

Village of Bronxville

Site Development Application

Site Development     Subdivision     Special Permit

Project Name, If Applicable: Ungvary Residence

Project Street Address: 5 Sycamore St.

Section: 24 Block: 2 Lot(s): 6.A Zone: AA

Plans Prepared By: Mary Ann Marrone AIA

Address: 21 NORTHWAY

City: BRONXVILLE State: N.Y. Zip: 10708

Phone #: 914-525-5410 Email: mgmaia5@aol.com

Owner: Mr. and Mrs. Jeffrey R. Ungvary

Address: 5 Sycamore Street

City: Bronxville State: NY Zip: 10708

Phone #: (914) 961-9465 Email: jeffrey.ungvary@verizon.net  
jennifer.ungvary@verizon.net

Zoning District: AA

Zoning Variances Required: yes - SECT. 310-26 D.1.1 & 310-9D

County; State or Federal Permits Required: NO

Proposed use(s) of site: 1 FAMILY RESIDENCE

Anticipated construction time: 6 MONTHS

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved

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

Current condition of site: (Building; Brush; ect.) BUILDING - 1 FAMILY RESIDENCE  
W/ DETACHED GARAGE

Estimated cost of proposed improvements: \$ 900,000

Anticipated increase number of Residents; Shopper; Employees; ect. 0

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.)

2 1/2 STORY RESIDENCE. 28' HIGH TO CROWN OF ROOF  
EXISTING 2 CAR GARAGE TO REMAIN  
1<sup>ST</sup> FLOOR - LIVING ROOM, DINING/KITCHEN/FAMILY ROOM,  
STUDY, POWDER ROOM, MUDROOM, DECK @ REAR - LOV. PORCH @ FRONT  
2<sup>ND</sup> FLOOR - 4 BR'S, 4 BATHS, LAUNDRY RM  
ATTIC - UNFIN  
BASEMENT - PLAY ROOM, 1/2 BATH, LAUNDRY, MEDIA ROOM, STUDY, STORAGE/  
FINANCE ROOM

Owners Name: Jeffrey R Ungvary and Jennifer Ungvary

Owners Signature: Jennifer Ungvary Date: April 9, 2021



April 9, 2021

5 Sycamore Street  
Bronxville, NY 10708

To the Bronxville Zoning Board:

This letter is to request a variance for renovations planned at 5 Sycamore Street in Bronxville. We are the homeowners for the last 17 ½ years and have not added onto the property since we purchased it.

Our family has grown since then, and we are now wanting to add another bedroom and bathrooms, plus a larger kitchen/family room. We are also planning to add an open staircase to the third floor as we are getting older and no longer want to store things in the pull-down garage attic.

Finally, we are looking to add curb appeal and improve the overall value of the home with a front porch, new siding, a wood shingle roof and copper gutters. We feel that the improvements will be a good investment in our home and help improve the value of homes in our neighborhood.

Thank you for your consideration.

Sincerely,



Jeffrey R. Ungvary and Jennifer Ungvary

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

## PLAN REVIEW COMMENTS

**APPLICATION NUMB:** ALT 054-21  
**DATE RECEIVED:** March 24, 2021  
**LOCATION:** 5 Sycamore Street  
**SBL:** 24./2/6.A  
**APPLICANT NAME:** JDS Custom Homes Inc.  
**APPLICANT ADDRESS:** 11 Park Avenue Terrace  
Yonkers, NY 10703

**DESCRIPTION OF WORK :** Remove raised patio, new addition @ rear of house for larger kitchen & family room/dining room. With gas fp. New mudroom new raised deck & patio on grade. 2nd floor (front & back) additions new master br/bath/ closed new laundry rm. New bath & relocated 2 baths, new stairs to attic, raised roof, basement. Enlarge playroom. Add storage. Relocate laundry, new p.r. non covered front porch.

**DISAPPROVED** April 1, 2021, FOR THE FOLLOWING:

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

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

Zoning Review - Plans Dated as received 3/24/2021

- 1) Front Yard Setback - Min 35ft, proposed 27.5ft; variance requested 7.5'
- 2) FAR Increase >30% - Existing - .155; proposed .240; 30% of .155= .0465; .155+.0465=.2015 max FAR - referral to planning required

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





3.24.21  
4.5.21

Zoning Compliance Analysis

Property Address: 5 SYCAMORE ST.

Zoning District: AA

Flood Zone: Yes:      No: ✓

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	1 FAM RES.	1 FAM RES	1 FAM RES	
LOT AREA	15,000 SF.	12,196.8 SF	12,196.8 SF	
LOT WIDTH	100'	84.5'	84.5'	
LOT DEPTH	120'	146.5'	146.5'	
FRONT YARD	35'	32.3'	27.5'	VARIANCE NEEDED 7.5'
SIDE YARD #1	15'	24.5'	25'	
SIDE YARD #2	15'	19.3'	19.3'	
REAR YARD	30'	71'	43'	
HEIGHT (Feet & Stories)	30' / 2.5	24 / 2	28' / 2.5	
BUILDING COVERAGE	22.5% 2,744.28 SF	13.8% 1692.5 SF	18.2% 2225.2	
USABLE OPEN SPACE	55% OPEN 6,708.24 SF OPEN	69.2% OPEN 8449.8 SF OPEN	64.2% OPEN 7,839.1 SF	
F.A.R.	.2015 2,457.6	.155 1,897.5 SF	.240 2,931.9 SF	(> 30% OF EXISTING FAR)
PARKING	2 CAR	2 CAR	2 CAR	

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.

Form Prepared By: Name (Print): Mary Ann Marone AIA  
Signature: Mary Ann Marone AIA



5 SYCAMORE ST.  
3/24/21

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT <sup>(b)</sup>			
1 <sup>ST</sup> FLOOR	999 SF	1,445.2	1,445.2 SF
2 <sup>ND</sup> FLOOR	898.5 SF	1,459.2	1,459.2 SF
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	—		
ATTIC <sup>(d)</sup>	442 SF	900.375 SF	
GARAGE <sup>(c)</sup>	427.5	427.5	27.5
ACTUAL TOTAL BUILDING FLOOR AREA =			2,931.9 SF
ACTUAL LOT AREA =			12,196.8 SF
PERMITTED F.A.R. (From Table, interpolate if necessary) =			.342
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			(4,171.3 SF) (.2015 MAX BECAUSE 30% OF EXISTING FLOOR)

Floor Area Ratio (for a lot whose principal use is a one or two family dwelling): The ratio of the gross floor area of all buildings on a lot to the area of the lot on which the buildings are located. For the purpose of determining the floor area ratio (FAR), all floor areas of each floor of all principal and all accessory structures on the lot shall be included. Any interior space with a floor-to-ceiling height in excess of 14 feet shall be counted twice. Notwithstanding the preceding the following shall be excluded from the calculation of floor area:

- a) The aggregate area of all unroofed structures such as decks and patios and all spaces in unenclosed porches and porticos, except that existing unenclosed porches may be enclosed and the enclosed area excluded from the FAR calculation provided that the exterior walls of the unenclosed porch and the walls of the dwelling to which the porch is attached are not relocated closer to the lot lines of the subject property than the existing unenclosed porch.
- b) The aggregate area of any cellar regardless of its use or of any basement unless it is defined as a story. See Basement definition.
- c) The aggregate area of grade level garage parking (whether attached or detached) or basement level parking, in either case, up to a maximum of 400 square feet. In those instances where an additional story is provided above a garage (whether attached or detached) such floor area shall be subject to the attic and sloping roof limitations in (d) below.
- d) The aggregate area of all unfinished or finished space in an attic or under a sloping roof provided that the total exterior width of all dormers does not exceed 30% of the exterior linear width of the portion of the roof upon which they are situated. The exterior linear width of the roof shall be measured from end to end at the widest point of the roof. Where the linear width of the dormers exceeds the limitation above, the total area in the attic or under the sloping roof shall be included in the calculation of FAR, except where floor area between the top of the floor beams and the structural ceiling level is five (5) feet or less.

Calculations Prepared By: Name (Print): Mary Ann Marrone AIA  
Signature: Mary Ann Marrone AIA



3/27/21  
4/5/21  
5 SY CLMONT ST.

**ZONING COMPLIANCE TABLE**  
**ONE- AND TWO-FAMILY RESIDENCES**  
(New Construction and Additions)

ZONE: AA

Notes: Information must be based on definitions in the current Zoning Law of the Village of Tuckahoe. If not applicable, leave box blank. Check box in far right column if variance is required (even if already approved by the ZBA).

	Existing	Required/ Permitted	Proposed	Variance Required
<b>LOT INFORMATION</b>				
Lot Area (sf)	12,196.8 SF	15,000 SF	12,196.8 SF	
Lot Frontage (ft)	84.5'	100'	84.5'	
Yard Setbacks (ft):				
Front Yard	32.5'	35'	27.5'	✓
Rear Yard		30'		
First Side Yard	24.5'	15'	25'	
Second Side Yard	19.3'	15'	19.3'	
Side Yard Adjoining Street				
<b>PRINCIPAL BUILDING INFORMATION</b>				
Gross Floor Area (sf)	1,897.5	2,015	2,931.9	✓ > 30% DI-EXJ/R
Building Height:				
Stories	2	2.5	2.5	
Height to Principal Eave (ft)				
Height to Highest Roof Ridge (ft)				
<b>ACCESSORY STRUCTURES</b>				
<b>Detached Garage</b>				
Setbacks:				
To Principal Building	6'		6'	
To Side Lot Line	4.3'	10'	4.3'	
To Rear Lot Line	52'	10'	52'	
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>Other Accessory Structure</b> (indicate type of structure – shed, pool, etc.)				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)	30'	24'	28'	
<b>BUILDING COVERAGE</b>				
Principal Building Coverage (sf)	1692.5 SF	2744.28 SF	2225.2 SF	
Principal Building Coverage (%)	13.89%	22.59%	18.29%	
Accessory Building Coverage (sf)	427.5 SF		427.5 SF	
Accessory Building Coverage (%)				
<b>IMPERVIOUS SURFACE COVERAGE</b>				
Impervious Surface Coverage (sf)	8,449.8 SF	6,708.24 SF	7,839.1 SF	
Impervious Surface Coverage both (%)	69.29% OPA	55.90% OPA	64.29% OPA	

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <span style="font-size: 1.2em;">Unquay Residence - 1 Family Residence addition</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">5 SYCAMORE STREET, NORTH SIDE OF STREET BETWEEN PARK AVE &amp; MIDLAND AVE</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">FRONT ADDITION OF NEW COVERED PORCH &amp; BELOW FLOOR ADDITION OVER EXIST 1<sup>st</sup> FLOOR &amp; REAR 2 STORY ADDITION - expanded kitchen, family room, mudroom + deck @ 1<sup>st</sup> floor, master bedroom + bath @ 2<sup>nd</sup> floor</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">MARY ANN MARROWE</span>		Telephone: <span style="font-size: 1.2em;">914-525-5410</span>	
Address: <span style="font-size: 1.2em;">21 NORTHWAY</span>		E-Mail: <span style="font-size: 1.2em;">mqmaia5@aol.com</span>	
City/PO: <span style="font-size: 1.2em;">BRONXVILLE</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">10708</span>
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"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em;">.280</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em;">.014</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em;">.280</span> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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? If Yes, identify: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are public transportation service(s) 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 site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? <i>meet</i> 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? 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? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input 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? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant sponsor name: <u>MARY ANN HARROW</u>	Date: <u>4.8.21</u>	
Signature: <u>Mary Ann Harrow</u>		

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

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

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

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

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

**PRINT**







[Bronxville Tax Parcel Viewer](#) (Data: 2019)

