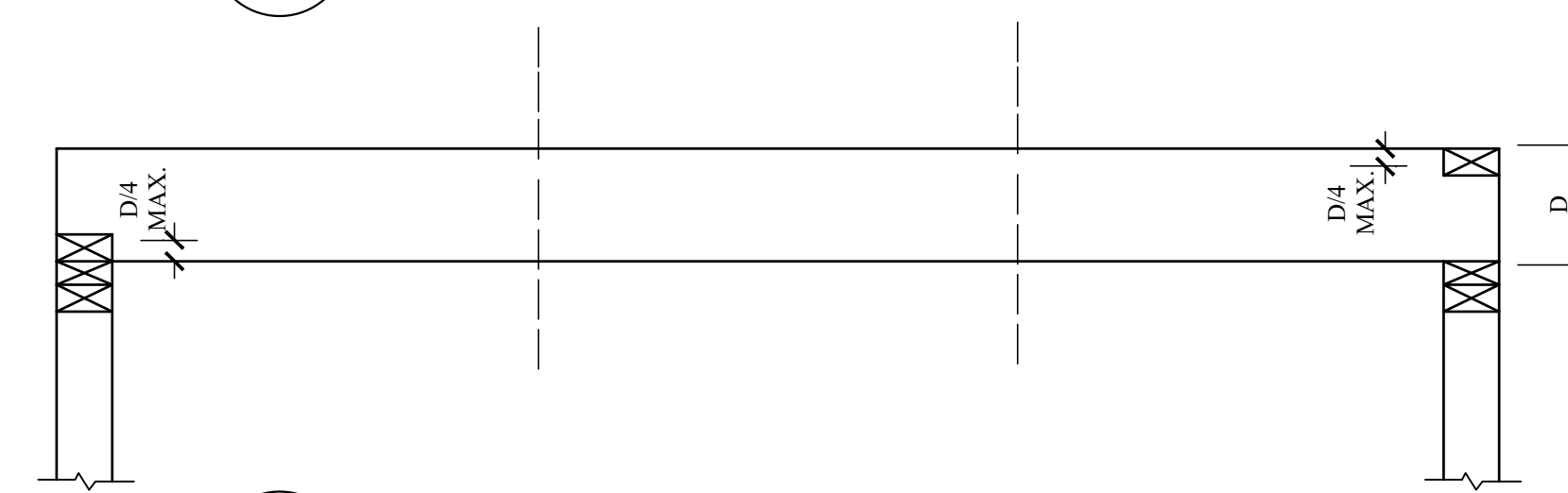
7 NOTCHING AND BORED HOLE LIMITATIONS
FOR EXTERIOR WALLS & BEARING WALLS
NOT TO SCALE



8 NOTCHING AND BORED HOLE LIMITATIONS
FOR INTERIOR NONBEARING WALLS
NOT TO SCALE



9 FLOOR JOIST - ALLOWABLE CENTER CUTS
NOT TO SCALE



10 FLOOR JOIST - ALLOWABLE END CUTS
NOT TO SCALE

DRPILLA
CONSULTING ENGINEERS
- DOMINICK R. PILLA ASSOCIATES -

845.727.7795 212.224.9520
 143 Main Street 5 Columbus Circle, 11th Fl
 Nyack, NY, 10960 New York, NY, 10019
 ● drpilla.com



The entire contents of this document, including all sketches, plans, studies, drawings, schedules, and specifications, and all copyrights therein, are and shall remain the sole and exclusive property of Eric J. Smith Architect. The documents and their contents may not be used, photocopied or reproduced digitally, electronically or in any other manner without the express written consent of Eric J. Smith Architect.

DRAWING ISSUE			
NO.	DATE	ISSUE FOR	BY:
01	11/08/2021	GARAGE PERMIT	
02	01/03/2022	GARAGE PERMIT - RESUBMIT	
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS	

DRAWING REVISIONS			
NO.	DATE	REVISION	BY:

