

Village of Bronxville
Zoning Board of Appeals

Re: 35 PRESCOTT AVENUE, DRIVEWAY

1. ZBA Application form and any supplemental attachments.
2. Copy of Zoning Denial Letter
3. Architectural Drawings
4. Copy of current land survey
5. Signed Affidavit of Mailing and certified mail receipts.
6. Photographs showing the proposed area
7. Letters from adjoining properties.
8. Additional information for the Boards consideration

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: Proposed Driveway Extension - 35 Prescott Avenue

Project Street Address: 35 Prescott Avenue, Bronxville, NY 10708

Section: 18 **Block:** 4 **Lot(s):** 7 **Zone:** AA

Applicant: Thomas Hansen

Address: 35 Prescott Avenue

City: Bronxville **State:** NY **Zip:** 10708

Phone #: (917) 757-4462 **Email:** thomasbhansen@gmail.com

Owner: Same as Applicant

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone #: _____ **Email:** _____

Application is for:

_____ An interpretation of the Zoning Law or a determination by the Superintendent of Buildings

_____ Area variance(s) 310-22 D
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 proposed action includes removing existing gravel driveway and replacing it with a wider asphalt driveway and associated stormwater management system. The width of the existing gravel driveway is 18' at each end and 12.25' at it's narrowest point and we are proposing to widen to 18' in width for the full length.

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? _____

The proposed alteration of the existing gravel driveway does not comply with section 310-22 D of the Village of Bronxville Zoning Code.

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? Due to the characteristics of the neighborhood surrounding the subject property street parking is

extremely limited which makes it very difficult to accommodate temporary parking for visitors, deliveries and trade persons. These temporary parkers must often use the subject property's driveway due to the lack of street parking and at it's current width, one visting parked car means others cannot pass by and this results in blocking everyone in. Thus many of the properties in the neighborhood have non-compliant driveways to accommodate off-street parking to lessen these issues. A study of properties within a 500' radius of 35 Prescott shows that 64.5% have a driveway that exceeds the allowable width. In addition to improving the driveway, we are also providing the benefit of a new stormwater system which will collect runoff from the driveway and garage roof that previously flowed to the Village's right-of-way.

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:  Date: 2/12/2024

Zoning Compliance Analysis

Property Address: 35 Prescott Avenue

Zoning District: AA

Flood Zone: Yes: No: X

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	Single-Family	Single-Family	N/C	
LOT AREA	15,000	14,074	N/C	
LOT WIDTH	100	118.01	N/C	
LOT DEPTH	120	131.11	N/C	
FRONT YARD	35	42.6	N/C	
SIDE YARD #1	20	29.5	N/C	
SIDE YARD #2	15	13.3	N/C	
REAR YARD	32	0	N/C	
HEIGHT (Feet & Stories)	2.5	2.5	N/C	
BUILDING COVERAGE	22.5%	23.35%	N/C	
USABLE OPEN SPACE	55%	8,600 sf - 61.10%	8,437 sf - 59.95%	
F.A.R.				
PARKING	2	1	2	

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 X No

If yes, describe all additional variances: _____

Form Prepared By: Name (Print): Nicholas Shirriah - Hudson Engineering & Consulting

Signature: 

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

Resubmission/Correction Sheet
Fee: \$100

APPLICATION NUMB: ALT 095-23
DATE RECEIVED: June 28, 2023
LOCATION: 35 Prescott Avenue
SBL: 18./4/7

Comment #	Description	Sheet #

Attach additional sheets as required

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

PLAN REVIEW COMMENTS

APPLICATION NUMBER: ALT 095-23
DATE RECEIVED: June 28, 2023
LOCATION: 35 Prescott Avenue
SBL: 18./4/7
APPLICANT NAME: Duques Construction, Inc.
APPLICANT ADDRESS: 34 Belleview Avenue
Ossining, NY 10562

DESCRIPTION OF WORK : Removal of existing gravel driveway and construction of a new wider asphalt driveway with associated storm water management system.

DISAPPROVED December 4, 2023, 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)

As Per village of Bronxville Municipal Code 310-22 D. the proposed alterations to the existing driveway does not comply with 310-22 D. The proposed driveway width of 18 feet exceeds the maximum 12 feet. The variance is for parking in the front yard for 18 feet width as opposed to the required 12 feet width.

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: Hansen, Tara & Thomas



LEGEND

PROPERTY LINE

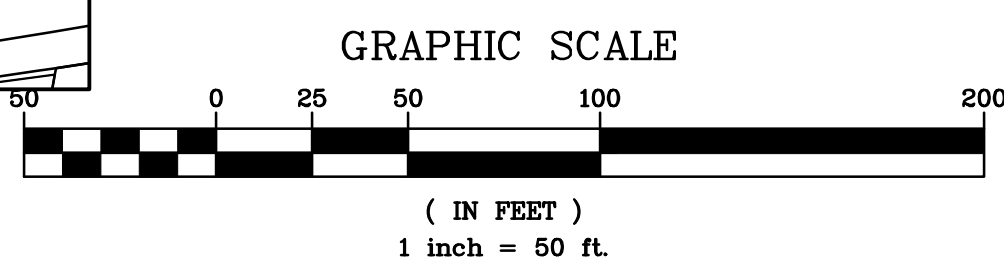
LOCATION MAP

SCALE: 1"=250'

LOT COMPARISON ZONING TABLE		
DISTRICT: RESIDENCE AA (One-Family Residence)	35 PRESCOTT AVENUE	
REGULATION: 310-22D (Max. Driveway Width in Front Yard)	Max. Allowable Driveway Width	Existing Driveway Width
6 Chestnut Ave. (13./4/1)	12'	12'
8 Custer Place (14./7/10)	12'	22'
12 Custer Place (14./7/10)	12'	18'
17 Gladwin Road (18./2/2)	12'	12'
18 Gladwin Road (18./4/3)	12'	15'
21 Gladwin Road (18./2/3 A)	12'	17'
22 Gladwin Road (18./4/2)	12'	14'
15 Prescott Ave. (12./1/3)	12'	15'
25 Prescott Ave. (13./6/4)	12'	24'
28 Prescott Ave. (13./8/2)	12'	12'
29 Prescott Ave. (13./6/1)	12'	20'
30 Prescott Ave. (13./4/3 A)	12'	20'
34 Prescott Ave. (13./4/2)	12'	20'
35 Prescott Ave. (18./4/7)	12'	11'
39 Prescott Ave. (18./4/8)	12'	16.5'
42 Prescott Ave. (19./2/26)	12'	11'
43 Prescott Ave. (18./4/1)	12'	20'
46 Prescott Ave. (19./2/23 C)	12'	12'
47 Prescott Ave. (18./2/3)	12'	14'
16 Park Ave. (13./5/5)	12'	17.5'
20 Park Ave. (13./5/4)	12'	18'
24 Park Ave. (13./5/3)	12'	18.5'
28 Park Ave. (13./5/2)	12'	20'
32 Park Ave. (13./5/1)	12'	10'
33 Park Ave. (13./4/6)	12'	14'
35 Park Ave. (14./7/8)	12'	14'
39 Park Ave. (14./7/7)	12'	17'
43 Park Ave. (14./7/5)	12'	13'
45 Park Ave. (13./5/14)	12'	19'
53 Park Ave. (14./7/1)	12'	12'
5 Paradise Road (18./4/5)	12'	12'
6 Paradise Road (18./4/6)	12'	15.5'
8 Paradise Road (18./7/1)	12'	15'
9 Paradise Road (18./4/6)	12'	19'
11 Sunset Ave. (18./7/5)	12'	11'
12 Sunset Ave. (13./6/3)	12'	12'
17 Sunset Ave. (18./7/4)	12'	10'
21 Sunset Ave. (18./7/4 A)	12'	18'
45 Tanglewylde Ave. (13./5/14)	12'	16'
47 Tanglewylde Ave. (13./5/16)	12'	17'
51 Tanglewylde Ave. (13./5/20)	12'	10'
55 Tanglewylde Ave. (13./5/21)	12'	10'
22 Valley Road (12./1/4)	12'	23'
26 Valley Road (12./1/1)	12'	13'
28 Valley Road (18./7/2)	12'	14'
33 Valley Road (18./6/6)	12'	24'
35 Valley Road (18./6/3)	12'	24'
39 Valley Road (18./6/4)	12'	22'
39 Valley Road (18./6/4)	12'	12'

