

Village of Bronxville

Site Development Application

Bronxville Building Dept.

Site Development Subdivision Special Permit

SEP 14 2021

Project Name, If Applicable: 32 PARKWAY Rd.
Project Street Address: 32 PARKWAY Rd.
Section: 1 Block: 1 Lot(s): 18 Zone: B

RECEIVED

Plans Prepared By: Theodore G. RIEPER, ARCHITECTS P.C.
Address: 87 RICHIE DR.
City: YONKERS State: NY Zip: 10705
Phone #: 914.457-3865 Email: TGRIEPER@OUTLOOK.COM

Owner: MR. & MRS. KARPATHIOS
Address: 32 PARKWAY Rd.
City: Village of Bronxville State: NY Zip: 10708
Phone #: 917-566-2553 Email: J.KARPATHIOS@GMAIL.COM

Zoning District: B

Zoning Variances Required: NO

County, State or Federal Permits Required: NO

Proposed use(s) of site: ENCLOSE EXISTING PORCH ON FIRST FLOOR -
MODIFY ADJACENT BED ROOM TO MAKE TWO EQUAL SIZE
BED ROOMS.
NO CHANGE IN BUILDING FOOTPRINT OR HEIGHT.
THIS IS A 3 FAMILY RESIDENCE: NO OTHER WORK CONNECTED
TO THIS APPLICATION

Anticipated construction time: SUMMER 2021

Office Use Only

Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved
	PPDOC 010-21	1	1	18		Waived	

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

EXISTING Three FAMILY RESIDENCE

Current condition of site: (Building; Brush; ect.) EXISTING 3 FAMILY RESIDENCE

Estimated cost of proposed improvements: \$ 35,000

Anticipated increase number of Residents; Shopper; Employees; ect. ONE - in BEDROOM

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

- For residential buildings include number of dwelling units by size.
- For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.
- Other proposed structures (including shed; garages; ect.)

SEE ATTACHED BUILDING DRAWING APPROVED.

THIS RESIDENCE HAS A BASEMENT, FIRST FLOOR APARTMENT, SECOND FLOOR APARTMENT & THIRD FLOOR APARTMENT.

NO WORK TO ANY SPACE OTHER THAN THE PORCH & ADJACENT BED ROOM - FIRST FLOOR APARTMENT.

Owners Name: 

Owners Signature: JOHN KARPATHIOS

Date: 9/13/21



Village of Bronxville Building Department
200 Pondfield Road
Bronxville, NY 10708
914-337-7350

* Stop Work Order*

Work must cease immediately.

Reason:

It has been brought to the attention of the Building Department that the application requires referral to the Village of Bronxville Planning Board. The building permit is being issued a stop work order until the proposed work has been approved by the planning board.

Owner Information

Karparthios, John
32 Parkway Road
Bronxville, NY 10708

Date: 7/20/2021

Location: 32 Parkway Road

SBL #: 1/J/18

Permit #: 2021-0031

Permit Type: ALTERATION

Please be advised that it has come to my attention that the construction work being performed at your above listed property does not comply with the Section 310-26 of the Village Code as required by Chapter 112, Section 112-15.B of the Village Code.

In accordance with Chapter 112, Section 112-15 of the Village Code you are hereby directed to immediately cease all construction activities, until proper approval from the Village of Bronxville Planning Board has been received by this office. Continued work without approved permits will be considered an additional violation and may subject you to additional penalties. Please note an administrative penalty fee will be assessed, in addition all permit fees for the revised work commenced without an approved permit are automatically doubled.

Your failure to comply with these request will result in the issuance of an appearance ticket which may result in penalties as per 310-33.1 of the Village Code. Thank you in advance for your cooperation. Please contact me if you have any questions regarding this matter.

Paul Taft
Building Inspector

* DO NOT REMOVE *

AFFIDAVIT OF MAILING
LEGAL NOTICE

I hereby swear that the following notice was given by personal service to inform you that the below application will be returning to the Planning Board on the October 13, 2021.

Notice is hereby given that the Planning Board of the Village of Bronxville will hold a public hearing at the Bronxville Village Hall, 200 Pondfield Road, Bronxville, N.Y., on Wednesday evening, October 13, 2021, at 7:30 P.M. to give consideration to a site development application to enclose an existing porch on first floor and modify adjacent bedroom to make two equal size bedrooms, no change in building footprint or height at **32 Parkway Rd, Bronxville, NY 10708, Section: 001; Block: 001; Lot: 018**. The public is invited to attend the public hearing and will be given a reasonable opportunity present oral comments or written presentations relevant to the application. The hearing maybe adjourned from time to time at the discretion of the Planning Board.