DRWN. BY: LP CHECKED: APPROVED: PROJECT #2004

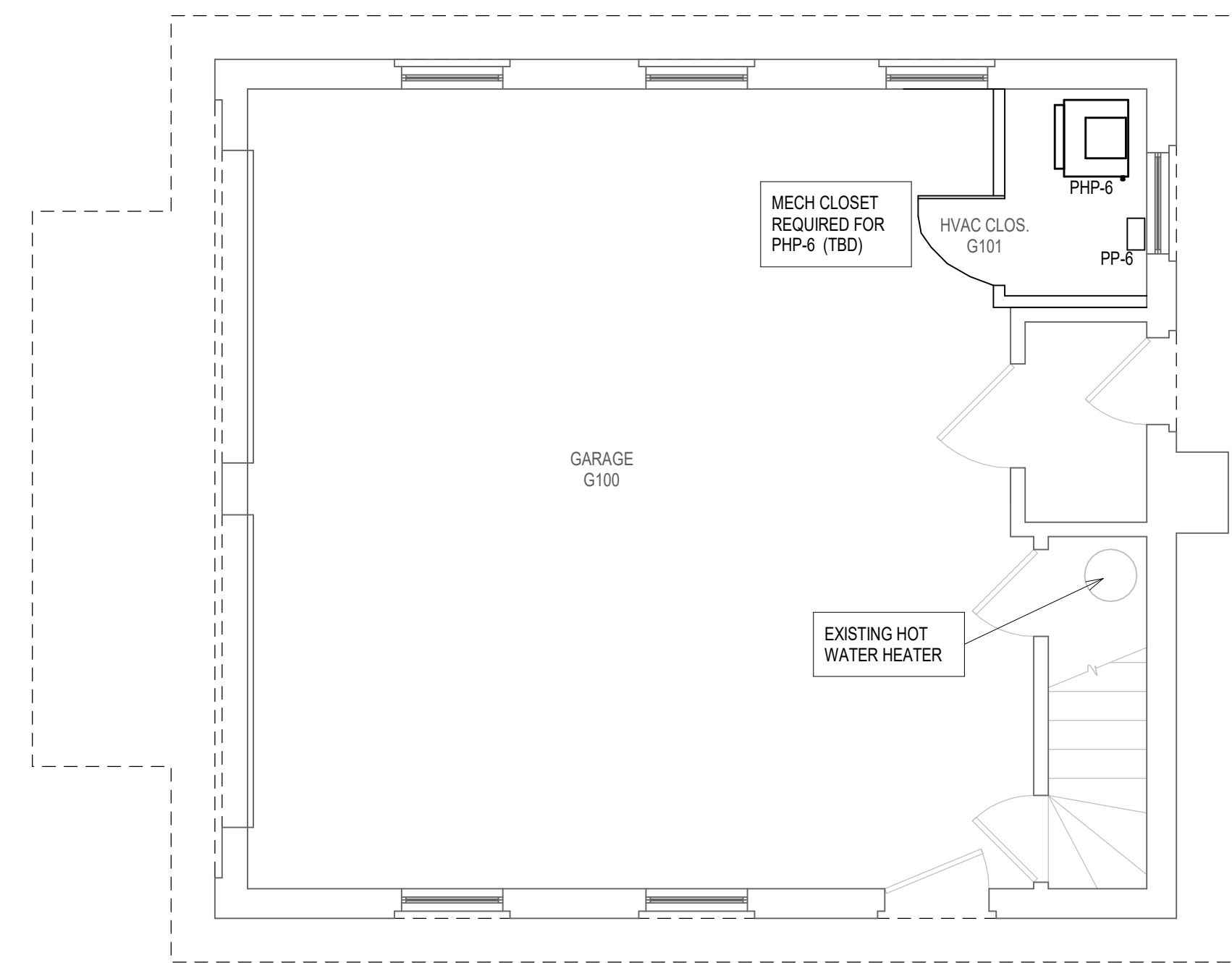
ERIC J. SMITH ARCHITECT
Professional Corporation

5 UNION SQUARE WEST, THIRD FLOOR, NEW YORK, NY 10003
Telephone 212 334 3993 | Fax 212 334 3339
WWW.ERICJSMITHARCHITECT.COM