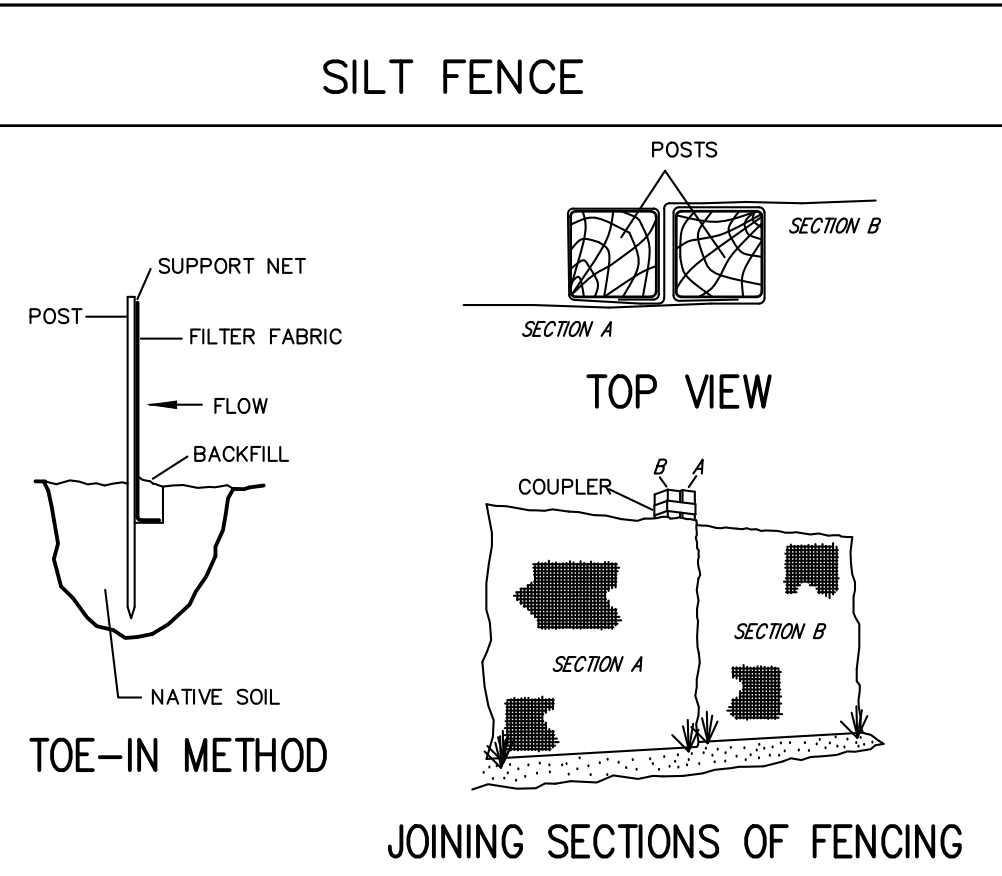
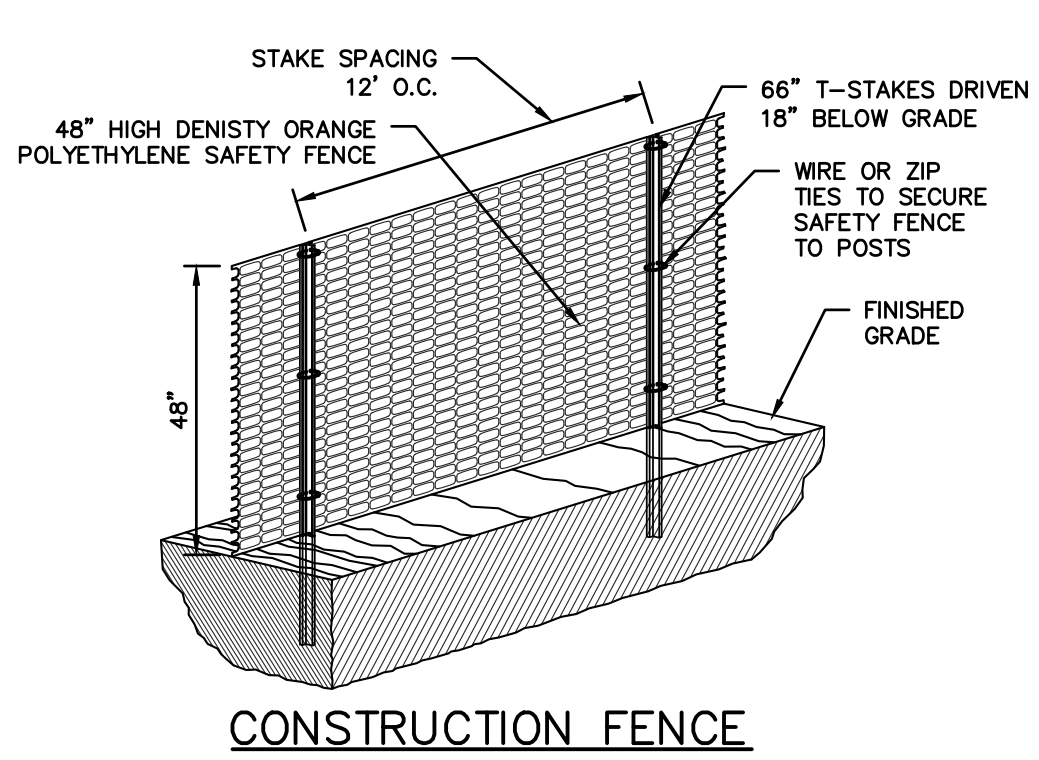
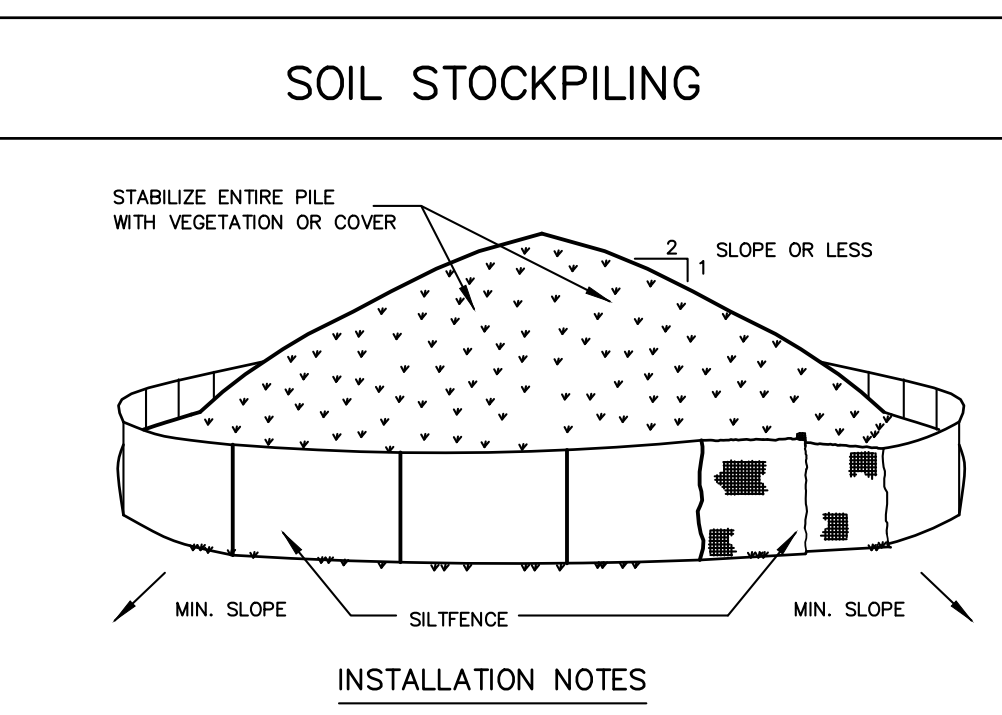
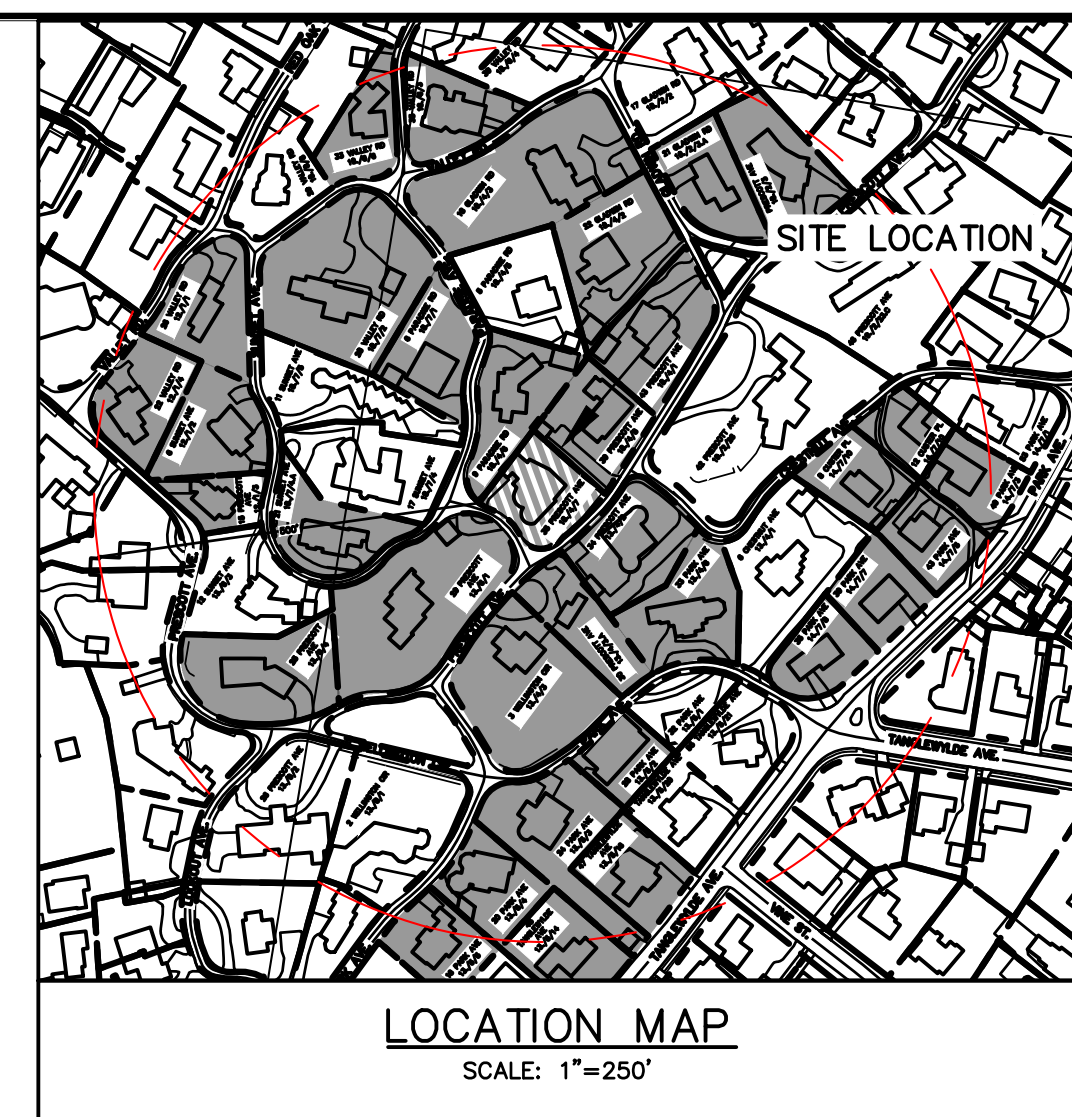
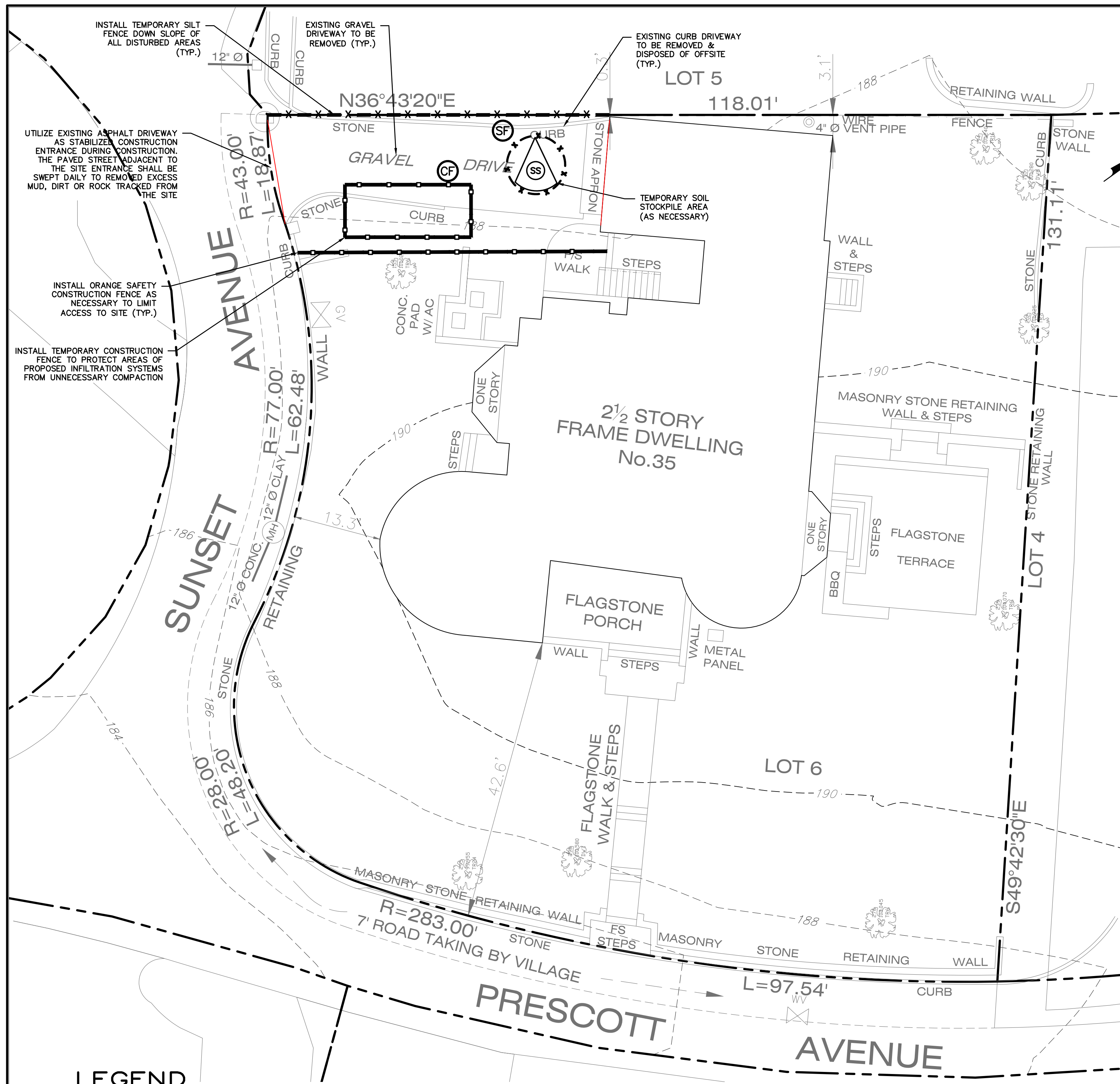
*Approximately 64.5% of single-family homes within 500' of the subject property have driveways over the allowable width.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY GABRIEL E. SENOR, PC LAND SURVEYOR DATED JUNE 7, 2022. TOPOGRAPHY SUPPLEMENTED WITH WESTCHESTER GIS.