Search by owner's name

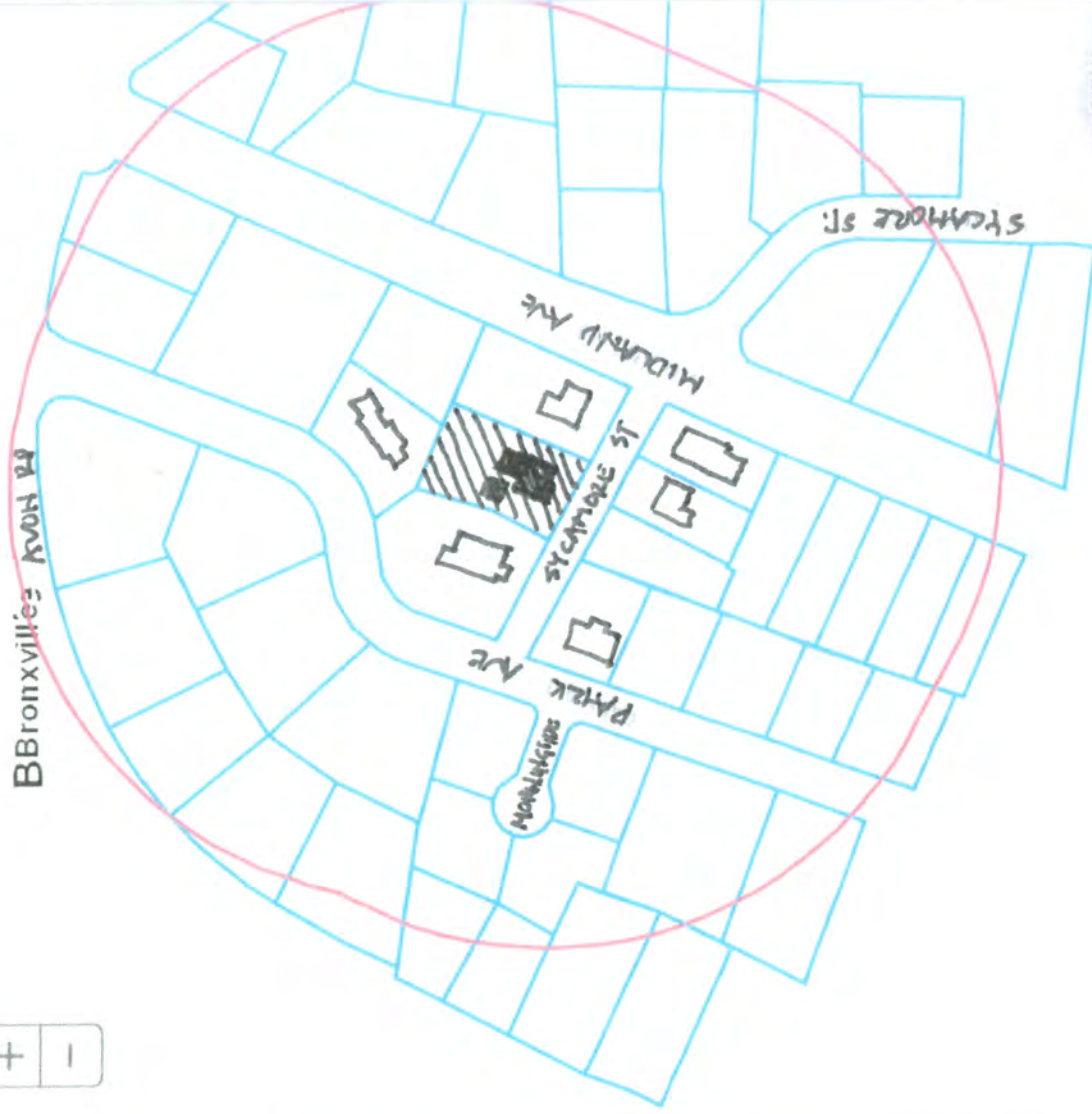
5 SYCAMORE ST

**Search**

Owner	Prop Address	Printkey
GIANGOLA GARY -	52 PRESCOTT AVE	19./2/22
PETTEE JEFFREY & LAURA -	147 MIDLAND AVE	14./4/4
RUSSO JAMES -	80 PARK AVE	24./2/14
LAWSON, VANESSA TRUSTEE -	7 SYCAMORE ST	24./2/5
RUSSO JAMES -	80 PARK AVE	24./2/4
JONES STEPHEN & JOANNE -	84 PARK AVE	24./2/13
SKINNER WILLIAM -	77 PARK AVE	24./4/7
SHAH TUSHAR -	150 MIDLAND AVE	15./5/4
n/a	n/a	15./3/14
MALDANADO THOMAS -	21 SYCAMORE ST	15./3/18
PILLITTERI GIOVANNI -	56 PRESCOTT AVE	19./2/19.A
GALLO RAY E -	4 MORNINGSIDE CIR	19./2/4.A
PRIESING JOHN W. TRUSTEE -	44 AVON RD	19./2/17
KENNEDY STEPHEN M. -	46 AVON RD	19./2/15
LEKOVIC DJORDJICE	149 MIDLAND AVE	14./4/3



Tax Maps | Aerial Photos | Hybrid





PLANNING

GIANGOLA GARY -  
52 PRESCOTT AVE  
BRONXVILLE, NY 10708

PETTEE JEFFREY &  
LAURA -  
147 MIDLAND AVE  
BRONXVILLE, NY 10708

RUSSO JAMES -  
80 PARK AVE  
BRONXVILLE, NY 10708

LAWSON, VANESSA TRUSTEE -  
7 SYCAMORE ST  
BRONXVILLE, NY 10708

RUSSO JAMES -  
80 PARK AVE  
BRONXVILLE, NY 10708

JONES STEPHEN &  
JOANNE -  
84 PARK AVE  
BRONXVILLE, NY 10708

SKINNER WILLIAM -  
77 PARK AVE  
BRONXVILLE, NY 10708

SHAH TUSHAR -  
150 MIDLAND AVE  
BRONXVILLE, NY 10708

Current Occupant  
BRONXVILLE, NY 10708

MALDANADO THOMAS -  
21 SYCAMORE ST  
BRONXVILLE, NY 10708

PILLITTERI GIOVANNI -  
56 PRESCOTT AVE  
BRONXVILLE, NY 10708

GALLO RAY E -  
4 MORNINGSIDE CIR  
BRONXVILLE, NY 10708

PRIESING JOHN W, TRUSTEE -  
44 AVON RD  
BRONXVILLE, NY 10708

KENNEDY STEPHEN M -  
46 AVON RD  
BRONXVILLE, NY 10708

LEKOVIC DJORDJIJE -  
149 MIDLAND AVE  
BRONXVILLE, NY 10708

MILLS, CONSTANCE -  
8 SYCAMORE ST  
BRONXVILLE, NY 10708

RUIZ TOMAS &  
ANNE -  
81 PARK AVE  
BRONXVILLE, NY 10708

WEISS MARIAN COMMAROTO -  
52 AVON RD  
BRONXVILLE, NY 10708

GEARY SEAN -  
19 SYCAMORE ST  
BRONXVILLE, NY 10708

PRIMPS M &  
S -  
71 SUMMIT AVE  
BRONXVILLE, NY 10708

MURPHY MICHAEL T -  
75 SUMMIT AVE  
BRONXVILLE, NY 10708

MACKINTOSH J S &  
M -  
62 PARK AVE  
BRONXVILLE, NY 10708

WILLOUGHBY NICHOLAS -  
60 PRESCOTT AVE  
BRONXVILLE, NY 10708

KLOSE CHRISTIAN -  
153 MIDLAND AVE  
BRONXVILLE, NY 10708

CLARK, HAROLD M -  
6 SYCAMORE ST  
BRONXVILLE, NY 10708

SHAH, TUSHAR R. -  
91 TANGLEWYLDE AVE  
BRONXVILLE, NY 10708

PINGEL JOHN &  
GRETCHEN -  
166 MIDLAND AVE  
BRONXVILLE, NY 10708

HYDE A &  
L III -  
60 AVON RD  
BRONXVILLE, NY 10708

PHILIPS, JOSEPH -  
65 SUMMIT AVE  
BRONXVILLE, NY 10708

HAMANN C &  
J -  
64 PARK AVE  
BRONXVILLE, NY 10708

ATOR, ABIGAIL -  
10 SYCAMORE ST  
BRONXVILLE, NY 10708

GLASER, JOSHUA -  
74 PARK AVE  
BRONXVILLE, NY 10708

LEKOVIC DJORDJIJE -  
67 PARK AVE  
BRONXVILLE, NY 10708

WEISS MARIAN COMMAROTO -  
48 AVON RD  
BRONXVILLE, NY 10708

DUNCKLEY DAWN -  
68 PARK AVE  
BRONXVILLE, NY 10708

GERKEN P &  
H -  
70 PARK AVE  
BRONXVILLE, NY 10708

JOHN C SULLIVAN REV TRUST -  
58 AVON RD  
BRONXVILLE, NY 10708

PINGEL JOHN &  
GRETCHEN -  
164 MIDLAND AVE  
BRONXVILLE, NY 10708

BRANDES, MICHAEL -  
63 SUMMIT AVE  
BRONXVILLE, NY 10708

GALLIPOLI JUAN P -  
172 MIDLAND AVE  
BRONXVILLE, NY 10708

OMAN DAVID -  
63 PARK AVE  
BRONXVILLE, NY 10708

PASS HARVEY &  
HELEN -  
54 PRESCOTT AVE  
BRONXVILLE, NY 10708

JESUS, STEVE -  
2 MORNINGSIDE CIR  
BRONXVILLE, NY 10708

JONES E &  
D -  
76 PARK AVE  
BRONXVILLE, NY 10708

PRATT NICHOLAS -  
16 SYCAMORE ST  
BRONXVILLE, NY 10708

PAFRAN REALTY LLC -  
170 MIDLAND AVE  
BRONXVILLE, NY 10708

FINN A &  
M -  
64 AVON RD  
BRONXVILLE, NY 10708

BROWN KEVIN D -  
1 MORNINGSIDE CIRCLE  
BRONXVILLE, NY 10708

STEPHENS TIMOTHY -  
73 PARK AVE  
BRONXVILLE, NY 10708

SHEARER R &  
L -  
75 PARK AVE  
BRONXVILLE, NY 10708

PATRONO CONSTANCE -  
151 MIDLAND AVE  
BRONXVILLE, NY 10708

MAC MILLAN-BELL A &  
A -  
155 MIDLAND AVE  
BRONXVILLE, NY 10708

UNGVARY J &  
J -  
5 SYCAMORE ST  
BRONXVILLE, NY 10708

SHARP D &  
P -  
66 AVON RD  
BRONXVILLE, NY 10708

NEWHALL W &  
E -  
73 SUMMIT AVE  
BRONXVILLE, NY 10708





EXISTING FRONT ELEVATION





SIDE OF WEST SIDE OF HOUSE





SIDE YARD AT EAST SIDE OF HOUSE



EXISTING REAR YARD



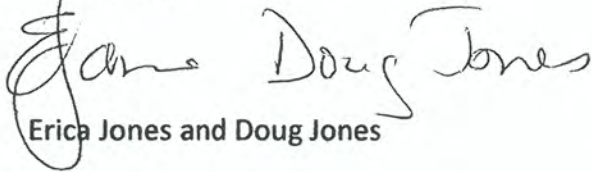
April 8, 2021

76 Park Ave.  
Bronxville, NY 10708

To the Bronxville Building Department:

We are writing regarding the proposed renovations at 5 Sycamore St. in Bronxville. We are the homeowners at 76 Park Ave. Our driveways are next to each other. They have shown us the blueprints and we approve of the proposed renovation plans. We support the request for a variance to complete the project.

Thank you,

Handwritten signature in cursive script that reads "Erica Doug Jones". The signature is written in black ink and is positioned above the printed names.

Erica Jones and Doug Jones

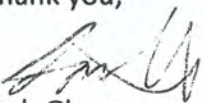
April 8, 2021

74 Park Ave.  
Bronxville, NY 10708

To the Bronxville Building Department:

Regarding the proposed renovations at 5 Sycamore St. in Bronxville, I am the homeowner at 74 Park Ave. They have shown me the blueprints and I approve of the proposed renovation plans. I support the request for a variance to complete the project.

Thank you,



Josh Glaser



April 8, 2021

6 Sycamore St.  
Bronxville, NY 10708

To the Bronxville Building Department:

Regarding the proposed renovations at 5 Sycamore St. in Bronxville, I am the homeowner at 6 Sycamore St. We are across the street from the Ungvarys. They have shown me the blueprints and I approve of the proposed renovation plans. I support the request for a variance to complete the project.

Thank you,



Valerie Clark

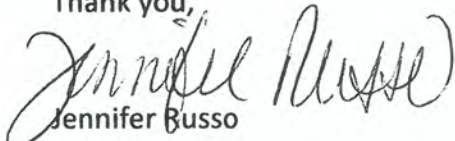
April 8, 2021

80 Park Avenue  
Bronxville, NY 10708

To the Bronxville Building Department:

Regarding the proposed renovations at 5 Sycamore St. in Bronxville, I am the homeowner at 80 Park Avenue. Our backyard backs up to the Ungvary's house. They have shown me the blueprints and I approve of the proposed renovation plans. I support the request for a variance to complete the project.

Thank you,

  
Jennifer Russo



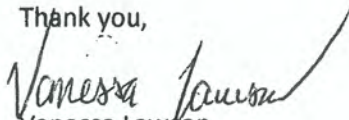
April 8, 2021

7 Sycamore St.  
Bronxville, NY 10708

To the Bronxville Building Dept:

Regarding the proposed renovations at 5 Sycamore St. in Bronxville, I am the homeowner at 7 Sycamore Street and next-door neighbor of the Ungvarys. They have shown me the blueprints and I approve of the proposed renovation plans. I support the request for a variance to complete the project.