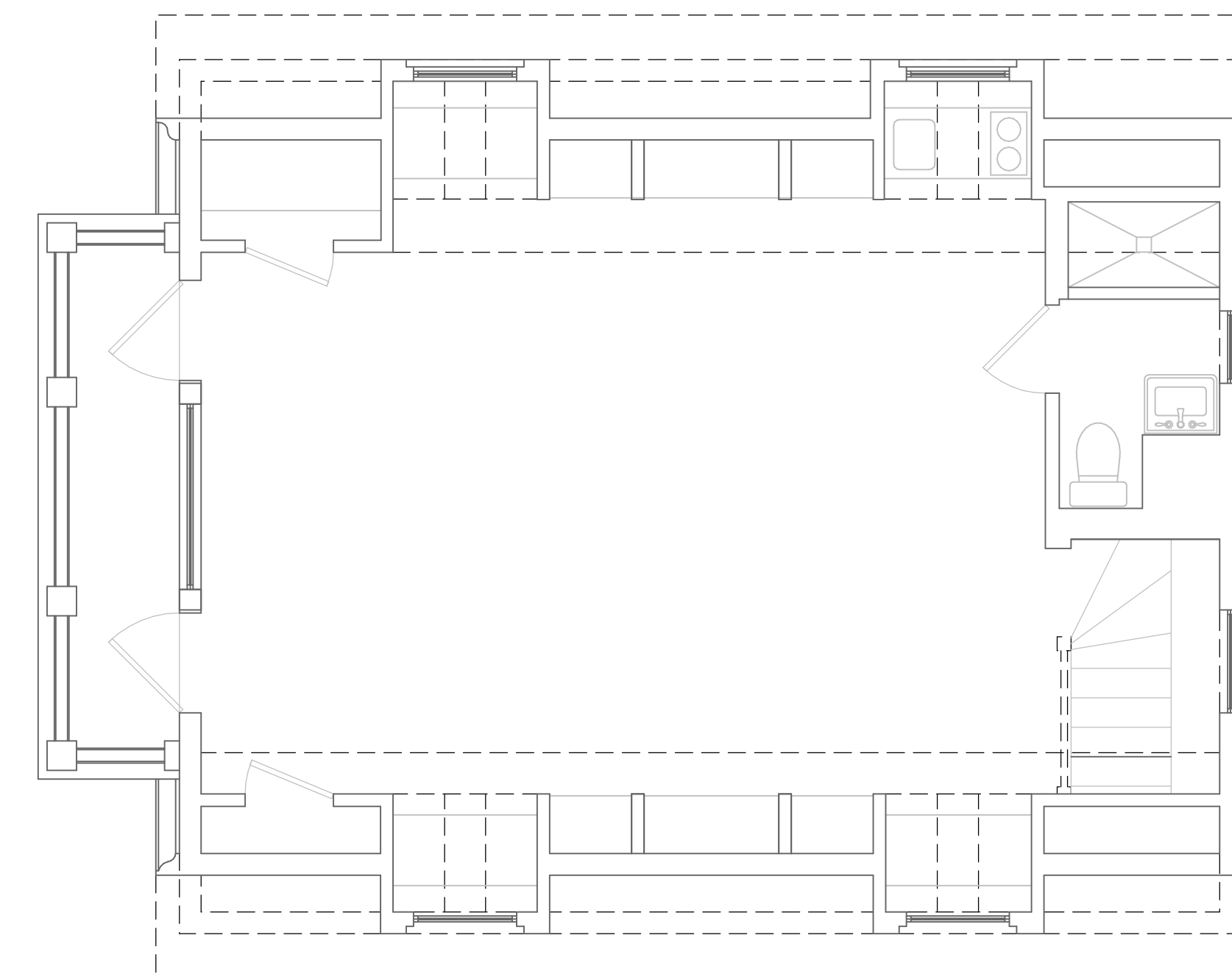
CLIENT	DATE	08/09/2021
TITLE	SCALE	AS NOTED
	SHEET	S-300.00

KEY PLAN

No.	Description	Date



1 - GARAGE - FIRST FLOOR HVAC PLAN
 SCALE: 1/4"=1'-0"



2 - GARAGE - SECOND FLOOR HVAC PLAN
 SCALE: 1/4"=1'-0"