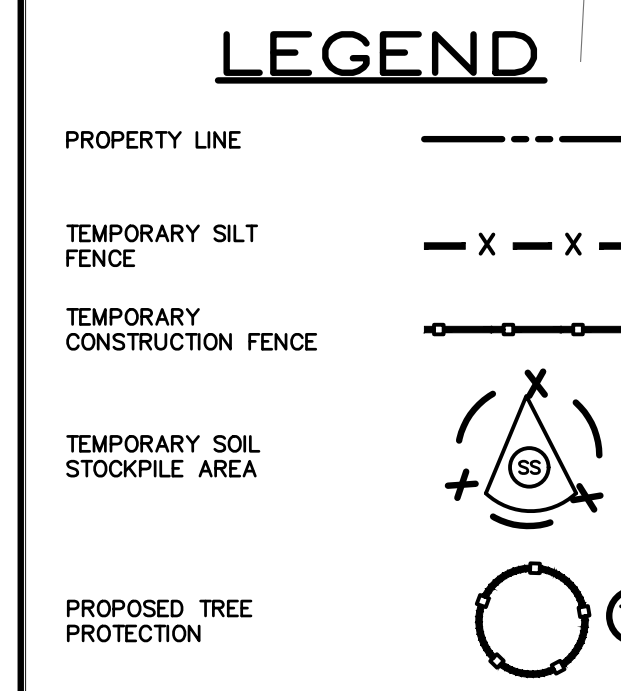


ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

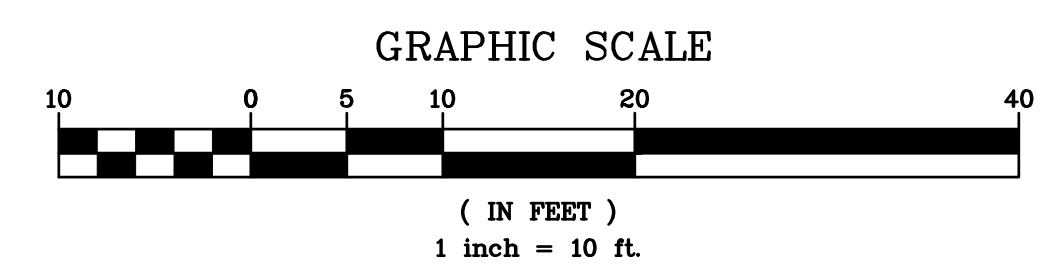
<p>PROJECT:</p> <p>PROPOSED DRIVEWAY EXTENSION 35 PRESCOTT AVENUE VILLAGE OF BRONXVILLE WESTCHESTER COUNTY – NEW YORK</p> <p>LOT COMPARISON PLAN</p>	<p>HUDSON ENGINEERING & CONSULTING, P.C.</p> <p>45 Knollwood Road, Suite 201 Elmsford, New York 10523</p> <p>T: 914-908-0420 F: 914-560-2086</p>	
<p>THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE</p>	<p>Date: 01/10/24 Sheet: 1 of 1</p> <p>Scale: 1" = 50'</p> <p>Designed By: N.S.</p> <p>Checked By: M.S.</p> <p>Sheet No.</p>	<p>ZONING</p>



- ### GENERAL NOTES:
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., ZONING, AND THE NEW YORK STATE BUILDING CODE.
 4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND OTHER AGENTS AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
 8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