Thank you,

  
Vanessa Lawson



PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

**Marrone Architects**  
21 Northway  
Bronxville, NY 10708  
(914) 779-5538  
mgmaia5@aol.com

PROJECT:  
LINGVARY RESIDENCE  
5 SYLVAHORE ST  
BRONXVILLE, NY




















Project:  
4.5.21  
2.24.21  
10  
2.7.21  
7.10.21

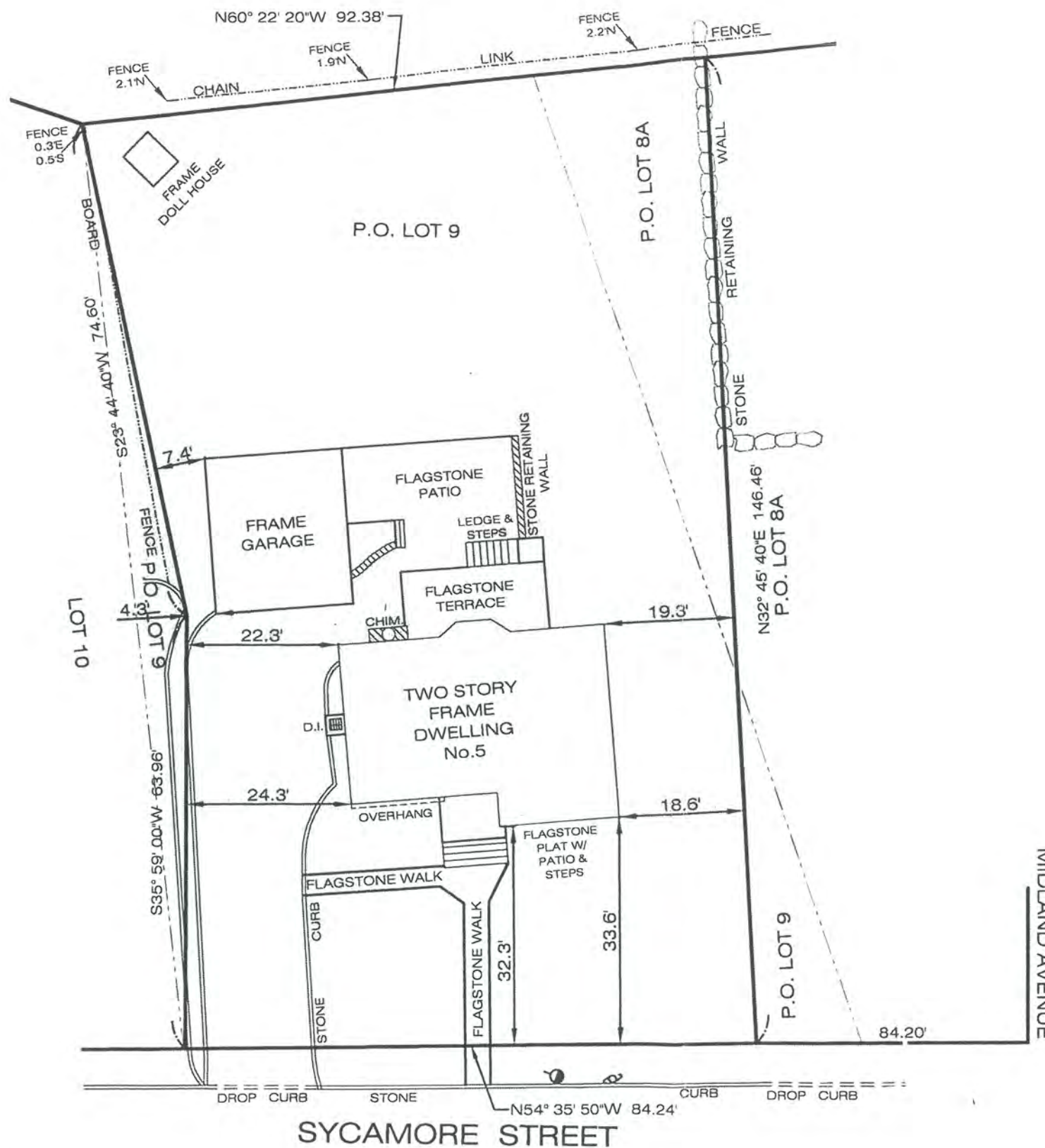
Drawing#  
12

FOR REFERENCE



LEGEND

-  CATCH BASIN
-  DRAIN INLET
-  UTILITY POLE
-  SIGN POST
-  HYDRANT
-  WATER VALVE
-  GAS VALVE
-  LIGHT POLE
-  TRAFFIC POLE
-  TELE. MANHOLE
-  ELECTRIC BOX
-  SEWER MANHOLE
-  WATER MANHOLE
-  ELECTRIC MANHOLE
-  DRAIN MANHOLE
-  MANHOLE
-  MONITORING WELL
-  VALVE
-  MARKS SET ON GROUND



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 March 4, 2020, 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 original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2020. 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

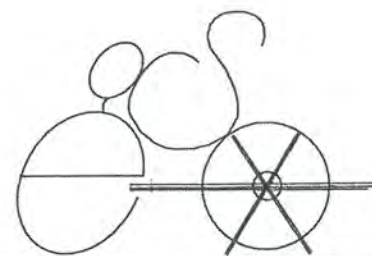
NOT FOR TITLE TRANSFER

**SURVEY OF  
PART OF LOT Nos.8A & 9  
SECTION 013**

AS SHOWN ON MAP OF RE-SUBDIVISION AFFECTING  
PART OF SECTIONS 10,11,12 & 13  
SAGAMORE  
SITUATED AT  
**BRONXVILLE & TUCKAHOE**  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1"=20'

DATE: MARCH 4, 2020



**GABRIEL E. SENOR, P.C.**

Engineer & Surveyor

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

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on January 4, 1921 as R.O. Map number Volume 52 Page 19.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DATA

Ground Snow Load	Wind Design				Seismic Design Category (f)	Subject to Damage From			Winter Design Temp (e)	Ice Barrier Underlayment	Flood Hazards (g)	Air Freezing Index	Mean Annual Temp
	Speed MPH (d)	Topographic effects (k)	Special wind region (l)	Wind-borne debris zone (m)		Weathering (a)	Frost line depth (b)	Termite (c)					
30 PSF	115	No	No	No	C	Severe	42"	Mod. to Heavy	15° F	Yes	a) 3/11/96 b) 9/28/07 Flood Insurance study c) Panel #s and dates of current FIRMS & FRBM's, Amendments 36119C0329F - 9/28/07 36119C0337F - 9/28/07	618	52.2

Legend

- Existing to remain
- Existing to be removed
- New 2x4 partition with 1/2" gypsum Board each side with studs 16" o.c.
- New 2x6 partition with 1/2" gypsum Board on inside, studs 16" o.c. and 1/2" Plywood with #15 building paper and Finish exterior siding exterior.
- New concrete block foundation wall
- C.H. - Ceiling height
- S.H. - Sill height
- A.F.F. - Above finish floor
- M.S. - Marble saddle
- Window type- see window schedule
- Light switch at 4'-0" A.F.F.
- Recessed down light on ceiling by Lightolier or approved fixture
- Wall mounted light fixture
- Door Type
- Three way light switch
- Light switch dimmer
- Smoke detector (hardwired) on ceiling
- CO Detector

Sedimentation and Erosion Control and General Notes

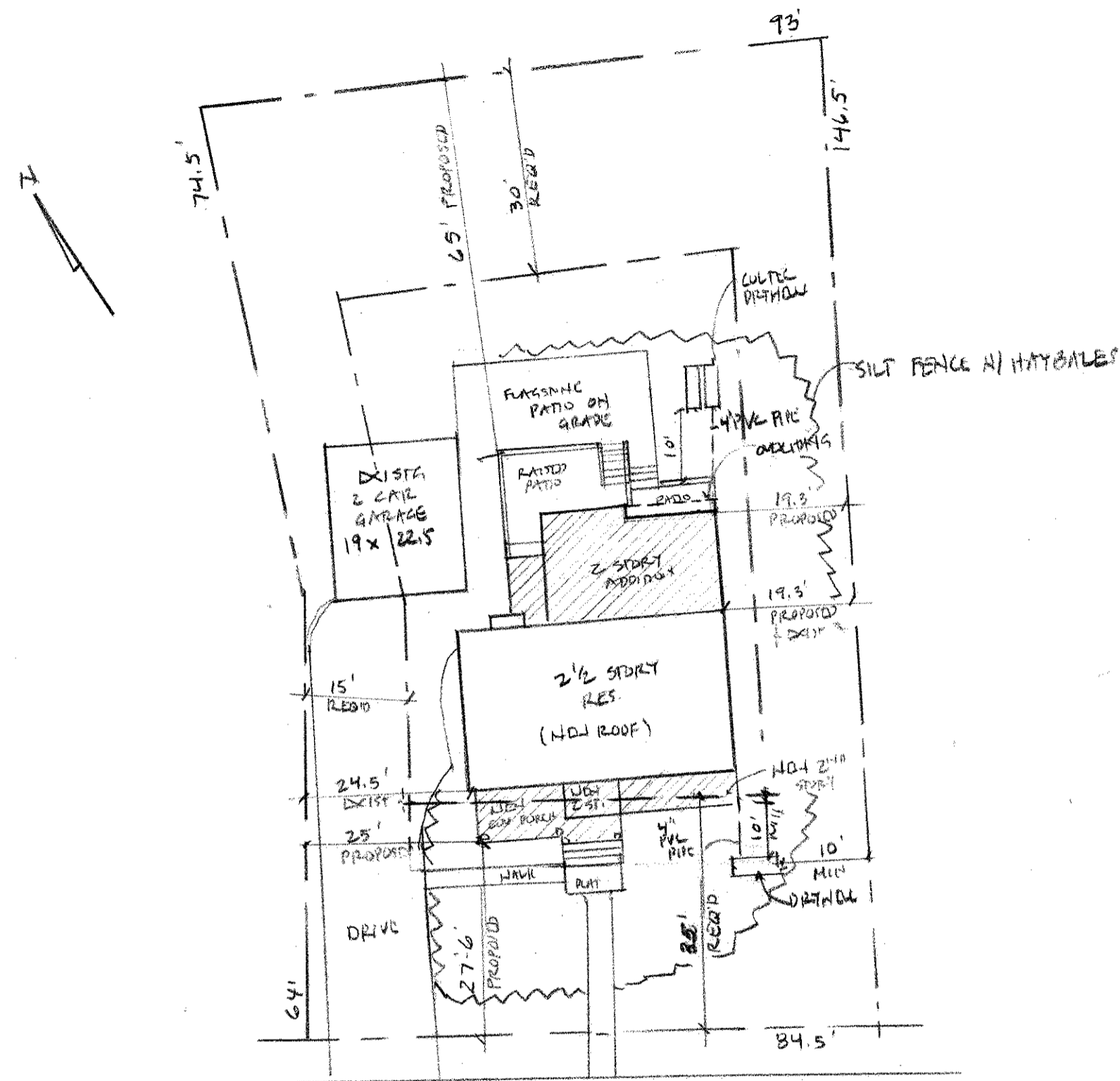
- All work and material shall conform to the local laws of the Village of Bronxville and the 2020 NYS Residential Code.
- The contractor shall verify all dimensions and job conditions prior to starting work. He shall report any discrepancies to the Engineer or the Architect.
- At the very beginning of the work, before construction machinery is brought to the site, the contractor shall install all silt fencing and hay bales as shown on the plan and maintain it in good condition for the duration of the work as directed by the inspector.
- It is the responsibility of the contractor to keep the adjacent streets clean of dirt and debris resulting from the excavation and construction activities.
- The contractor is responsible for the removal of all construction debris.
- The existing property shall be cleaned of all existing debris and existing overgrown vegetation will be cut and trimmed prior to the permit being issued.
- The proposed work does not include exterior landscape lighting.
- No encroachment beyond the property line is permitted.