309 PONDFIELD
 BRONXVILLE, NY

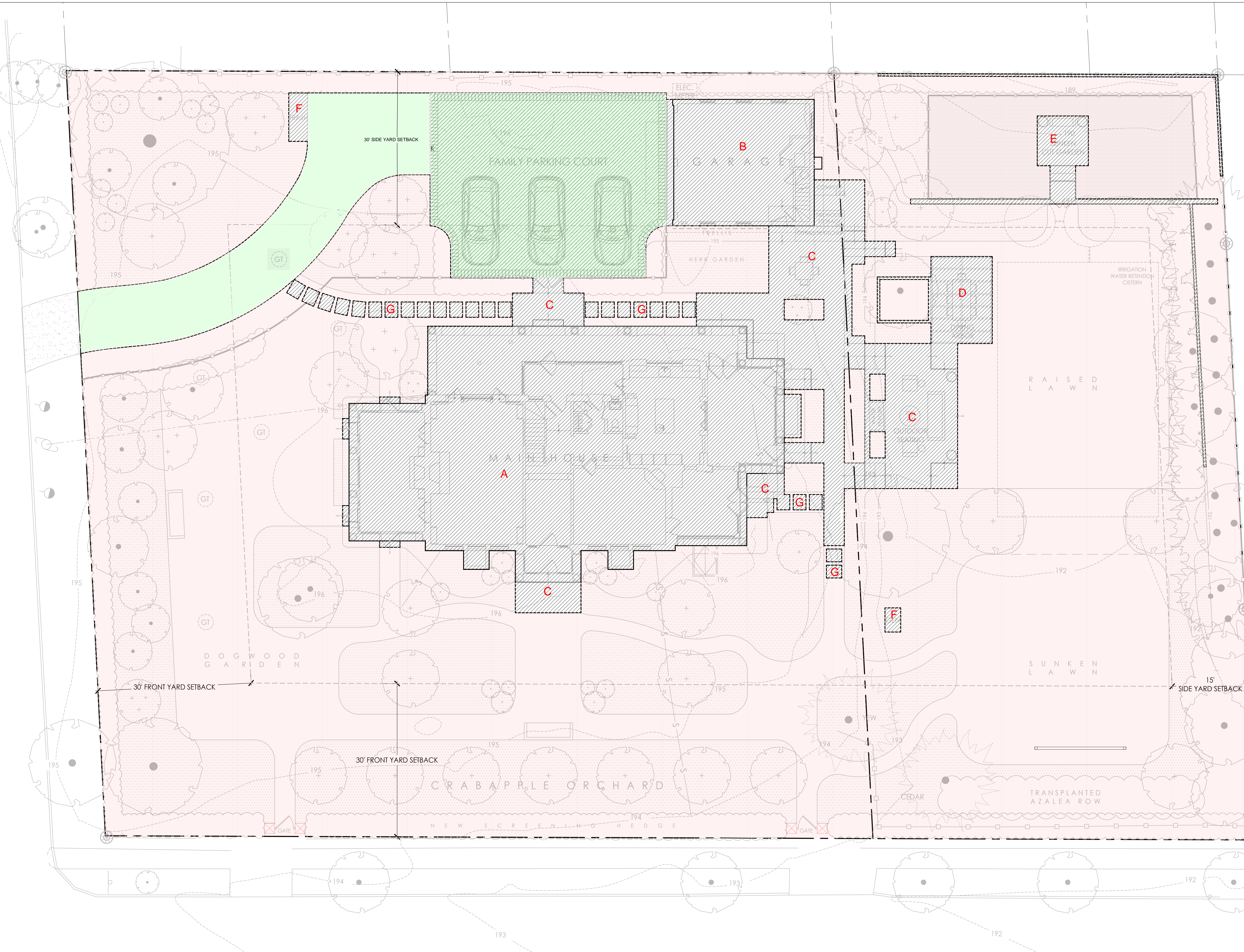
**GARAGE
 HVAC PLAN**

Project Number	200858BH-RN-CON
Date	05/10/21
Drawn By	Author
Approved By	Checker
Project Manager	BH
Engineer	Designer

M-6

Scale 1/4" = 1'-0"

A. Main House and covered porches with steps - 3475 sf
B. Garage - 693 sf
C. Terraces/open seating areas - 1615 sf
D. Dining Pergola - 206 sf
E. Sunken garden and landscape walls - 259 sf
F. Trash enclosure and future generator pad - 50 sf
G. Walkway - 188 sf
Total building coverage: 6486 sf (19.22%)



KEY

LOT AREA 33750sqft	
	OPEN SPACE 24525 sf (72.66%)
	BUILDING COVERAGE 6486 sf (19.22%)
	CIRCULATION/ (includes driveway and walkway) - 2740 sf (8.12%)