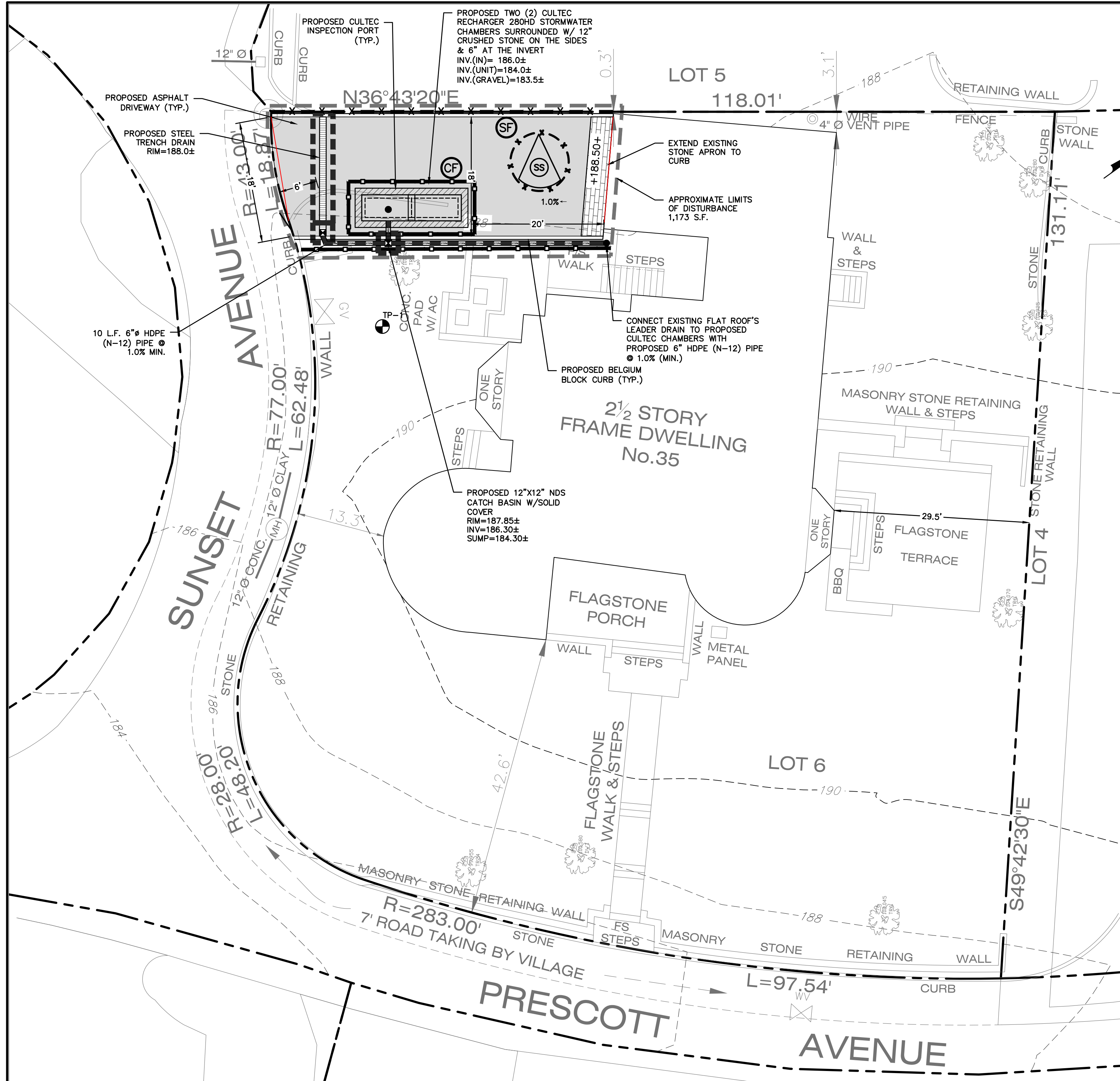


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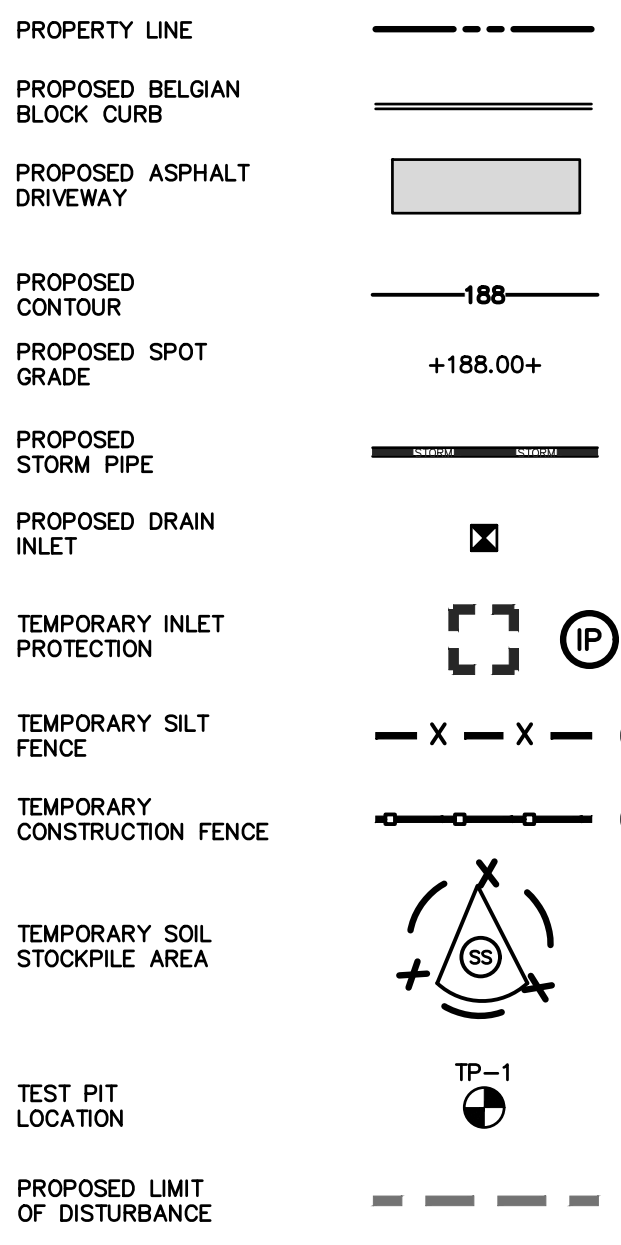


ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

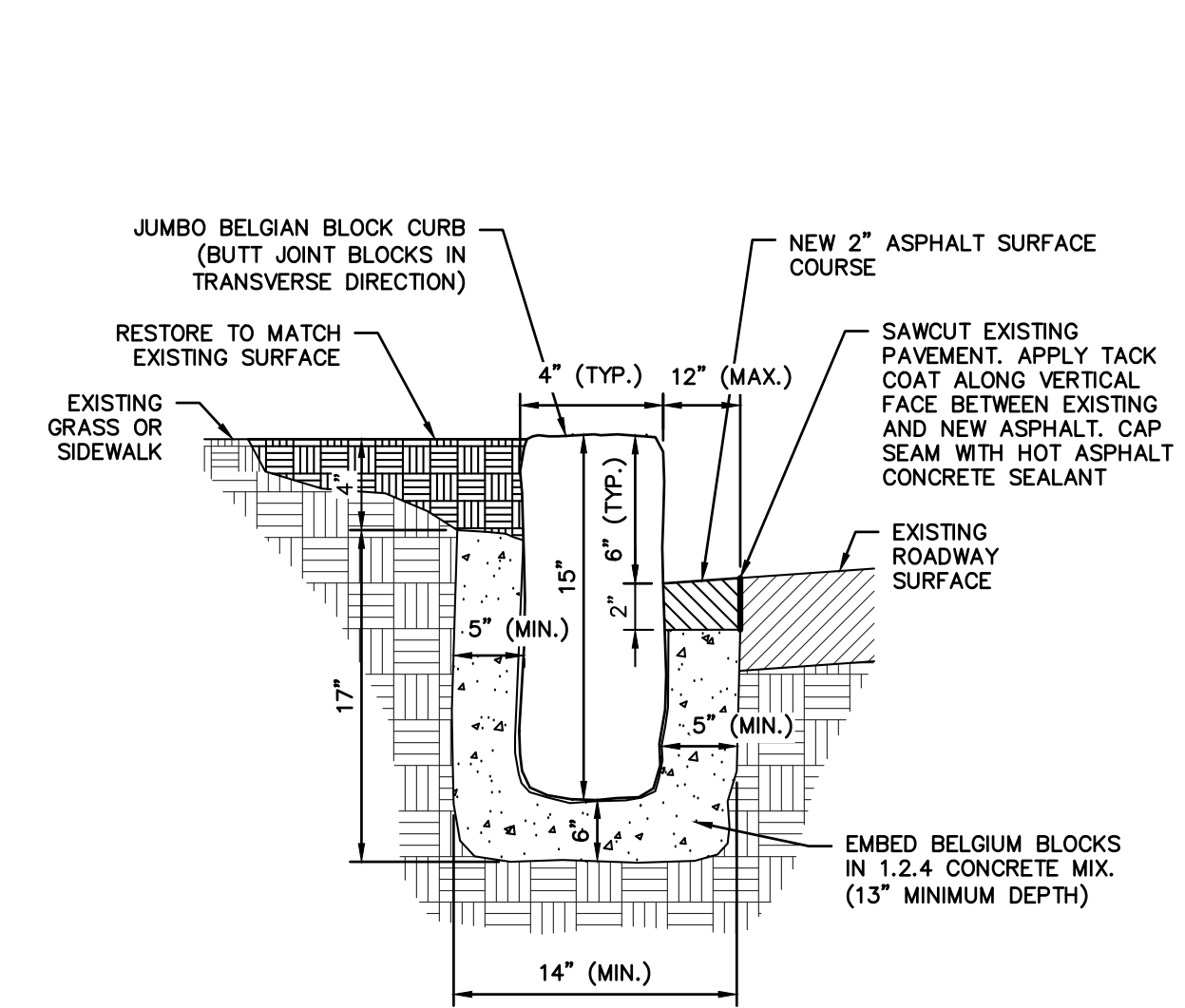
10/24/23 Revisions based on new driveway layout 09/29/23 Revisions based on contractor issues 08/25/23 2 No.	PROJECT: PROPOSED DRIVEWAY EXTENSION 35 PRESCOTT AVENUE VILLAGE OF BRONXVILLE WESTCHESTER COUNTY - NEW YORK	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	EROSION & SEDIMENT CONTROL PLAN HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023	
Date: 04/06/23 Scale: 1" = 10' Designed By: N.S. Checked By: M.S. Sheet No. 2	C-1	