Exterior Finishes:

- Cedar Shake siding to match existing (color: Hepplewhite Ivory by Benjamin Moore)
- Cedar Shingle roof
- White Azak trim
- Copper Gutters
- Brick facing to match existing where noted.
- White finish Double Hung Windows by Marvin
- Stone / steps base to match existing stone

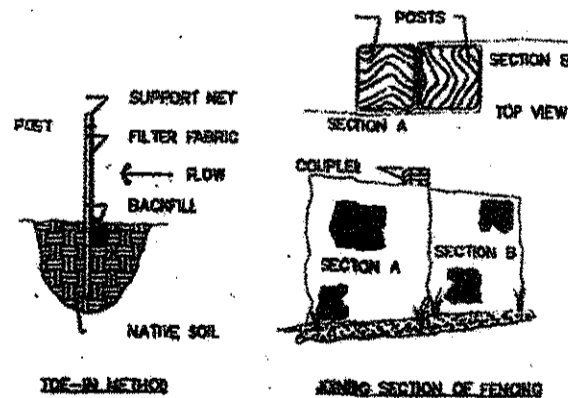
Design Data:

Assumed soil bearing:	Two tons
Concrete	See concrete
Wood Joist/beams:	
First floor	40 psf Live Load, 15 psf Dead Load
Second Floor	40 psf LL 15 psf DL
Attic	25 psf LL 15 psf DL
Roof	30 psf LL 15 psf DL



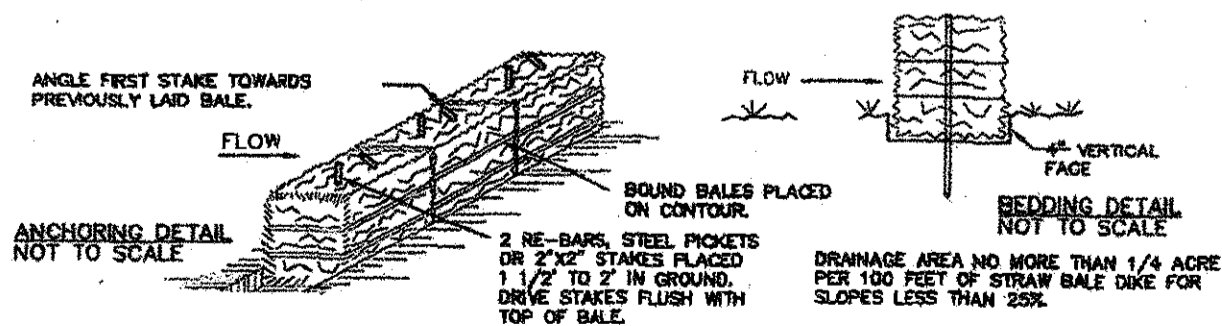
SYCAMORE STREET  
AA DISTRICT  
12,196.8 SF  
(.28 ACRES)

SITE PLAN  
1"=20'-0"



- INSTALLATION NOTES
- EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
  - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (SET SIDE AWAY FROM DIRECTION OF FLOW).
  - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
  - LAY THE TIE-IN FLAP OF FABRIC INTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
  - JOIN SECTIONS AS SHOWN ABOVE.

SILT FENCE DETAIL



HAY BALE DIKE DETAIL

PLACE HAY BALES BEHIND SILT FENCE AS SHOWN AT REAR OF PROPERTY BEHIND NEW WALL

Marrone Architects  
21 Northway  
Bronxville, NY 10708  
(914) 779-5538  
mgmaia5@aol.com

UNQVARY RESIDENCE  
5 SYCAMORE STREET  
BRONXVILLE, NY

Project:  
4-5-21  
3-24-21  
2-20-21  
10-27-20

I, Mary Ann Marrone, A.I.A., certify that these plans and specifications comply with the 2020 Energy Conservation Code of New York State

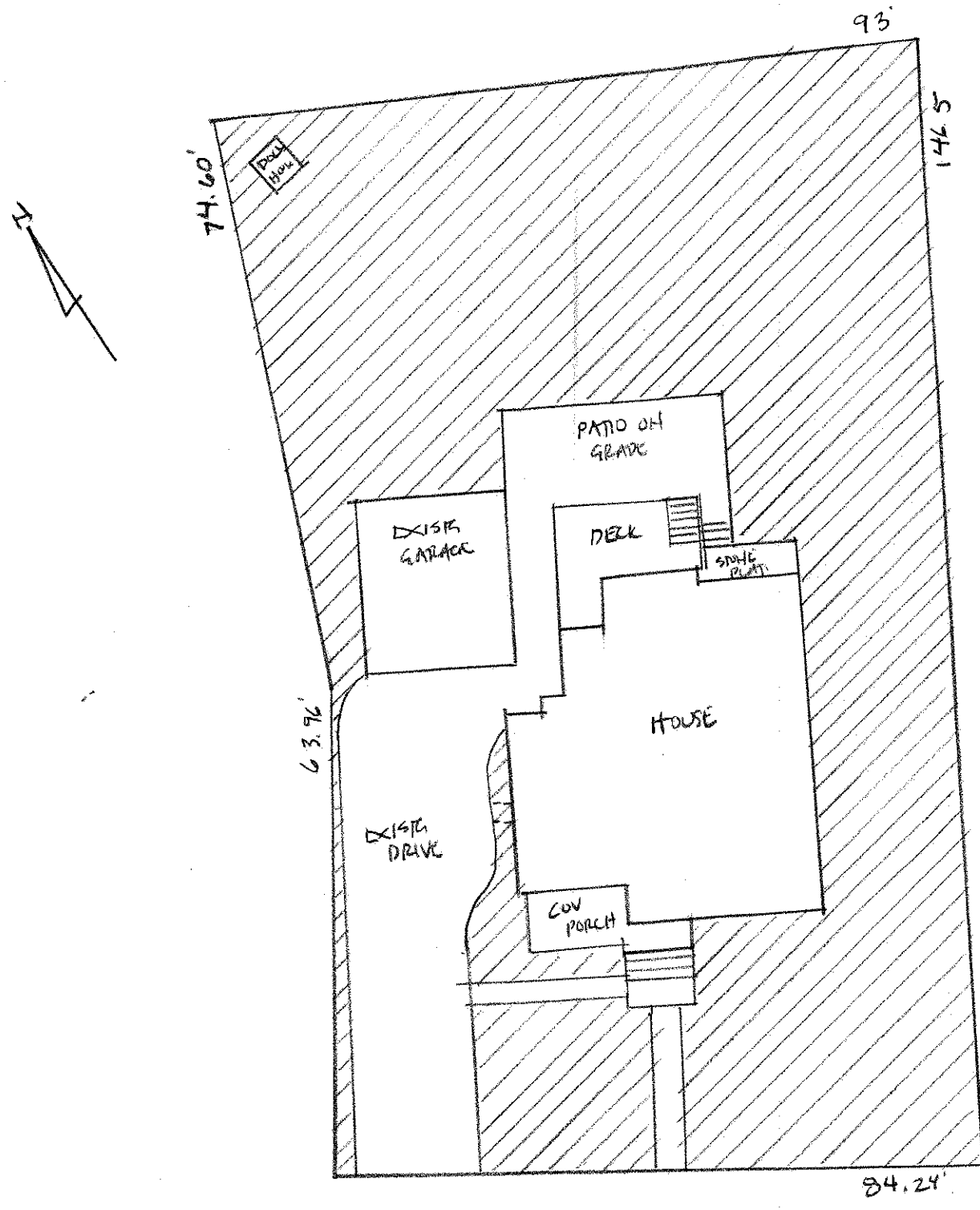
*Mary Ann Marrone AIA*

Applicability Statement:

Scope: These plans have been prepared in conformance with the 2020 Residential Code of New York State in that this is a single family residence - occupancy not more that 3 stories in height with a separate means of egress.

Drawing#





LOT COVERAGE SITE PLAN  
1" = 20'-0"

Existing lot coverage:  
Front walks/steps: 176 sf  
Drive: 1,352 sf  
Rear patios: 502.5  
Doll house: 24  
Buildings: 1,692.5 sf  
Total Existing lot coverage: 3,747 sf or 8,449.8 sf open space  
8,449.8 / 12,196.8 = 69.2% open

Proposed lot coverage:  
buildings: 2,225.2 sf  
doll house: 24  
Front walks: 144 sf  
Front landing and steps: 59.5  
Drive: 1340 sf  
Rear patios: 589 sf  
total: 4,357.7 sf covered  
12,196.8 - 4,357.7 = 7,839.1 sf open space  
7,839.1 / 12,196.8 = 64.2 % open space

Zoning Compliance Analysis

Property Address: 5 SYCAMORE ST.

Zoning District: AA

Flood Zone: Yes:      No: ✓

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	1 FAM RES.	1 FAM RES.	1 FAM RES.	
LOT AREA	15,000 SF.	12,196.8 SF	12,196.8 SF	
LOT WIDTH	100'	84.5'	84.5'	
LOT DEPTH	120'	146.5'	146.5'	
FRONT YARD	35'	32.3'	27.5'	VARIANCE NEEDED 7.5'
SIDE YARD #1	15'	24.5'	25'	
SIDE YARD #2	15'	19.3'	19.3'	
REAR YARD	30'	71'	63'	
HEIGHT (Feet & Stories)	30' / 2.5	24' / 2	28' / 2.5	
BUILDING COVERAGE	22.5%	15.8%	18.2%	
USABLE OPEN SPACE	55% OPEN 6,708.24 SF OPEN	69.2% OPEN 8,449.8 SF OPEN	64.2% OPEN 7,839.1 SF	
F.A.R.	.342 4,171.3 SF	.155 1,097.5 SF	.240 2,931.9 SF	
PARKING	2 CAR	2 CAR	2 CAR	

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT <sup>(b)</sup>			
1 <sup>ST</sup> FLOOR	999 SF	1,445.2	1,445.2 SF
2 <sup>ND</sup> FLOOR	898.5 SF	1,459.2	1,459.2 SF
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	—		
ATTIC <sup>(d)</sup>	442 SF	900.375 SF	
GARAGE <sup>(c)</sup>	427.5	427.5	27.5
<b>ACTUAL TOTAL BUILDING FLOOR AREA =</b>			<b>2,931.9 SF</b>
<b>ACTUAL LOT AREA =</b>			<b>12,196.8 SF</b>
<b>PERMITTED F.A.R. (From Table, interpolate if necessary) =</b>			<b>.342</b>
<b>MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =</b>			<b>4,171.3 SF</b>

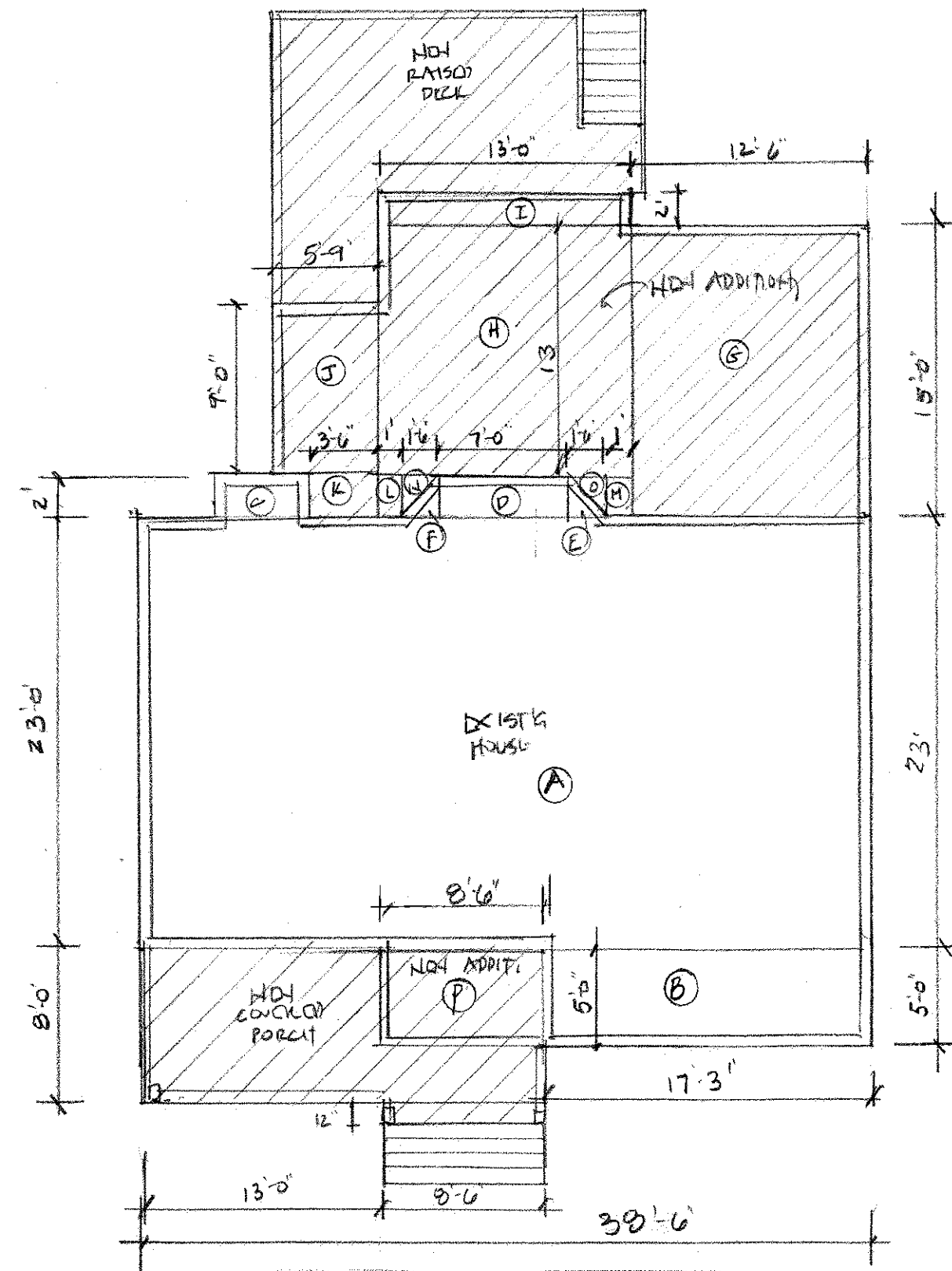
**Marrone Architects**  
21 Northway  
Bronxville, NY 10708  
(914) 779-5538  
mgmaia5@aol.com