NOTE:
MINIMUM OPEN SPACE REQUIREMENT 55% OF THE AREA OF THE LOT

Revised to exclude driveway, parking court from building coverage

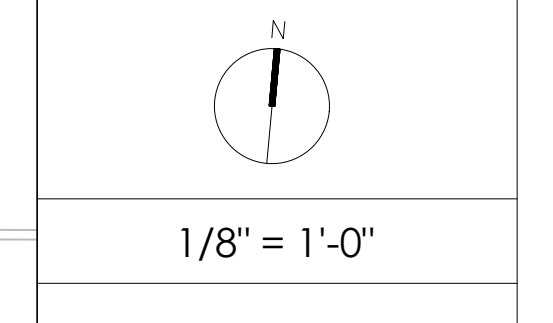


#	DATE	DESCRIPTION
1	21.01.20	PRINT FOR REVIEW - BASE PLAN
2	21.03.24	PRINT FOR REVIEW - BASE PLAN
3	21.06.11	PRINT FOR REVIEW - BASE PLAN
4	21.07.03	PRINT FOR REVIEW - BASE PLAN

All Rights Reserved. This design, drawing, design, and plan are the intellectual property of Farm Landscape Design and shall not be copied, reproduced, or used in any manner without the written consent of Farm Landscape Design.

309 PONDFIELD REITER RESIDENCE

BUILDING COVERAGE AND OPEN SPACE CALCULATION PLAN



L.102



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

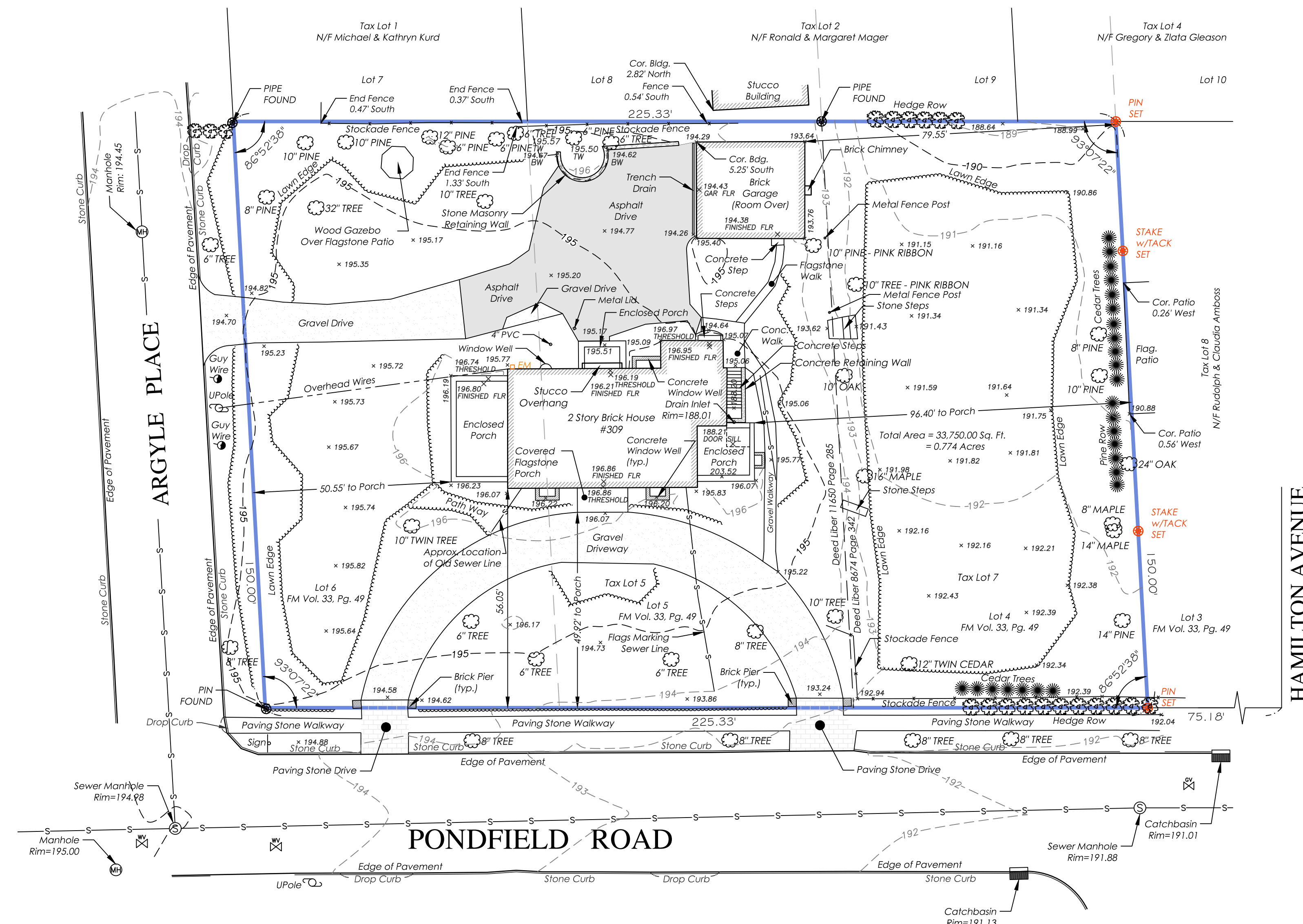
Premises hereon being Lots 4, 5 and 6 as shown on a certain map entitled, "Map of Property Belonging to the Chester Hill Realty Company Formerly Dewitt Property" Said map filed in the Westchester County Clerk's Office, Division of Land Records on January 5, 1911, in volume 33 of maps, page 39.