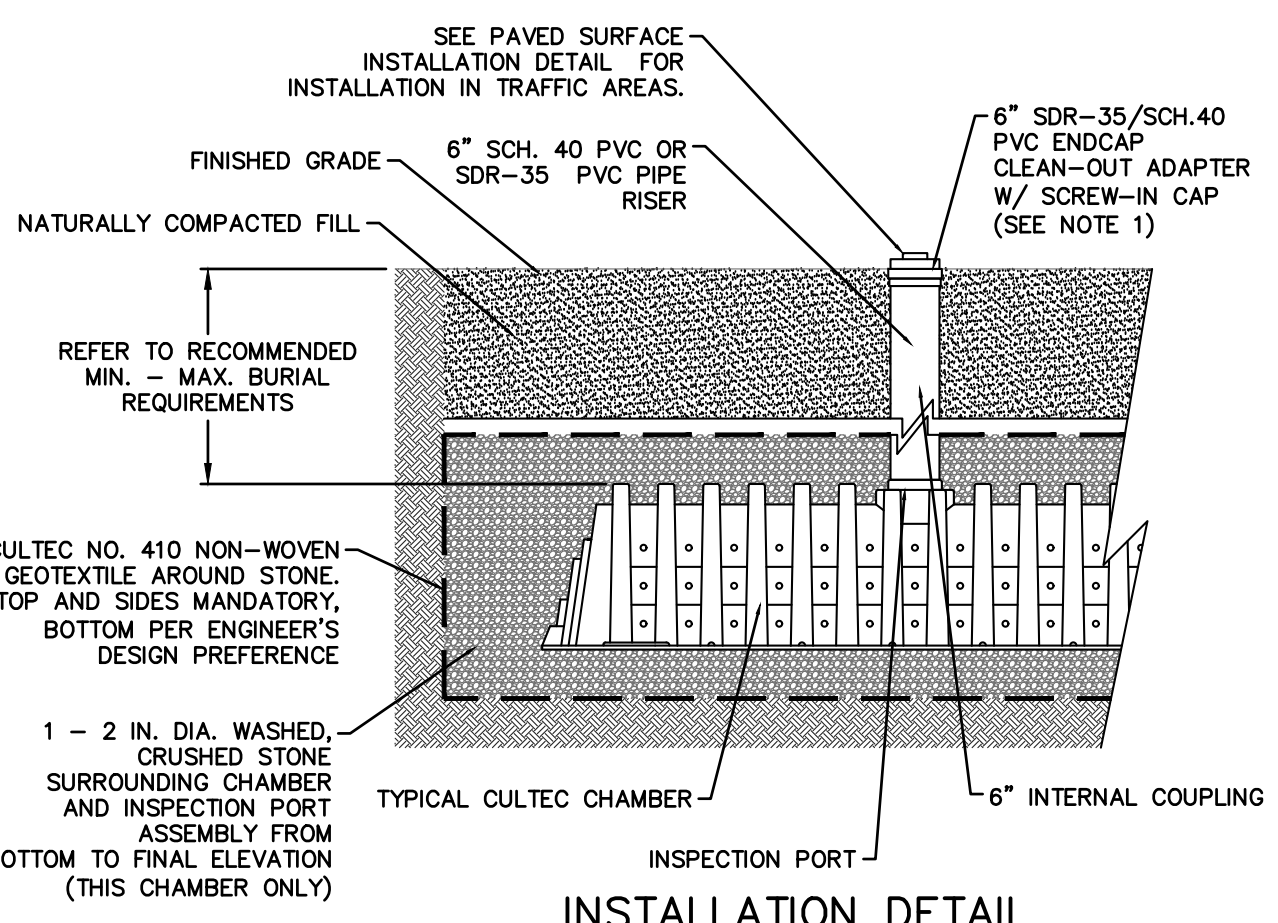
LEGEND



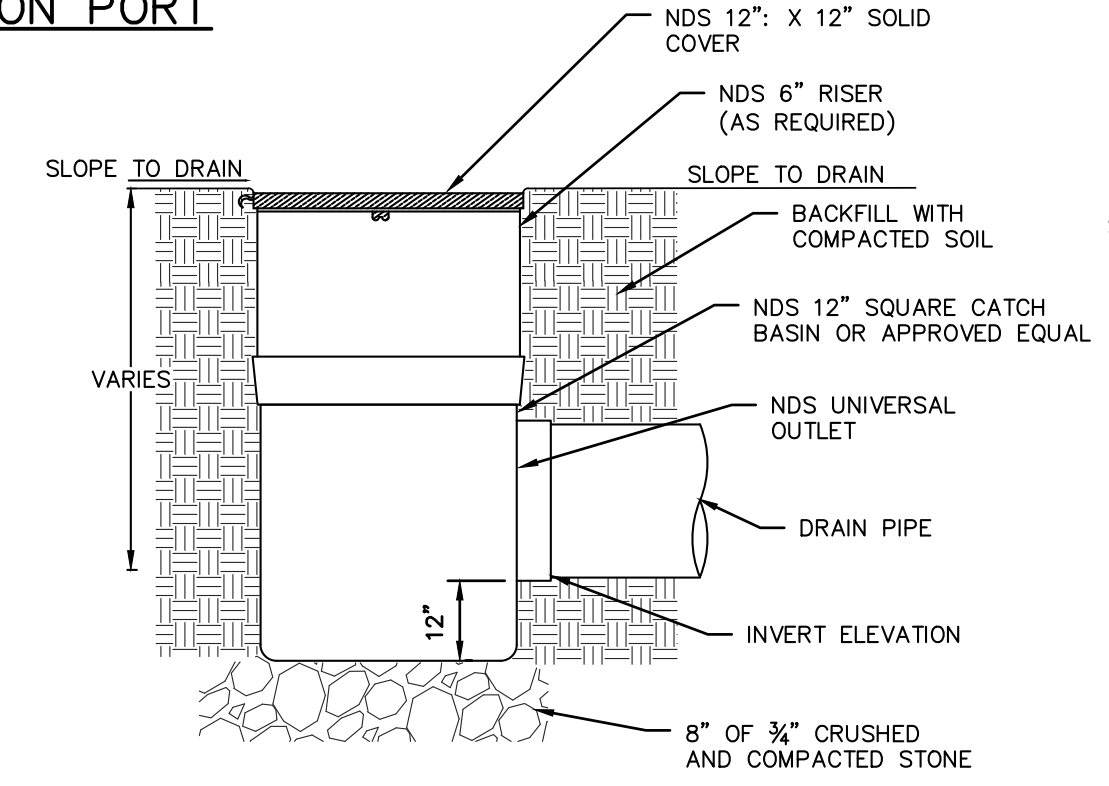
DRIVEWAY PAVEMENT SECTION



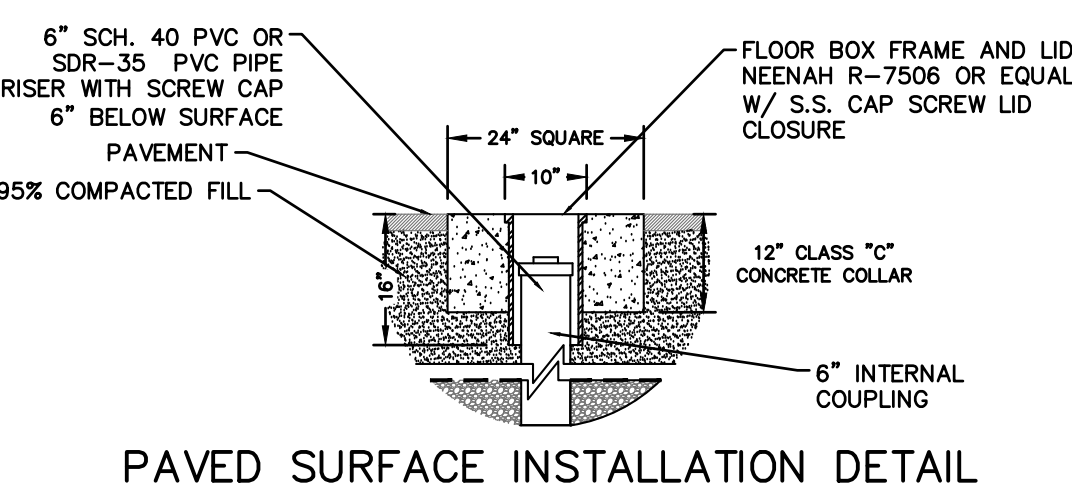
JUMBO BELGIUM BLOCK CURB DETAIL



CULTEC INSPECTION PORT



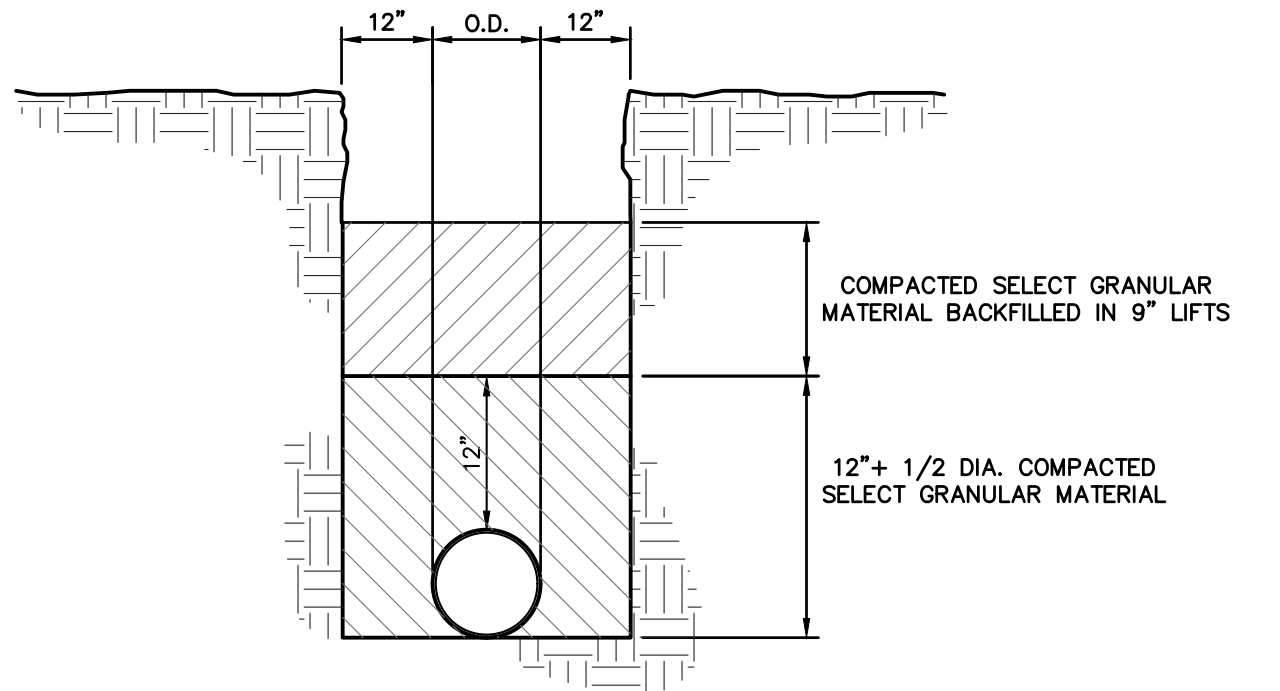