LINGVARY RESIDENCE  
5 SYCAMORE STREET  
BRONXVILLE, NY

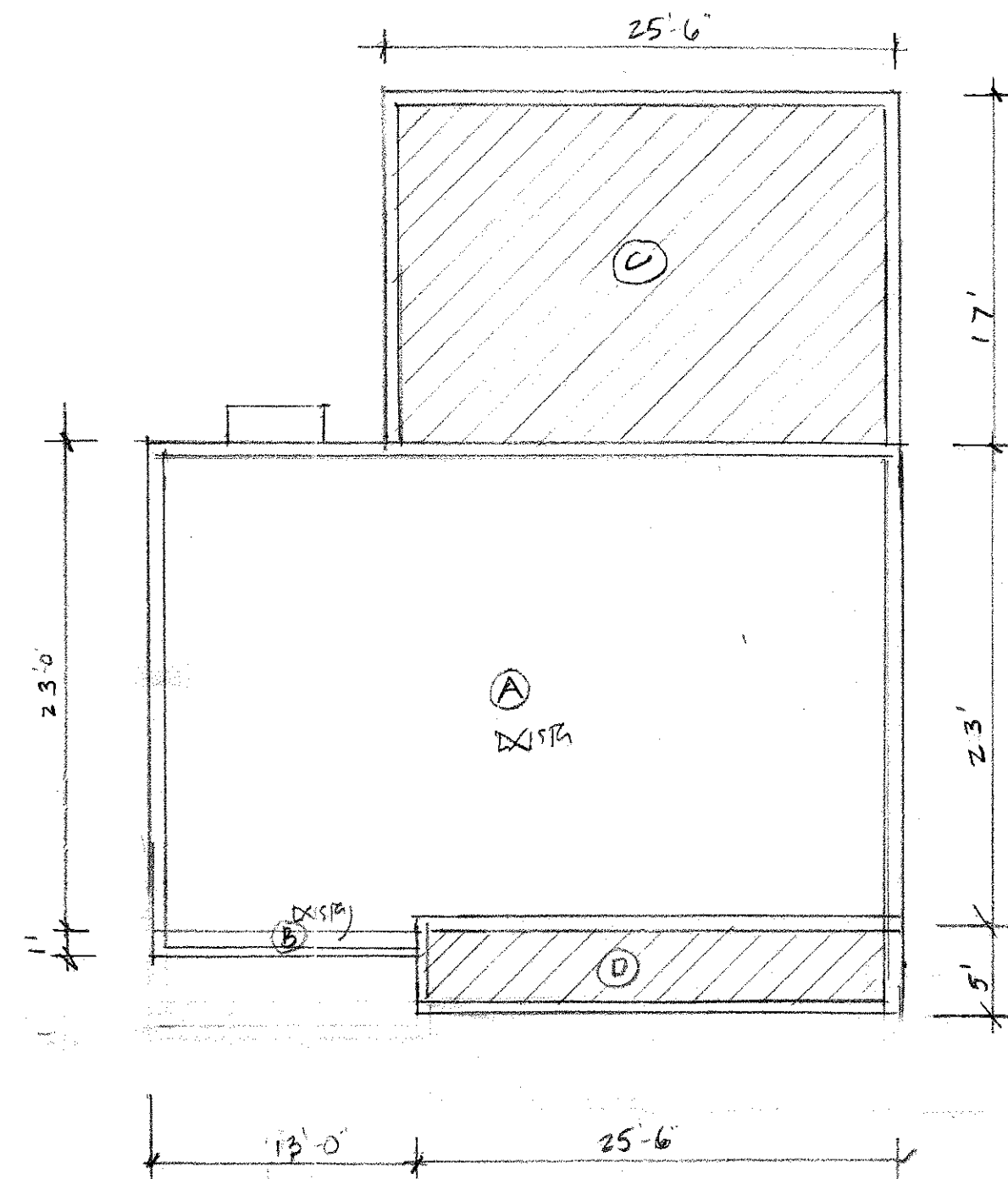
Project:  
4.5.21  
3.24.21

Drawing#

2



FIRST FLOOR EXISTING/PROPOSED AREA DIAGRAM  
1/8"=1'-0"



SECOND FLOOR EXISTING/PROPOSED AREA DIAGRAM  
1/8"=1'-0"

Zoning Calculations:

Existing First floor area:

- a.  $23 \times 38.5 = 885.5$  sf
- b.  $5 \times 17.3 = 86.5$
- c.  $2 \times 5 = 10$
- d.  $7 \times 2 = 14$
- e.  $1/2 (1.5 \times 2) = 1.5$
- f.  $1/2 (1.5 \times 2) = 1.5$
- Total existing First floor area: 999 sf

Existing Second floor area:

- A.  $23 \times 38.5 = 885.5$
- B.  $1 \times 13 = 13$
- Total existing Second floor area: 898.5 sf

Total Existing FAR: 1,897.5 sf  
 $1,897.5 / 12,196.8 = .155$  FAR

Proposed First floor area:

- 999 sf existing
- G.  $12.5 \times 15 = 187.5$  sf
- H.  $13 \times 13 = 167$
- I.  $13 \times 2 = 26$
- J.  $5.75 \times 9 = 51.75$
- K.  $3.5 \times 2 = 7$
- L.  $1 \times 2 = 2$
- M.  $1 \times 2 = 2$
- N.  $1/2 (1.5 \times 2) = 1.5$
- O.  $1/2 (1.5 \times 2) = 1.5$
- Total proposed First floor area: 1,445.2 sf

Proposed Second floor area:

- 898.5 sf existing
- C.  $25.2 \times 17 = 428.4$  sf
- D.  $5 \times 25.5 = 127.5$
- Total Proposed Second floor area: 1,459.5 sf

Total Proposed FAR: 2,931.9 sf  
 $2,931.9 / 12,196.8 = .240$

(Required maximum FAR = .342)

Existing Building Coverage:

- House: 999 sf
- Detached garage: 427.5 sf
- Raised patio at rear:  $10 \times 21.5 - 13'$  (bay) = 202 sf
- Front covered porch:  $7.5 \times 8.5 = 63.75$  sf
- Total Existing Building Coverage: 1,692.25 sf
- $1,692.25 / 12,196.8 = 13.8\%$

Proposed Building Coverage:

- House: 1,445.2 sf
- Garage: 427.5 sf
- Front covered porch:  $8 \times 13 = 104 + 8.5 \times 4 = 34$  Total: 138 sf
- Deck:  $9 \times 20 = 180 + 5.75 \times 6 = 34.5$  Total: 214.5 sf
- Total Proposed Building Coverage: 2,225.2 sf
- $2,225.2 / 12,196.8 = 18.2\%$

**Marrone Architects**  
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 Bronxville, NY 10708  
 (914) 779-5538  
 mgmaia5@aol.com

Project: LINGUARY RESIDENCE  
 5 SYCAMORE ST.  
 BRONXVILLE, NY

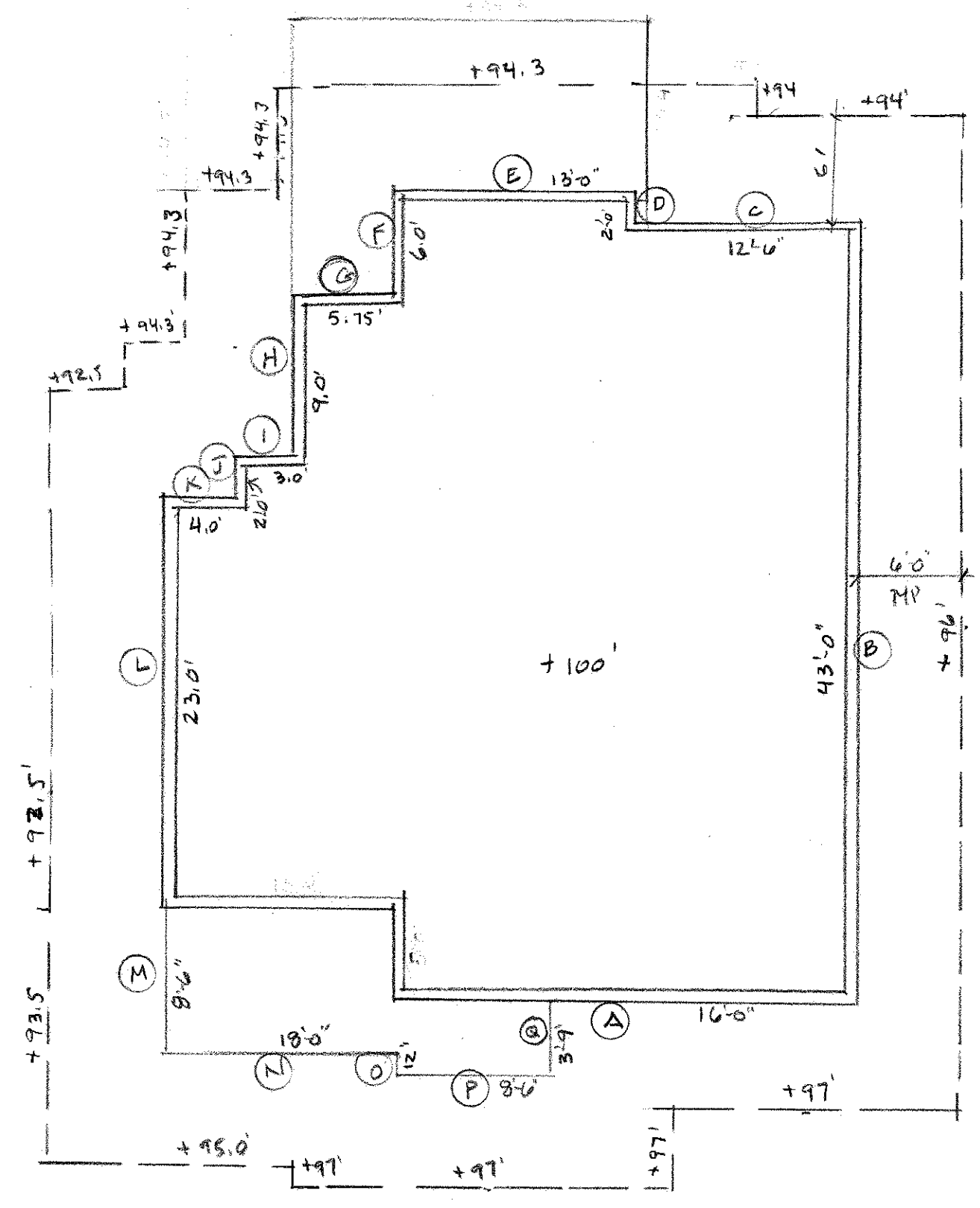
Project:

3.24.21

Drawing#

3





GRADE PLANE DIAGRAM  
1/8" = 1'-0"

Grade Plane Work Sheet

Wall Design	Lowest or Average Elevation	x	Wall Length	Weighted Perimeter
A	97.0		16.0'	1552
B	96.0		43.0	4128
C	94.0		12.5'	1175
D	94.0		2.0'	188
E	94.3		13.0'	1225.9
F	94.3		6.0	565.8
G	94.3		5.75	542.225
H	94.3		9.0	848.7
I	94.3		3.0	282.9
J	94.3		2.0	188.6
K	92.5		4.0	370
L	92.5		23.0	2127.5
M	93.5		8.5	794.75
N	95.0		18.0	1710
O	97.0		1.0	97
P	97.0		8.5	824.5
Q	97.0		3.75	363.75
Total			179 ft.	16984.625

Grade Plane elevation = Total weighted perimeter/Total wall length

$16,984.625 / 179 = 94.8'$  OR  $5.2'$  BELOW 1" FLOOR LEVEL OF +100'