Surveyed in accordance with Deed Liber 8674, Page 342 (Tax Lot 7).

Surveyed in accordance with Deed Liber 11650, Page 285 (Tax Lot 5).

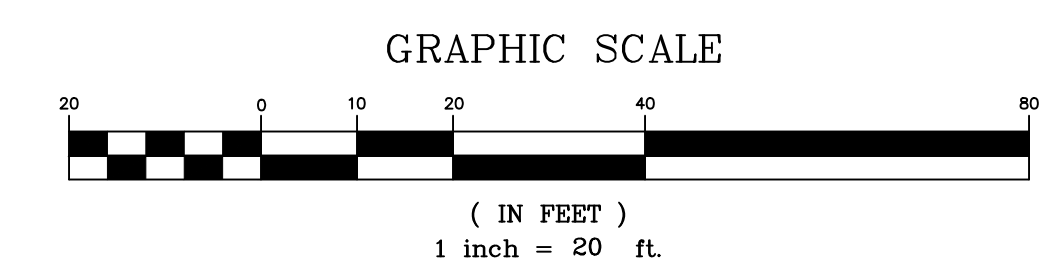
Premises shown hereon designated on the Village of Bronxville Tax Maps as: Section 8, Block 4, Lots 5 and 7.

Property Address: 309 Pondfield Road
Bronxville, NY 10708



**TOPOGRAPHIC SURVEY OF PROPERTY
PREPARED FOR
BLAKESLEE JOHNSON REITER &
WILLIAM DAVIO REITER**
SITUATE IN THE
VILLAGE OF BRONXVILLE
TOWN OF EASTCHESTER
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'



COPYRIGHT © 2021
TC MERRITTS LAND SURVEYORS
ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899



Surveyed: May 18, 2021
Map Prepared: May 19, 2021

By: 
Scott B. Gray New York State Licensed Land Surveyor No. 050672

Project: 20-301	Field Survey By: AN/PT -/- AN/SH
Drawn By: CMP	Checked By: SBG

**AFFIDAVIT OF MAILING
LEGAL NOTICE**

I hereby swear that the following notice was given by certified mail or registered mail to the property owners listed below, at least ten (10) days prior to the hearing date:

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public hearing at the Bronxville Village Hall, 200 Pondfield Road, Bronxville, N.Y., on Tuesday evening, March 22, 2022 at 6:30 P.M. to give consideration to the following appeals/variances:

The request of the Reiter Residence, property located at **309 Pondfield Rd**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: Section 310-25 increase in nonconformity of side yard setback - corner lot. Extension of 2nd floor of Garage (Balcony) is an increase in non-conformity of the side yard setback (4'-2"). The side yard setback of 4'-2" for the garage is a pre-existing non-conformity.

All Zoning Applications can be found on our website www.villageofbronxville.com/zoning-board-of-appeals one week prior to the meeting.

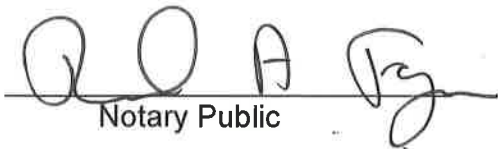


(Applicant Signature)

SIMON BENNETT OF NORDIC CUSTOM BUILDERS.