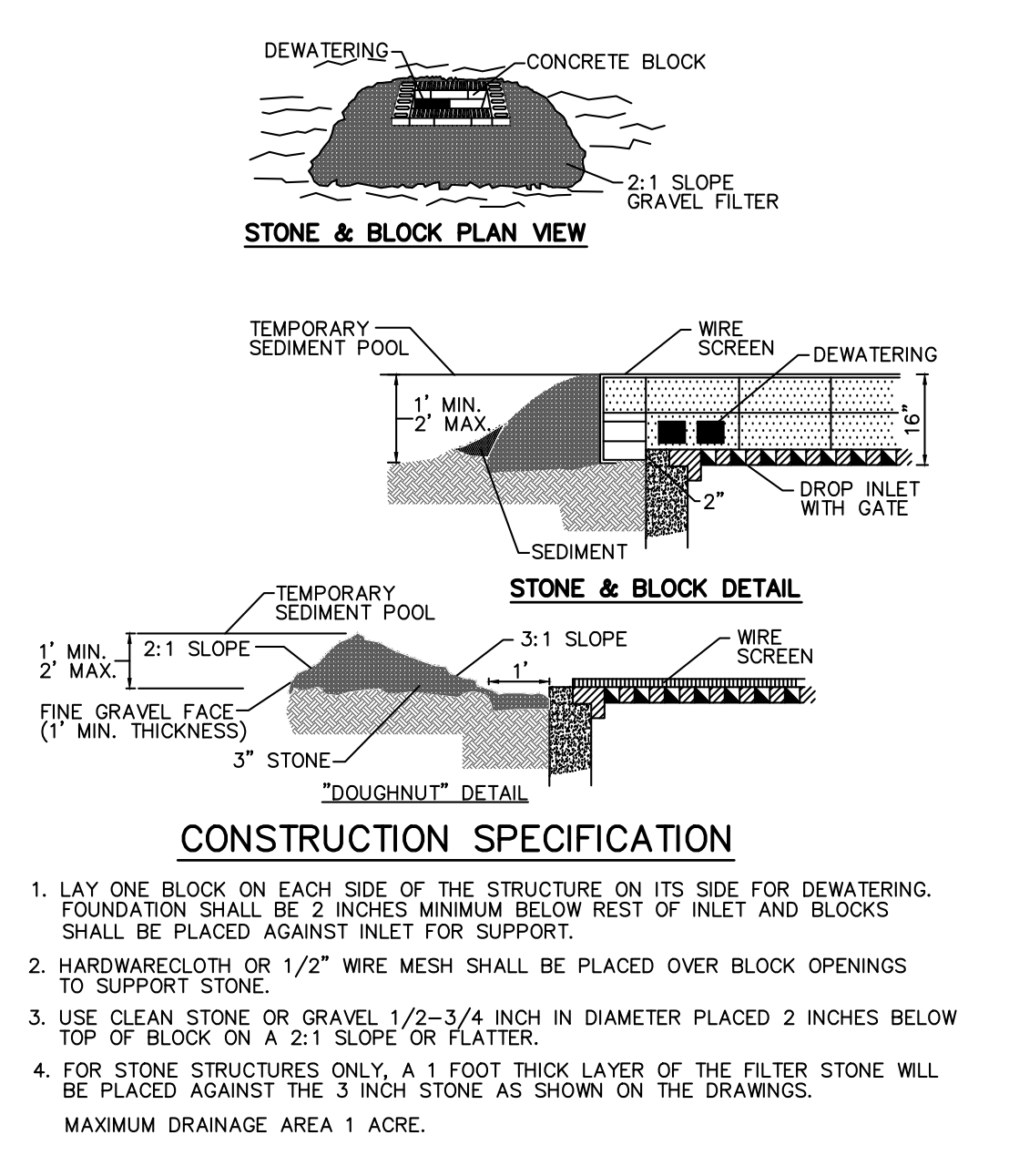
NDS SQUARE CATCH BASIN



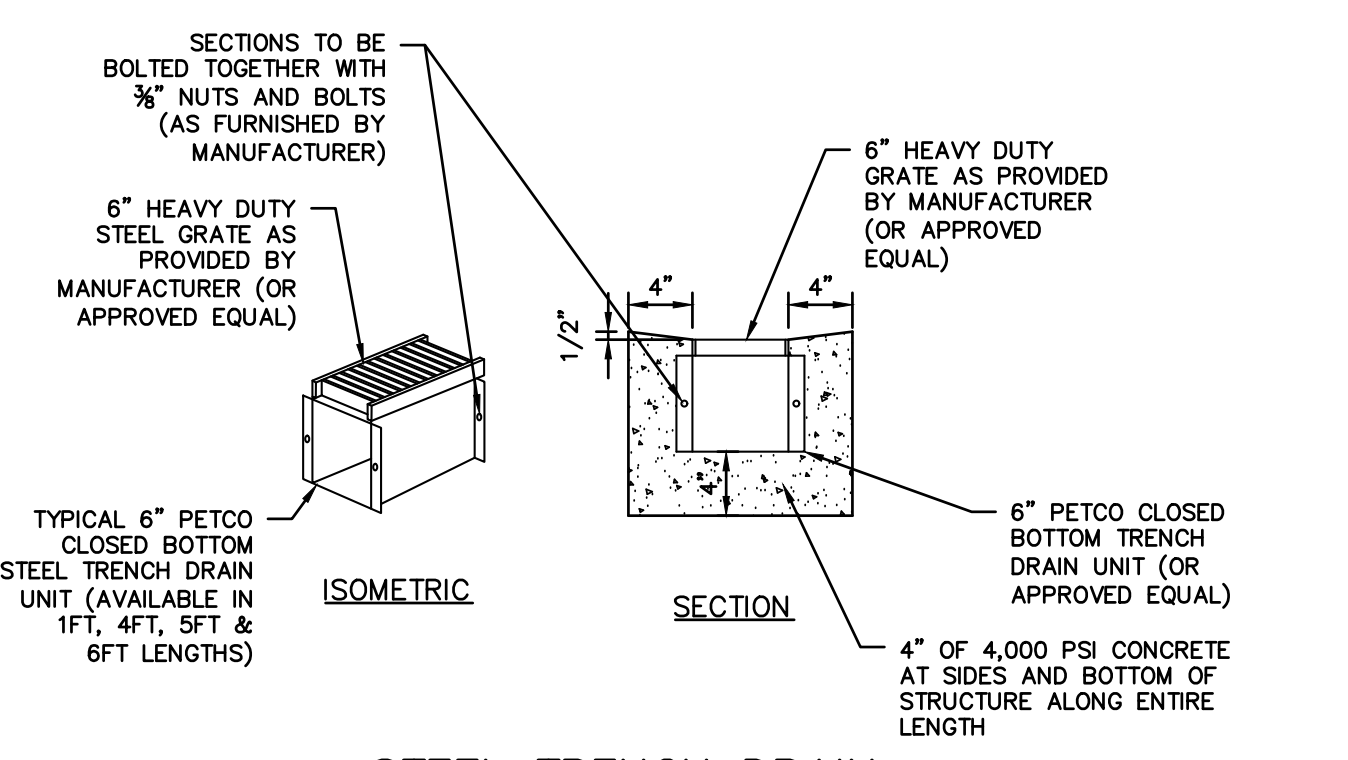
PAVED SURFACE INSTALLATION DETAIL

- NOTES:**
- WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTIONS.
 - INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.