ROOF HEIGHT = 33.2' ABOVE AVERAGE GRADE PLANE

**Marrone Architects**  
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(914) 779-5538  
mgmaia5@aol.com

Project:  
LIBRARY RESIDENCE  
5 SYCAMORE STREET  
BRONXVILLE, NY

3.24.21

Drawing#

4

**General Notes:**

- Contractor to verify all dimensions and conditions on the job and report all discrepancies to the Architect and/or owner before proceeding with the work.
- All work shall conform to local and state building codes and regulations of all other agencies having jurisdiction.
- Contractor shall obtain and pay for all required permits.
- Contractor to be EPA certified.
- All materials shall be new and of the best quality.
- Contractors to be fully covered by Workmen's Compensation Insurance as may be required by law.
- Contractors to remove all debris from premises as required.
- Tape and spackle as required.
- Patch and repair interior and exterior walls, floors and ceilings as required.
- The contractor shall fully cover the drains and water pipes when replacing the existing plumbing fixtures in order to prevent debris from clogging or damaging the drains or water pipes.
- All new gypsum board to align with existing.
- Firestopping to be installed as required by code. Prevention of interior fire spread. Concealed spaces within walls, partitions, floors, stairs and around chimney, pipe and duct openings in such construction, shall be firestopped to prevent the passage of flame, smoke, fumes, and hot gasses.
- Firestopping to be installed where new work joins existing.
- Single and multiple-station smoke detecting alarm devices to be hardwired and installed to conform with 2020 New York State Residential Code and the 2020 Fire Code of New York State and shall be provided in the following locations:
  - Each sleeping area
  - Outside of each sleeping area in the immediate vicinity of the bedrooms
  - On each additional story of the dwelling, including basements and cellars but not including crawl spaces any uninhabitable attics.
- Smoke alarms shall be interconnected as indicated in Section R314.4 The power source for smoke alarms shall comply with the 2020 Residential Code of New York State.
- Smoke Detectors, Regardless of the category of work, smoke detectors shall be provided where required by the 2020 Residential Code of New York State. In every bedroom, outside every bedroom and on each floor level**
- New Carbon Monoxide detector to be installed as per 2020 New York State Residential Codes and Fire Code.

**Site Work:**

- All footings to bear on firm undisturbed soil - minimum bearing capacity of 12 tons per square foot. Bottom of footing min. 3'-6" below finish grade for frost proofing.
- Trucks and heavy equipment shall not be permitted within 8' of foundation.
- Backfill and compact equally on both sides of foundation wall.
- Dispose of all excavated and demolished material in a legal manner.
- Stepped footing to be stepped not more than 2' vertically to 4' horizontally.
- Soil Bearing value: 2 ton.

**Concrete:**

- No concrete shall be poured on frozen ground or subject to freezing conditions.
- 28 Day compressive strength of all concrete shall be 3000 p.s.i., minimum as per 2020 Res. Code of NY.
- Concrete footing to be formed to sizes shown on drawings.
- All concrete work shall comply with the latest provisions of ACI 318.
- Reinforcing bars shall be of new billet steel - conforming to ASTM A615, wire mesh to conform to ASTM 185.

**Masonry:**

- Concrete masonry walls shall conform to 2020 Res. Code of NY building Requirements for Masonry Structures. All concrete block to be standard hollow load bearing units meeting ASTM C-90. Place cement 1/4 to 1/2 part hydrated lime and 2 1/4 to 3 parts sand.
- No work shall be done subject to freezing conditions or using frozen materials. No antifreeze is permitted. Protect work subject to freezing.
- Form Continuous 2 x 4 key in top of footing - fill first block course and top 3 courses with cement.
- Crawl space access to be a minimum of 18" x 24" as per R408.4 2020 Res. Code of NY.
- Crawl space ventilation - 3' maximum from corners as per 2020 Res. Code of NY.

**Wood:**

- All framing to be done in accordance with 2018 NDS for Wood Framed Construction (AWD NDS-2018).
- All lumber and wood shall be sound and kiln dried, free from rot, large loose knots and other imperfections, to be used at 19% moisture content.
- Framing lumber shall be Douglas Fir/Larch No. 2 or better with Min. Fb = 1200 p.s.i. and E = 1,700,000 p.s.i. Provide full depth (or metal) bridging at midspan and at a maximum spacing of 8'-0" on center.
- All framing lumber shall bear visible grade stamp.
- Provide all needed ledgers, blocking, nailers, cats, grounds and framing hardware for a complete job.
- Pressure Treated (PT) wood shall be ACQ treated southern yellow pine. Sawdust and wood scraps shall be contained and disposed of as recommended by mfg. Pressure treated wood shall not be burned.
- All framing exposed to weather or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood preservers Association specification and be No. 2 southern pine. Where possible, all cuts and holes should be complete before treatment, cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution.
- The contractor shall carefully select lumber to be used in load bearing applications. The length of split on the wide face of 3" (nominal) and thicker lumber shall be limited to 1/2 of the narrow face dimensions.
- Provide double joists under all partitions which run parallel with joists and under all concentrated loads from framing above.
- Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.

- Prefabricated laminated lumber headers and beams shall be as manufactured by "oLevel by Weyerhaeuser" or approved equal. Laminated beam material shall be 2.0E grade with a Fb of 2,600 PSI. Do not cut or notch laminated beam material without manufacturer's approval.
- Holes and notches drilled or cut into wood framing shall not exceed the requirements of the 2020 NYS Residential Code.
- Contractors to provide all temporary shoring and partitions as needed
- Roof sheathing to be 5/8" plywood minimum as per 2020 Res. Code of NY
- Girder/Header spans as per Table R606.7 2020 Res. Code of NY.
- Number of jack studs as per R602.7 2020 Res. Code of NY
- All cutting and notching of all floor joists to be in accordance with the following: **Cutting, notching and boring in wood members.** The cutting, notching and boring of wood members shall comply with applicable section of AWC NDA02015 (sec 4.4.3) and 2020 Res. Code of NY.

**Joist Notching and Boring:** Notching at the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joists shall not be within 2" of the top and bottom of the joist and their depth shall not exceed one-third the depth of the member. Notches in the top or bottom of the joist shall not exceed one-sixth the depth and shall not be located in the middle one-third of the span.

Any pre-notched or drilled framing to be repaired prior to reinstalling piping.

When truss type construction, pre-engineered wood construction including LVL's or Glu lams and/or timber construction is to be utilized in the construction of a new residential structure or in an addition to or rehabilitation of an existing residential structure, the design professional shall notify the authority having jurisdiction of that fact. Such notice on the required department form.

**Metals:**

- Steel plates, shapes and bars shall conform to ASTM A 36
- Fasteners: Unfinished bolts and nuts conforming to ASTM A 307, Grade A.
- All steel design shall conform with the latest recommendations of AISC. The contractor shall be responsible for method and sequence of steel erection as well as correct positioning of structural steel.
- Provide all necessary bearing plates, column bases and caps and fasteners necessary.
- All plates, anchors, nails, bolts, nuts, washers, and other miscellaneous hardware shall be hot dipped galvanized.
- Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless otherwise indicated. Bolts connecting wood members shall be per ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.
- Bolt holes shall be carefully centered and drilled not more than 1/6" larger than the bolt diameter. Bolted connections shall be snugged tight but not to the extent of crushing wood under washers.

**Thermal and Moisture Protection:**

- Insulation: Provide Type 2 (non-reflective vapor barrier on one side) mineral fiber insulation batts with integral nailing flanges in the R-values as per the 2020 New York State Residential Code:
  - exterior walls R-21
  - Floors above unheated spaces: R-30
  - Ceilings above heated spaces: R-49
  - Walls at basement (lower level): R-15
- All exterior openings shall be properly flashed.

**Insulation:**

- New fiber glass insulation shall be by Owens Corning or equal. Sizes and thicknesses per drawings.
- Vapor retarder performance ration - 1.0 perm.

**Finishes:**

- Interior walls to be painted with primer and 2 coats latex eggshell paint. Trim final coat to be semi-gloss finish.
- All new wood trim to match existing

**Electrical:**

- Electrical work, wiring and equipment shall conform to the National Electrical Code (NFPA) latest edition and all regulating agencies.
- Electrical contractor to provide all required wiring, additional circuit breakers, conv. outlets and switches per code and as required by law.
- Light fixtures and bulbs to be supplied and installed by electrician. Fixtures shall be selected and approved by the owner, with the exception of recessed down lights to be selected by the architect or contractor, if applicable.
- All recessed down lights shall have 1c - air seal rough - in boxes.

**Mechanical:**

- Plumbing to be executed by licensed plumber, to comply with all applicable building codes.

**Lighting Schedule**

Type	Size / Model
⊕ <sub>A</sub>	5 1/2" Round recessed down light by Lightolier or approved equal. White Baffle LED
⊕ <sub>B</sub>	Wall mounted light fixture by owner.
⊕ <sub>C</sub>	Automatic door operated closet light. LED
⊕ <sub>D</sub>	3 1/2" round MR 16 recessed light fixture by Lightolier or equal LED
⊕ <sub>E</sub>	5 1/2" Round recessed down light at shower by Lightolier. (water resistant) RATED FOR WET LOCATIONS
⊕ <sub>F</sub>	Ceiling mounted light fixture by owner (or hanging)
⊕ <sub>G</sub>	Under cabinet "hockey puck" halogen light fixture. LED

Note: Separate mechanical permit to be submitted for proposed hood make up air system.

Note: 600 CFM Hood with exterior air make-up. An equal amount of exterior make up air to be provided as per code. New make-up air vent at exterior wall with 6" round Stainless steel duct to 6" damper above hood - connect to hood, with motorized damper control connection to hood exhaust controls.

Hood Vent discharge location - minimum 3" to any window - complies with MC501.3 - Exhaust hood will not cause public nuisance.

Type 'B' hood vent. See manufacturer's specs on hood vent system and make-up for hood exhaust system.

**Note: Any pre notched or drilled framing to be repaired prior to reinstalling pipes.**

**Thermal Envelop and testing notes:**

- New addition to be visually inspected and pressure tested for air leaks as per N1102.4.1.2
- Building thermal envelop shall be constructed to limit air leakage in accordance with Sections R402.4.1 and R302.4.4 New York State Residential Code 2020.
- A continuous air barrier shall be installed in the building envelop. Exterior thermal envelop contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.
- The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access to openings or keen wall doors to unconditioned space shall be sealed.
- The space between window/door jambs and framing shall be sealed.
- Recessed light fixtures installed in the building thermal envelop shall be air tight, IC rated, and sealed to the drywall.
- Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.

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UNQVARY RESIDENCE  
5 SYCAMORE STREET  
BRONXVILLE, NY

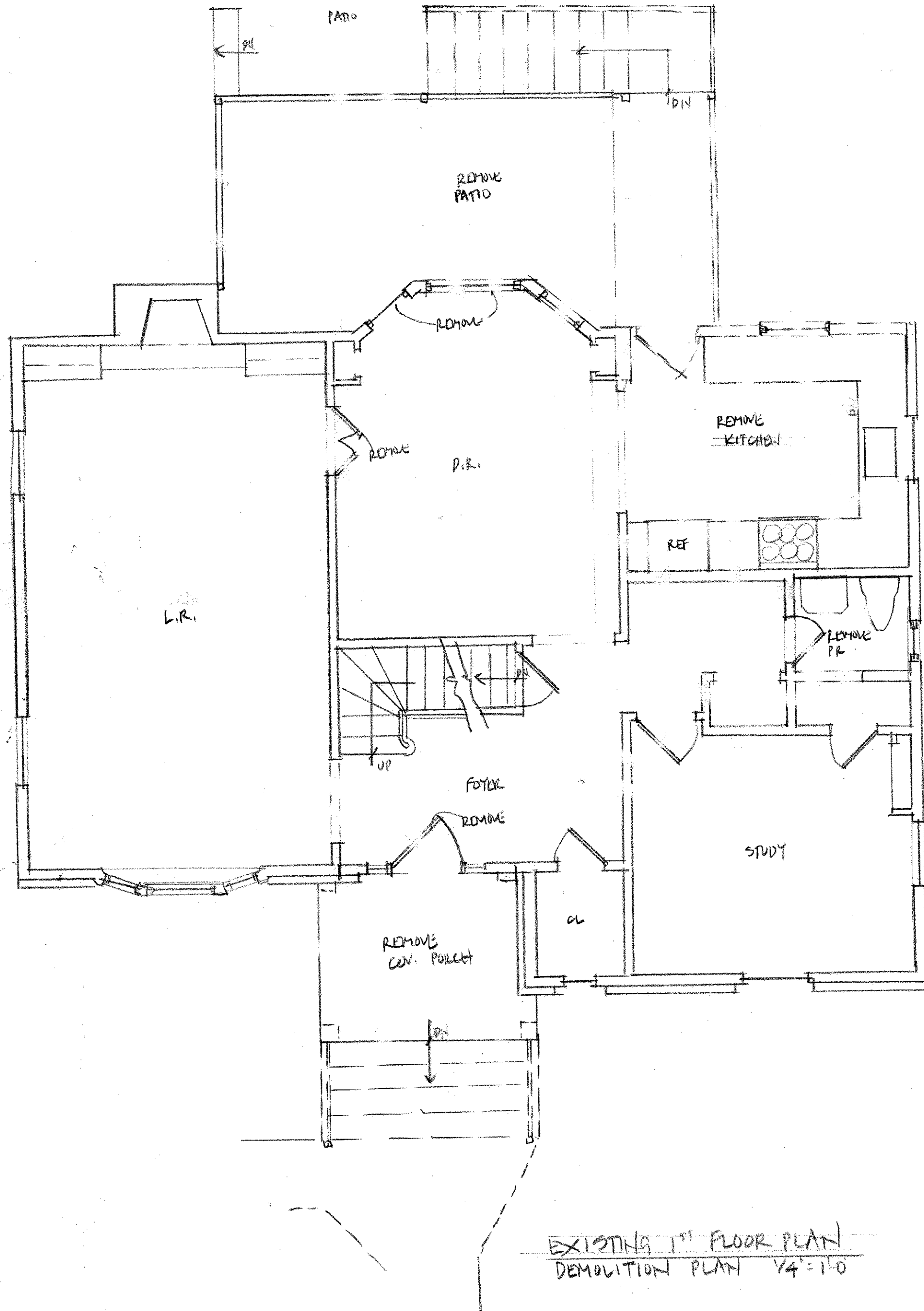
Project:

3-24-21

Drawing#

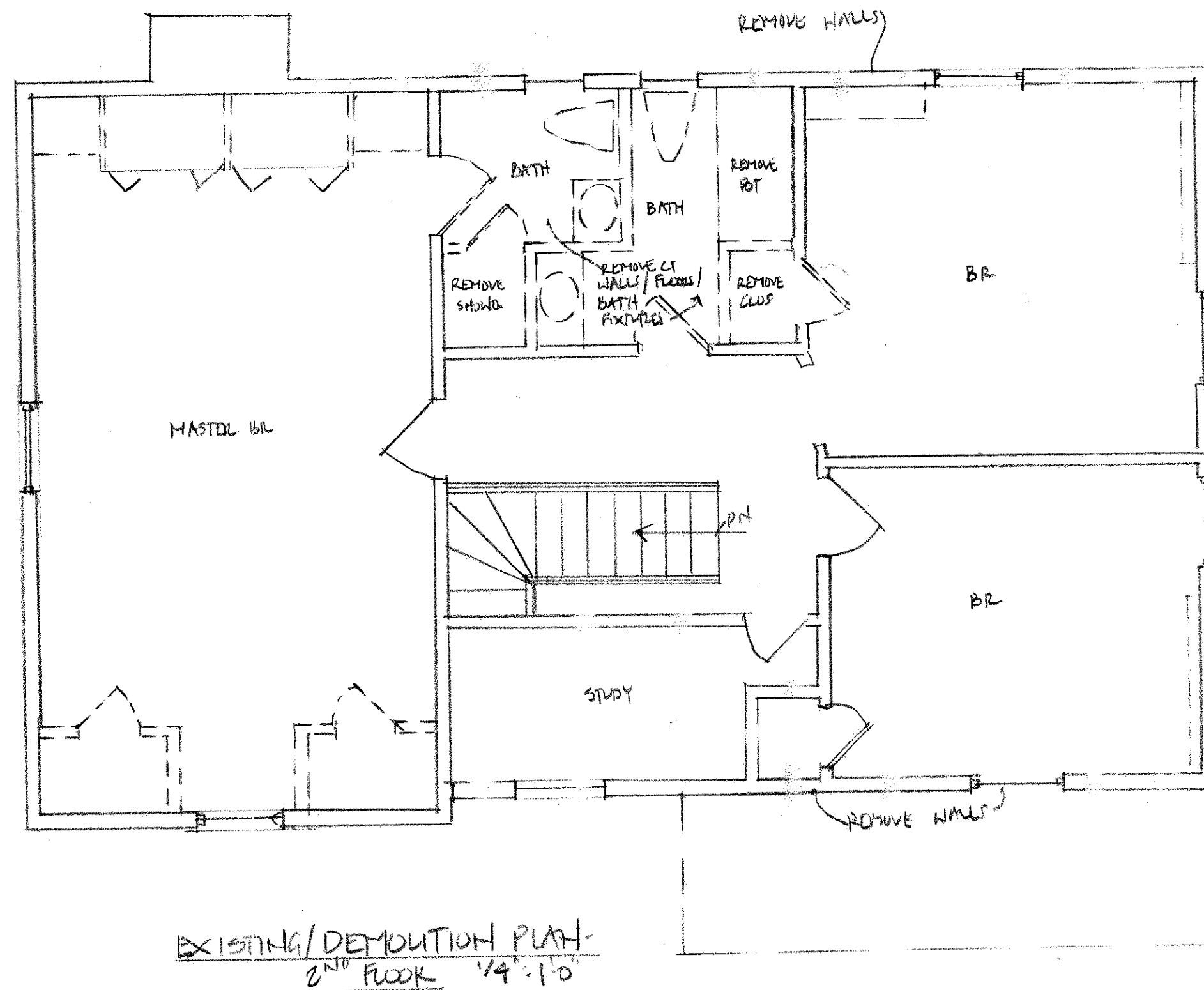
5





Demolition Notes:

1. Remove portions of existing partitions, walls as shown on demolition plans, including doors, frames and hardware, cut back wiring of electrical devices in removed walls back to nearest panel.
2. Remove existing ceramic tile flooring, scrape and remove any residue down to substrate at second floor bath.
3. Remove existing cabinetry and countertops in bathrooms, powder room and kitchen.
4. Remove existing toilet and sinks, shower in existing bath, cut back piping and cap at nearest riser.
5. Existing wall surfaces shall be scraped, patched, sanded and prepared to receive new finish.
6. The contractor shall fully cover the drains and water pipes when replacing the existing plumbing fixtures in order to prevent debris from clogging or damaging the drains or water pipes.
7. The contractor shall not use any plumbing fixtures or waste pipe for disposal of any waste, paints, oil or other materials.
8. The contractor shall adequately enclose and protect area against dust and protect areas where the installation is incomplete at the end of each working day, contractor shall be responsible for any damage or inconvenience due to his failure to do so.
9. Maintain an egress route at all times during construction.
10. Provide dumpster with tarp for removal of rubbish. Adequately protect dumpster during construction.
11. Remove portions of basement, remove and replace posts and beams as noted on the plans, relocate pipes as needed.
12. Remove roof finish and framing.
13. G.C. to verify all field conditions and notify architect immediately of any concealed structural problems. G.C. to field verify all indicated framing sizes, direction span and spacing and advise architect immediately of any discrepancies prior to commencement of work.
14. G.C. to properly shore and brace all structural elements as necessary prior to removal of and/or reinforcing of non-bearing partitions to be removed. Temporary 2 x 4 walls at 18" o.c. to be provided for joists on each side of wall to be removed.
15. At project completion, remove construction debris and patch/repair surfaces damaged by contractor activities, thoroughly clean work areas of debris to the satisfaction of owner.



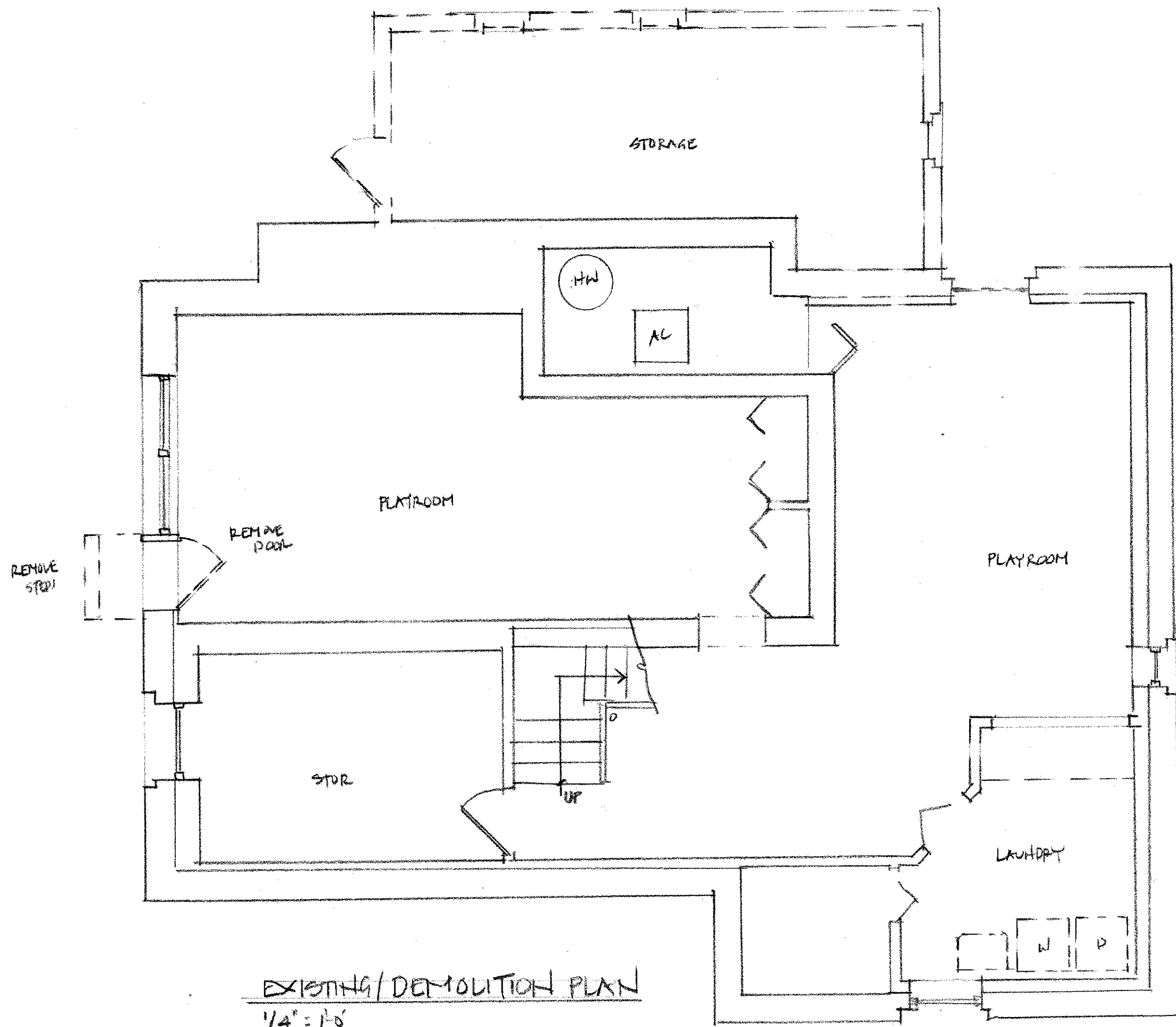
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Project: UNGARY RESIDENCE  
 5 SYCAMORE ST.  
 BRONXVILLE, NY

3-24-21  
 5-3-19

Drawing#

6



EXISTING/DEMOLITION PLAN  
 1/4" = 1'-0"

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UNIVART RESIDENCE  
 5 SYCAMORE STREET  
 BRONXVILLE, NY

Project:  
 3.24.21  
 10.27.20  
 7.10.20  
 5.3.19

Drawing#

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EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

EXISTING BASEMENT

① EXISTING FRONT ELEVATION  
1/4" = 1'-0"



EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

EXISTING BASEMENT

② EXISTING RIGHT SIDE ELEVATION  
1/4" = 1'-0"

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Project: LINGUARY RESIDENCE  
5 SYCAMORE ST.  
BRONXVILLE, NY