(Applicant Print Name)

Sworn before me this 24th day of February 2022



Notary Public

my commission expires 5-31-24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
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 and Fees \$

Sent To
Thurmond Monica K.
Street and Apt. No., or PO Box No.
308 Pondfield Road
City, State, ZIP+4®
Bronxville, NY 10708
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
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 and Fees \$

Sent To
Kurd Kathryn
Street and Apt. No., or PO Box No.
0 Argyle Pl
City, State, ZIP+4®
Bronxville, NY 10708
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
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 and Fees \$

Sent To
303 Pondfield Rd, LLC
Street and Apt. No., or PO Box No.
303 Pondfield Road
City, State, ZIP+4®
Bronxville, NY 10708
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
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 and Fees \$

Sent To
Maer Ronald
Street and Apt. No., or PO Box No.
4 Sussex Ave
City, State, ZIP+4®
Bronxville, NY 10708
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
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 and Fees \$

Sent To
Gleason Gregory P
Street and Apt. No., or PO Box No.
5 Hamilton Ave
City, State, ZIP+4®
Bronxville, NY 10708
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
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 and Fees \$

Sent To
Argyle Place, LLC
Street and Apt. No., or PO Box No.
0 Argyle Place
City, State, ZIP+4®
Bronxville, NY 10708
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$
 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 and Fees \$



Sent to
 Street and Apt. No. or PO Box No.
 Carroll Paul & Jeanne
 1 Crown Cir
 City, State, ZIP+4®
 Bronxville, NY 10708
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$
 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 and Fees \$



Sent to
 Street and Apt. No. or PO Box No.
 Liggett Mark C
 304 Pondfield Road
 City, State, ZIP+4®
 Bronxville, NY 10708
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$
 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 and Fees \$



Sent to
 Street and Apt. No. or PO Box No.
 Amboss Rodolpho & Claudia
 1 Hamilton Ave
 City, State, ZIP+4®
 Bronxville, NY 10708
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 2536 8660

7020 0640 0001 2536 8592

7020 0640 0001 2536 8653

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$
 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 and Fees \$



Sent to
 Street and Apt. No. or PO Box No.
 Hutton T. Harding E
 39 Homestead Road
 City, State, ZIP+4®
 Bronxville, NY 10708
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

See Reverse for Instructions



EXISTING GARAGE WEST ELEVATION

ERIC J. SMITH ARCHITECT
Professional Corporation

5 UNION SQUARE WEST THIRD FLOOR NEW YORK NY 10003
telephone 212 334 3993 WWW.ERICJSMITHARCHITECT.COM fax 212 334 3339

14 MARCH 2022

PONDFIELD RD. RESIDENCE



PROPOSED CARRIAGE HOUSE WEST ELEVATION

ERIC J. SMITH ARCHITECT
Professional Corporation

5 UNION SQUARE WEST THIRD FLOOR NEW YORK NY 10003
telephone 212 334 3993 WWW.ERICJSMITHARCHITECT.COM fax 212 334 3339

14 MARCH 2022

PONDFIELD RD. RESIDENCE



ERIC J. SMITH ARCHITECT
Professional Corporation

Reiter Residence - 309 Pondfield Road

Village of Bronxville - Zoning Board of Appeals - Garage Photos



Front Elevation - Existing Non-Conforming Garage Rear Elevation - Existing Non-Conforming Garage



Side Elevation - Existing Non-Conforming Garage

Village of Bronxville
Department of Buildings
200 Pondfield Road
Bronxville, NY 10708

Re: 309 Pondfield Road Garage Balcony Variance

Dear Bronxville Village Zoning Board,

I am writing in support of our application for a permit to add a balcony above the garage doors of the carriage house that currently sits on our property at 309 Pondfield Road. This is a relatively small change to the existing structure but is one that we feel would be beneficial for both the enjoyment of our property and the aesthetic value of the existing structure. Currently that side of the garage contains two small windows above the garage doors, with the rest of it made up of a large flat expanse of stucco wall. We plan to add windowed doors to that side of the garage, with a small balcony accessible through the new doors. I plan on using the room above the garage as a home office and it would be great to have a balcony to step outside when the weather is nice or to speak with my family when they are out in the yard. I also believe the balcony will add to the attractiveness of the structure, both for my family and our neighbors to the north that can currently see it from their own home.

Thank you very much for your consideration, I look forward to hearing from you.

Sincerely,

Will Reiter