STONE & BLOCK DROP INLET PROTECTION



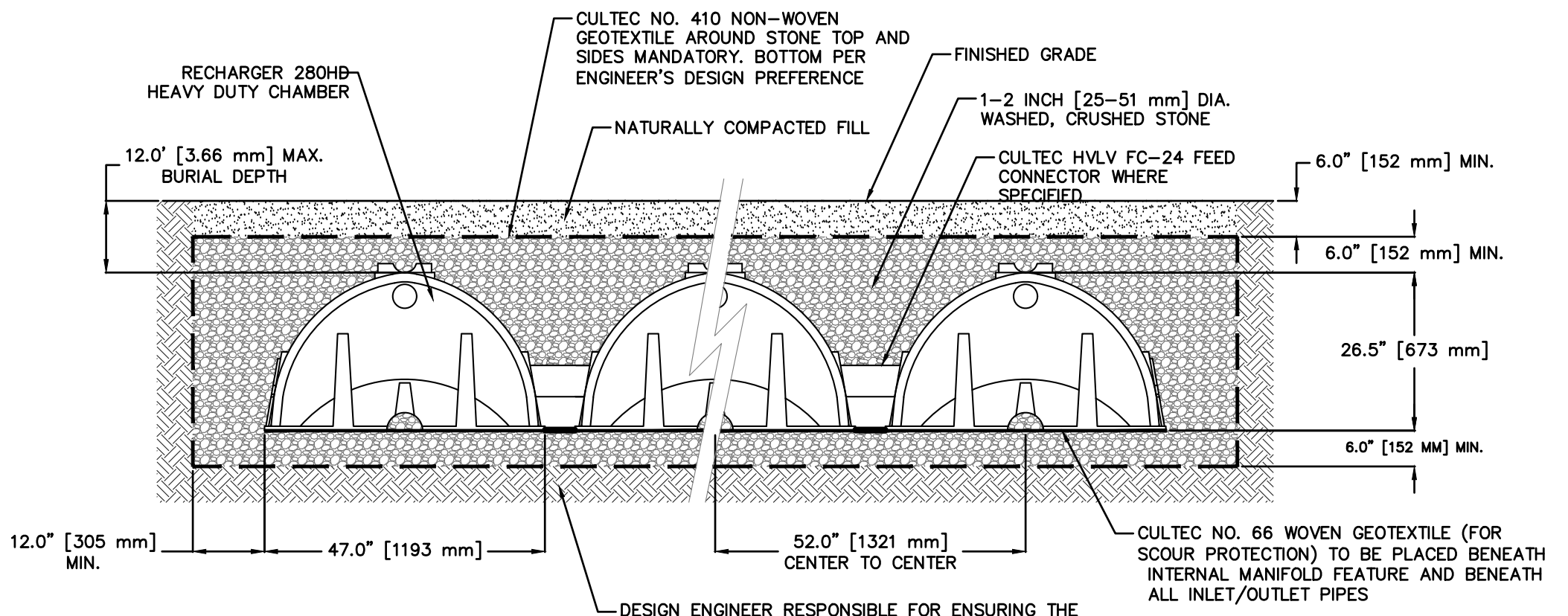
TRENCH BEDDING



STEEL TRENCH DRAIN

TEST HOLE DATA:

TEST HOLE #1
 DEPTH - 84"
 0-12" TOPSOIL
 12-84" SANDY SILT W/
 ROCKS & FILL
 NO GROUNDWATER
 LEDGE ROCK @ 84"
 PERC. = 20 INCHES/HOUR



CULTEC RECHARGER 280HD

GENERAL NOTES

RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 9.21 CF/FT [1.83 m³/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

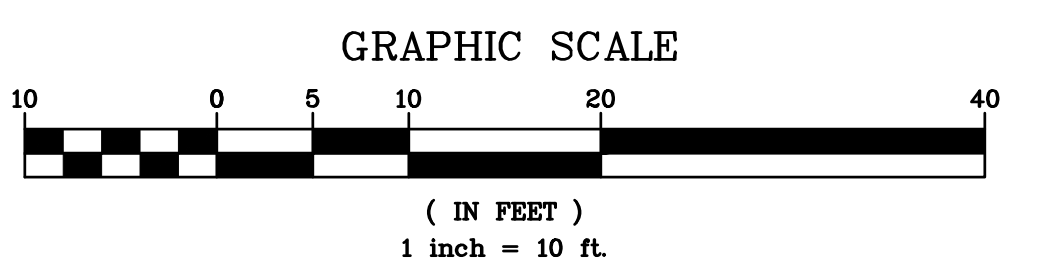
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m) THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL STATE AND FEDERAL REGULATIONS.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



10/24/23 Revisions based on new driveway layout 2 Revisions based on contractor's notes 1 No.	PROJECT: PROPOSED DRIVEWAY EXTENSION 35 PRESCOTT AVENUE VILLAGE OF BRONXVILLE WESTCHESTER COUNTY - NEW YORK STORMWATER MANAGEMENT PLAN HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023	PROJECT: STATE OF NEW YORK MICHAEL J. STERN LICENSED PROFESSIONAL ENGINEER No. 90651 Date: 04/06/23 Scale: 1" = 10' 2 Designed By: N.S. Checked By: M.S. Sheet No.
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C-2

Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on May 31, 2022, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2012. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

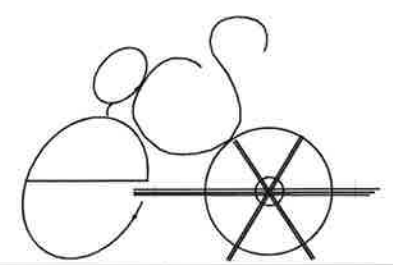
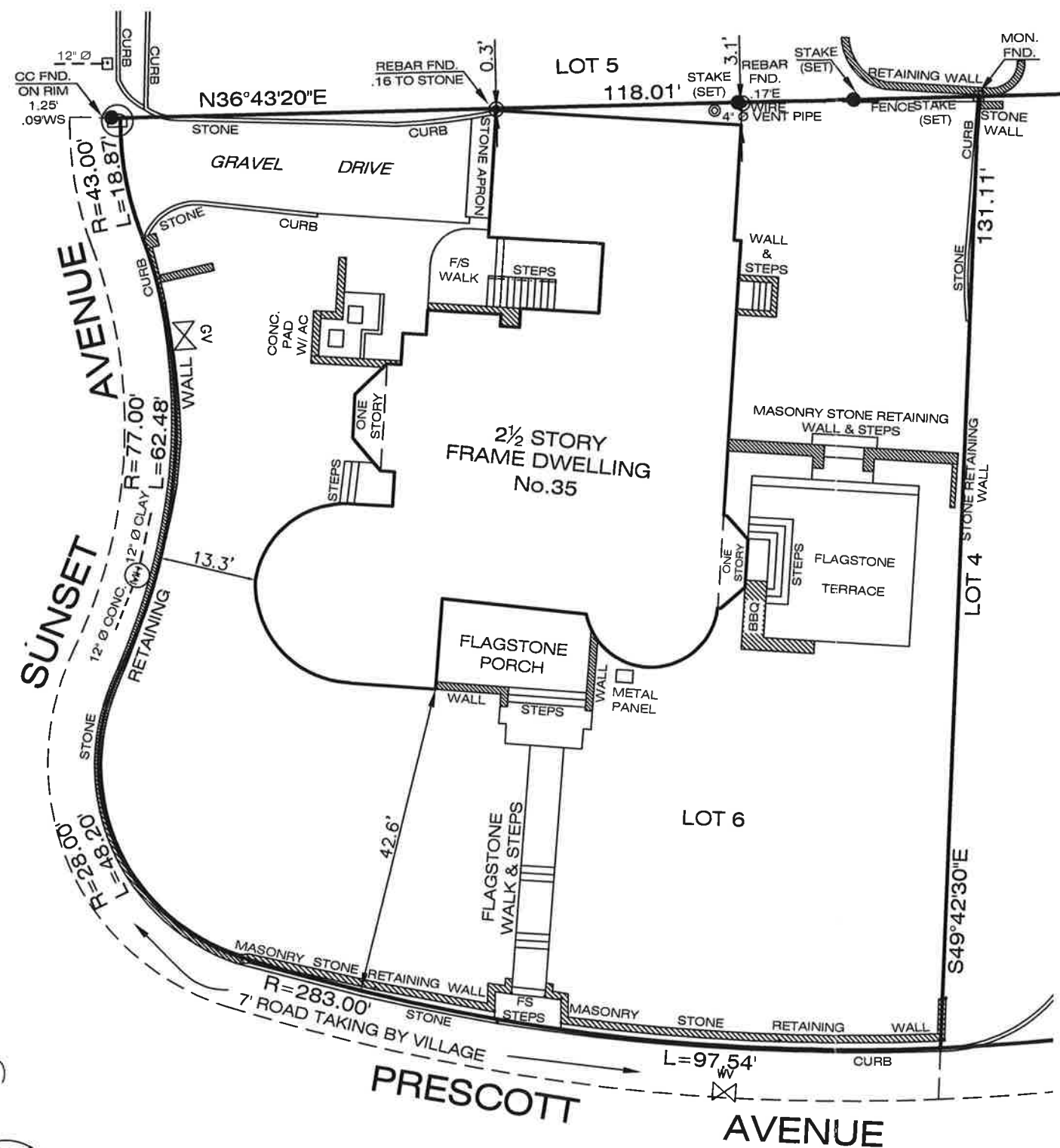
NOT FOR TITLE TRANSFER

**FINAL AS-BUILT SURVEY
LOT No.6 - SECTION "S"
AS SHOWN ON MAP No.2 OF
LAWRENCE PARK
AND
ASSOCIATED PROPERTIES
SITUATED AT
BRONXVILLE
WESTCHESTER COUNTY,, NEW YORK.**

SCALE: 1" = 20'

DATE: JUNE 7, 2022

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on March 24, 1920 as R.O. Map number 2237.