A copy of the application for development including proposed site plan and other maps and documents filed therewith, is on file and available for public inspection on our website at www.villageofbronxville.com/planning-board one week prior to the meeting.

MEMORANDUM

DATE: September 27, 2021
TO: All Planning Board Members
FROM: Paul Taft, Building Inspector
RE: Site Development Application for Preliminary and Final Site Plan Approval
Docket Number: PBDOC 010-21

Karparthios, John
32 Parkway Road
Bronxville, NY 10708
SBL: 1./1/18

Please be advised that the above referenced application has been reviewed and is being forwarded for your review and approval in accordance with Section 310-26 for Site Plan of the Village Code. The proposed work involves the following:

Site Plan Application to Enclose existing porch on first floor and modify adjacent bedroom to make two equal size bedrooms. No change in building footprint or height.

The proposed change of use work described in the attached application conforms to the Village Zoning requirements. The proposed application does not result in an increase in parking required. There does not appear to be any environmental issues, nor does there appear to be any significant building code issues.

It is to be known that the applicant did submit a building permit application and was issued a building permit in error by the building department. Once it was brought to the attention of the building department of the error, the applicant was notified and has complied with corrective measures.

Please contact me if you have any additional questions.

cc. Design Review Committee
Planning Board Counsel

THEODORE G. RIEPER, ARCHITECTS P.C.

87 RITCHIE DRIVE
YONKERS, NEW YORK 10705
E-mail tgrieper@outlook.com
Phone/Fax 914-457-3865
Visit our Website: www.theodorigrieper.com

September 14, 2021

Dept. of Buildings
200 Pondfield Rd.
Village of Bronxville, NY 10708

RE: 32 PARKWAY RD. Owned by Mr. & Mrs. Karpathios
Zone: B, Block # 1, Lot# 18, SBL# 1./1/18, Map# 1153,
Alt# 172-18, Permit # 2021-0031

Mr. Paul Taft:

We are responding to the Stop Work Order, in order to appear at the upcoming Planning Board meetings in October.

Attached are the following documents for our Planning Board Meeting request:

- a. One full set of approved drawings dated 8/21/20.
- b. Survey
- c. Site Development Application
- d. Permit # 2021-0031 issued 3/10/21
- e. Stop Work Order

It is our understanding that all Bronxville DOB fees and Escrow Agreement fees are waived.

We hope that our submission today is satisfactory and we will be allowed to present our project at the Oct. 6 and Oct. 13 Planning Meetings.

We are prepared to send out the 'Village of Bronxville Planning Meeting Announcements' as well as the 'Notice to be posted in the Local Newspaper' on or before September 27, 2021.

We hope to hear from you, at your earliest convenience, regarding our appearing at the upcoming Planning Board Meetings.

We await hearing from you.

Very truly yours,

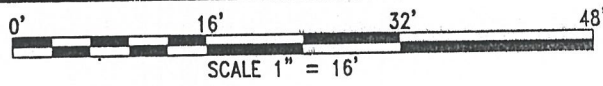
Theodore G. Rieper

Theodore G. Rieper, A.I.A.
Architect



God Bless America!

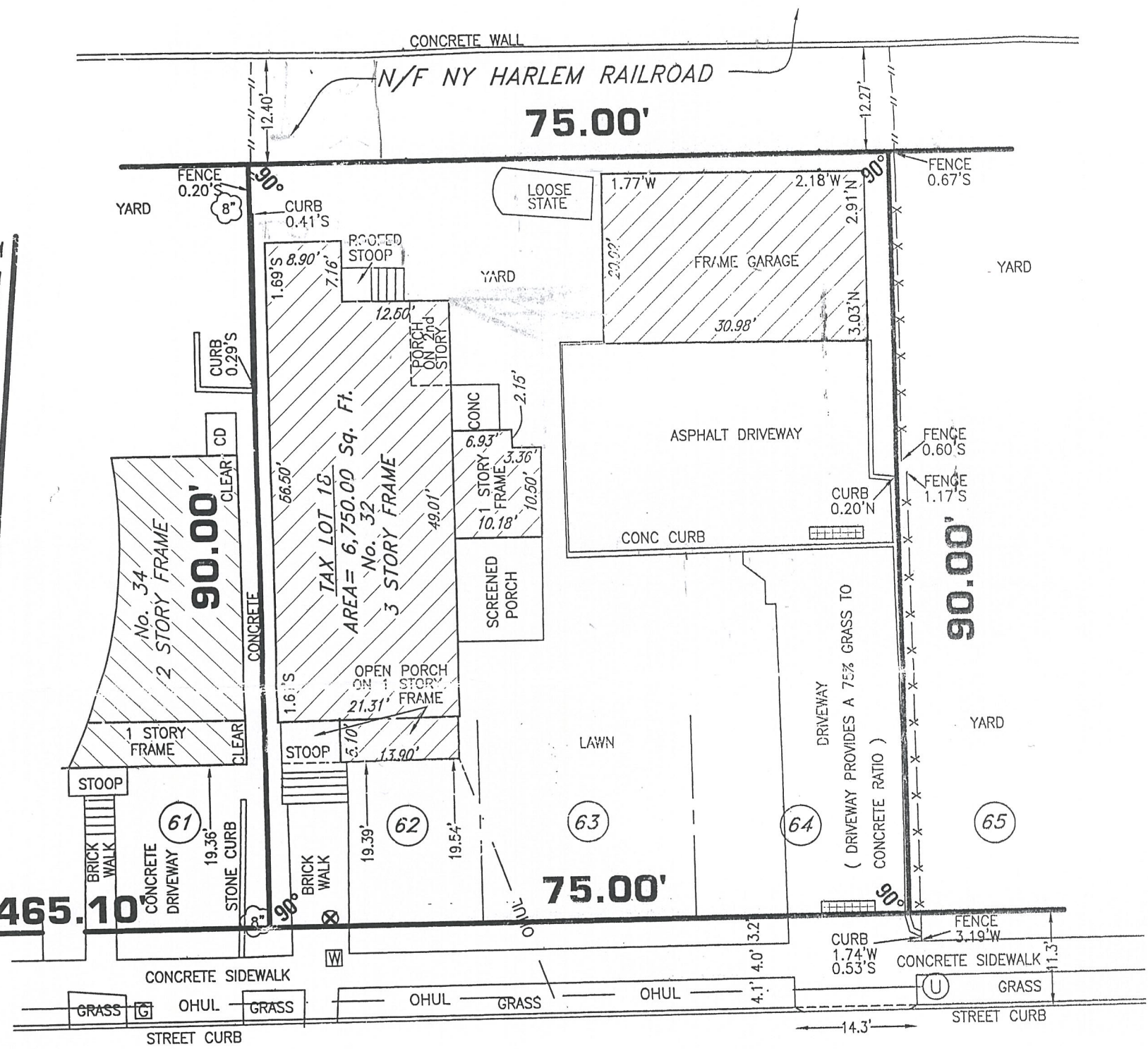




LEGEND

- CD CELLAR DOOR
- OHUL OVERHEAD UTILITY LINES
- U UTILITY POLE
- W WATER VALVE
- G GAS VALVE
- ⊙ HYDRANT
- — — — — CURB CUT
- ⊗ TREE & SIZE
- ⊗ DRAIN INLET
- ▤, DI TRENCH DRAIN
- - - - - CONSTRUCTION FENCE
- x - x - CHAIN LINK FENCE
- — — — — PROPERTY LINE

STATION PLAZA



PARKWAY ROAD
(29.6' BETWEEN CURBS)

DESIGNATED AS PART OF LOTS 62, 63, & 64
ON "MAP ON BRONXWOOD MANOR" FILED NOVEMBER 23, 1984 AS MAP No. 1133

SURVEY AMENDED: DECEMBER 19, 2016
DATE OF SURVEY: AUGUST 22, 2016
TAX DESIGNATION
SECTION: 1
BLOCK: 1
LOT: 18

PROPERTY SITUATED AT
32 PARKWAY ROAD
BROONXVILLE
COUNTY OF WESTCHESTER
STATE OF NEW YORK

GENERAL NOTES:

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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATIONAL LAW.
COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



Ramzan Ali License No. 050457
NY Land Surveyor P.C.
77-15 164th Street, Fresh Meadows, NY 11366
Tel. (718) 591-6600 Fax (718) 591-7954
Fax (631) 930-3292
nylandsurveyor@gmail.com

FINAL SURVEY

Bronxville Building Dept.

SEP 14 2021
RECEIVED

SH3079