GABRIEL E. SENOR, P.C.

CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

Handwritten initials 'ES' in the bottom right corner.

GONDA TAMAS A
21 SUNSET AVE
BRONXVILLE, NY 10708

CLARK MARIELLA
9 PARADISE RD
BRONXVILLE, NY 10708

BEER JONATHAN J
39 PRESCOTT AVE
BRONXVILLE, NY 10708

THOMAS RICHARD
3 WELLINGTON CIR
BRONXVILLE, NY 10708

FROST A C
11 SUNSET AVE
BRONXVILLE, NY 10708

GALLOWAY, A
17 SUNSET AVE
BRONXVILLE, NY 10708

BOONE, JOHN
6 PARADISE RD
BRONXVILLE, NY 10708

GREER J. KRISTEN TRUSTEE
29 PRESCOTT AVE
BRONXVILLE, NY 10708

THOMAS RICHARD
30 PRESCOTT AVE
BRONXVILLE, NY 10708

DALE-BURNS ADRIENNE
34 PRESCOTT AVE
BRONXVILLE, NY 10708

HANSEN, TARA R
35 PRESCOTT AVE
BRONXVILLE, NY 10708

INSLEY, MARSHALL
42 PRESCOTT AVE
BRONXVILLE, NY 10708

AFFIDAVIT OF MAILING FOR ZONING AND PLANNING BOARD

Name and Location of Project:

TARA & THOMAS HANSEN
DRIVEWAY PROJECT @ 35 PRESCOTT AVENUE

Section 18, Block 4, Lot(s) 7

I, THOMAS HANSEN, 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 _____, 20____, 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.

THOMAS HANSEN

(print name)



(signature)

Sworn to me this 12th day of February, 2024



NICHOLAS SHIRRIAH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SH6411217
Qualified in Westchester County
My Commission Expires 11-09-2024

Original must be submitted to Zoning Secretary with mailing receipts one week prior to meeting.

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Postage	\$0.62	
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Sent To **BURNS**
Street and Apt. No., or PO Box No.
54 PRESCOTT AVE
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Postage	\$0.62
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Sent To: **BEEL**
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City, State, ZIP+4®: **BRONXVILLE NY 10708**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.62
Total Postage and Fees	\$5.02

Sent To: **FROST**
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City, State, ZIP+4®: **BRONXVILLE NY 10708**

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

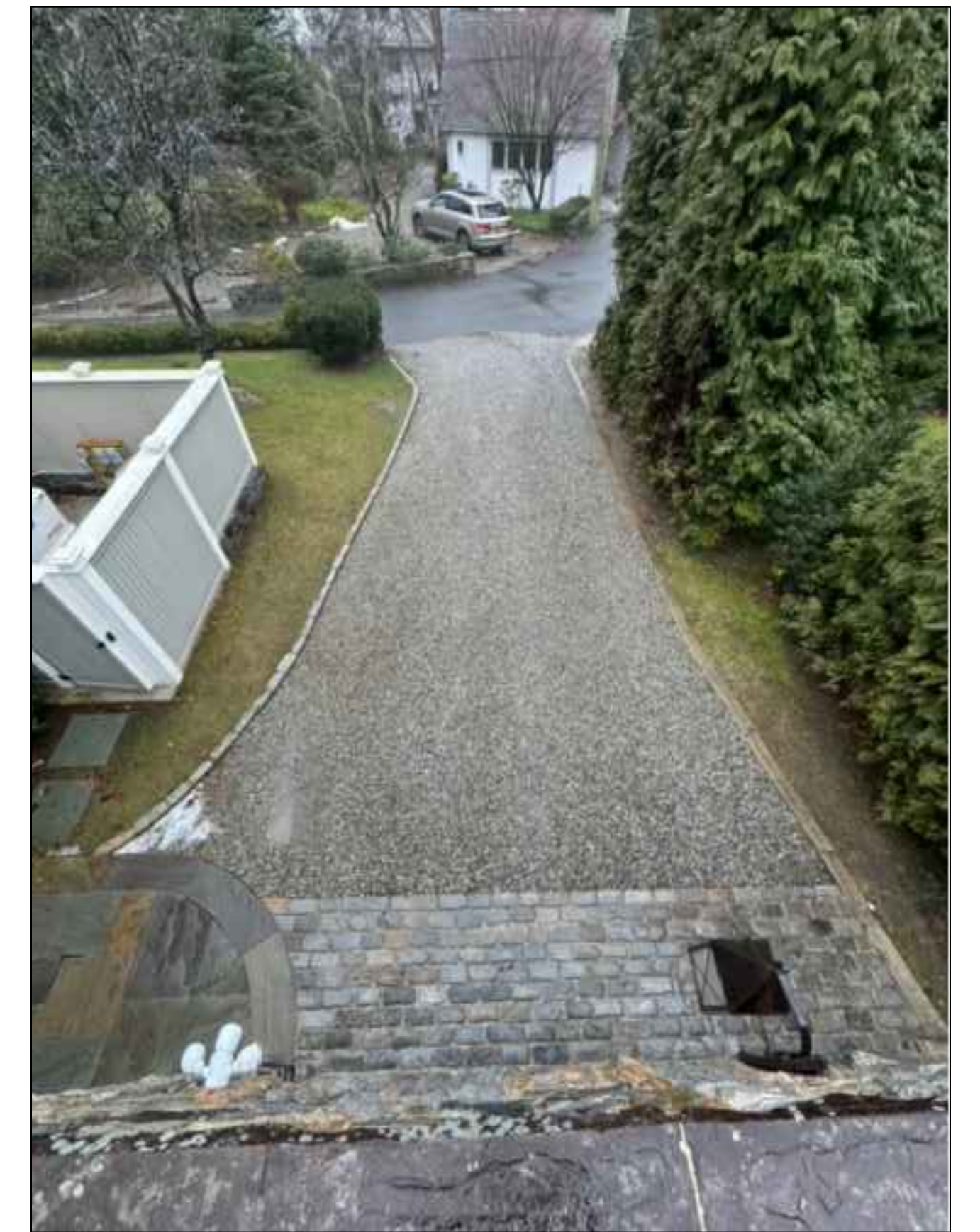
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SITE PHOTO 1 – DRIVEWAY
STREET VIEW 1



SITE PHOTO 3 – DRIVEWAY
STREET VIEW 3



SITE PHOTO 5 – DRIVEWAY
GARAGE VIEW 2



SITE PHOTO 2 – DRIVEWAY
STREET VIEW 2



SITE PHOTO 4 – DRIVEWAY
GARAGE VIEW 1

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<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date				PROJECT: PROPOSED DRIVEWAY EXTENSION 35 PRESCOTT AVENUE VILLAGE OF BRONXVILLE WESTCHESTER COUNTY – NEW YORK	
	No.	Description	Date					
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	SITE PHOTOS HEC HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2024	Date: 01/29/24 Scale: 1/8"=1'-0" Designed By: N.S. Checked By: M.S. Sheet No. 1						

PHOTOS

Driveway Project

Burns, Dana <dana.burns@pinebridge.com>

Mon, Jan 29 at 12:25 PM

To: Thomasbhansen@gmail.com <Thomasbhansen@gmail.com>

Thomas,

Thanks for taking the time to walk me through your proposed driveway project and sharing the plans with me. I think it makes a lot of sense as it improves drainage and parking. The ability to get another car or work truck in a more active driveway would only improve the congestion situation that occurs occasionally where Prescott, Sunset and Paradise converge. You and Tara always bring in top-notch firms to do your home improvements so I'm sure it will be aesthetically pleasing as well. Needless to say, Adrienne are totally supportive of the project.

Best,

Dana

Dana Burns |Managing Director; Senior Portfolio Manager | PineBridge Investments | Park Avenue Tower, 65 East 55th Street| New York, NY 10022 | +1 (646) 857-8212

thomasbhansen@gmail.com

January 25, 2024

To the Zoning Board of Appeals,

My wife, Michele, and I live at 3 Wellington Circle and also own 30 Prescott Avenue, both of which are directly across the street from the Hansen's home.

The Hansens have indicated their wishes to expand their driveway and have shared a proposed plan of the changes. The changes seem minor, appear reasonable and will have minimal impact us or the immediate area.

We do not have any objections to the proposed plan and support the Hansen's application for a variance.

Regards,

Richard Thomas

Driveway plans

Jessica Boone <jessica.dawn.boone@gmail.com>
To: Thomas Hansen <thomasbhansen@gmail.com>

Thu, Jan 25 at 5:49 PM

Hi Thomas,

Thanks for the heads up on your potential plans for straightening out your driveway. We do not have any concerns with the proposals you showed to us.

Thanks,
Jessica and Johnny Boone
6 Paradise Rd, Bronxville, NY 10708