4.5.21

Drawing#

7A



3 EXISTING REAR ELEVATION  
1/4" = 1'-0"



4 EXISTING LEFT SIDE ELEVATION  
1/4" = 1'-0"

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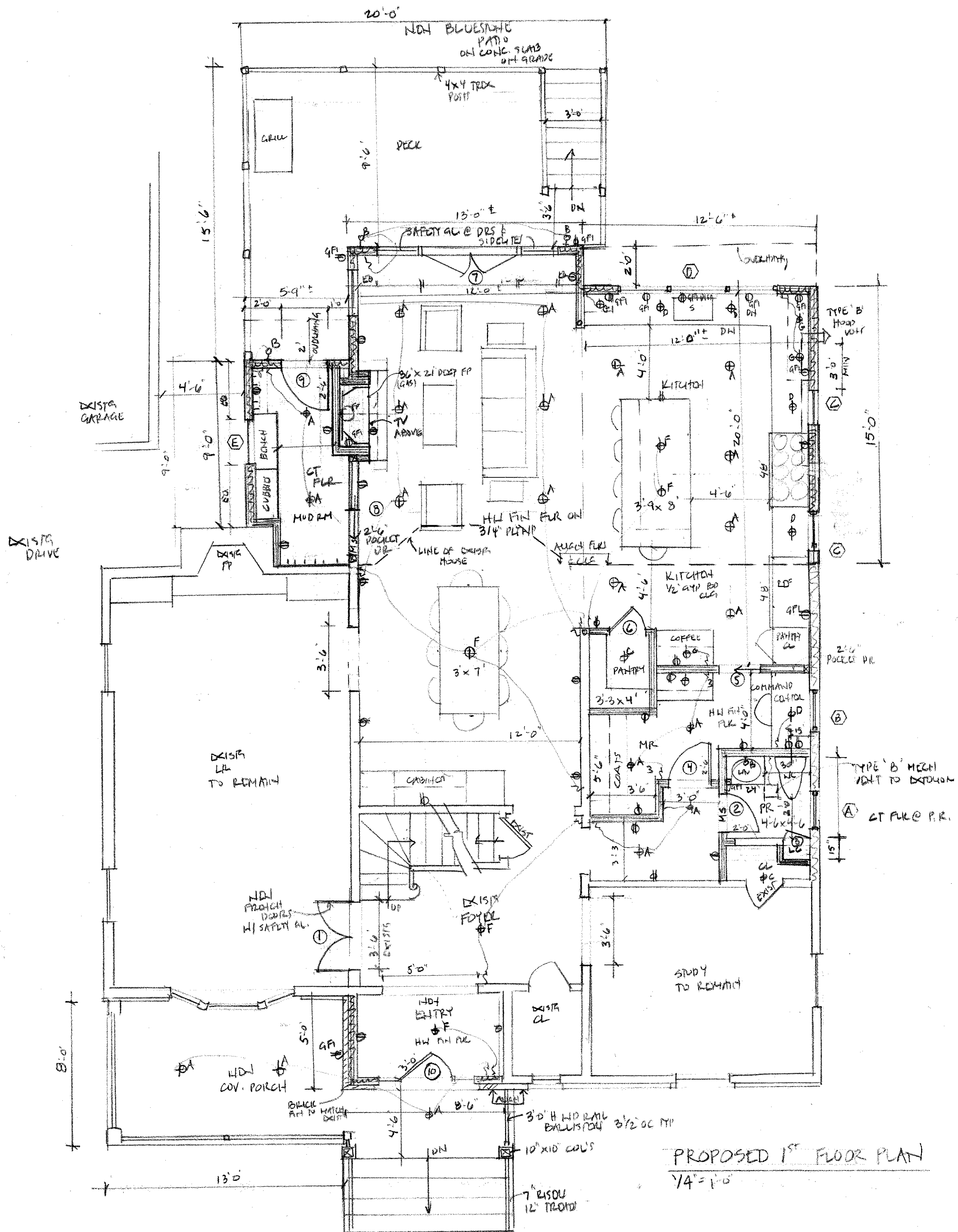
Project: LINGVARY RESIDENCE  
5 SYCAMORE STREET  
BRONXVILLE, NY

4.5.24

Drawing#

7B





PROPOSED 1<sup>ST</sup> FLOOR PLAN  
 1/4" = 1'-0"

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Project:  
 LINQVARY RESIDENCE  
 5 SYCAMORE STREET  
 BRONXVILLE, NY

3.24.21  
 2.20.21  
 10.27.20

Drawing#

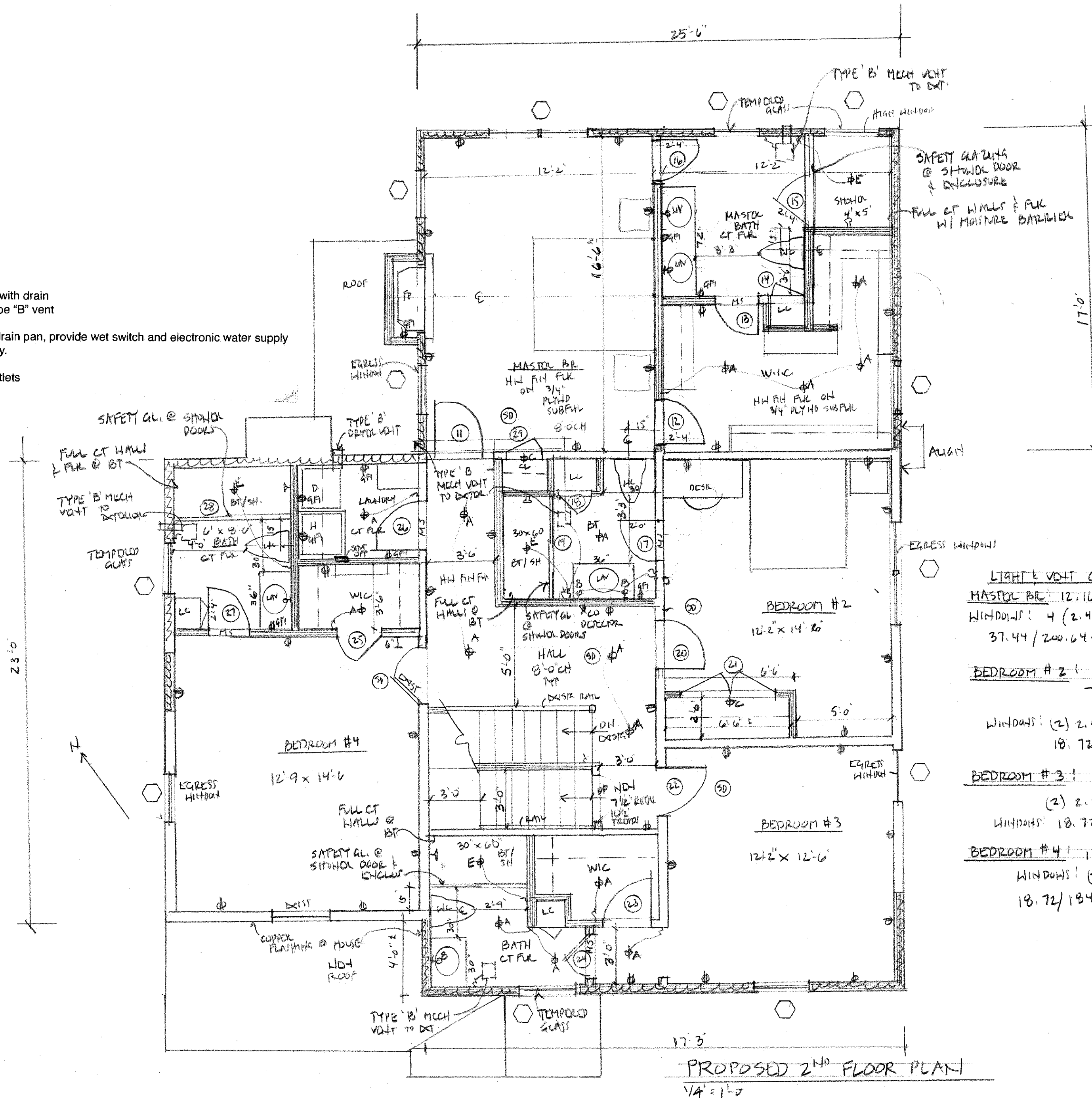


**Washer/Dryer notes:**

New washer to have fiberglass pan with drain  
New dryer to vent to exterior with type "B" vent

Note: Washer to have "floodsaver" drain pan, provide wet switch and electronic water supply shut off valve at washer water supply.

GFCI's at washer/dryer electrical outlets



**LIGHT VENT CALC'S:**

<b>MASTER BR</b>	12.16 x 16.5 = 200.64 SF
<b>WINDOWS:</b>	4 (2.4 x 3.9) = 37.44 SF
	37.44 / 200.64 = 18.6% LIGHT
	9.3% VENT
<b>BEDROOM # 2</b>	12.16 x 14.5 = 176.32
	- 6.5 x 2.5 = 16.25
	160.07 SF
<b>WINDOWS:</b>	(2) 2.4 x 3.9 = 18.72 SF
	18.72 / 160.07 = 11.6% LIGHT
	5.8% VENT
<b>BEDROOM # 3</b>	12.16 x 12.5 = 152 SF
	(2) 2.4 x 3.9 = 18.72 SF
<b>WINDOWS:</b>	18.72 / 152 = 12.3% LIGHT
	6.15% VENT
<b>BEDROOM # 4</b>	12.75 x 14.5 = 184.875 SF
<b>WINDOWS:</b>	(2) 2.4 x 3.9 = 18.72 SF
	18.72 / 184.875 = 10.1% LIGHT
	5.05% VENT

**PROPOSED 2<sup>ND</sup> FLOOR PLAN**  
1/4" = 1'-0"

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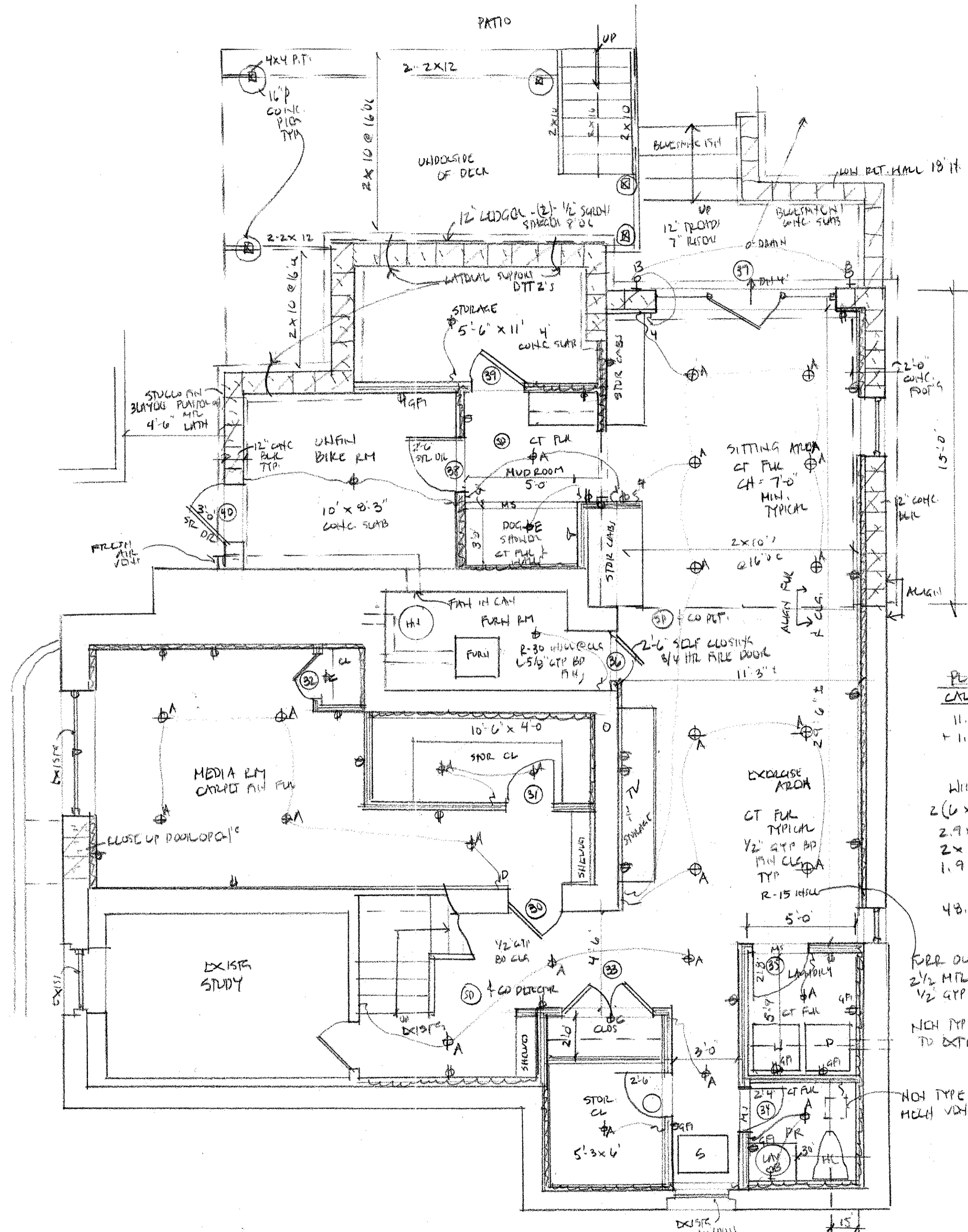
**Project:** UNGVARY RESIDENCE  
5 SYCAMORE ST.  
BRONXVILLE, NY

3.24.21  
2.20.21

**Drawing#**

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PLAY ROOM LIGHT & VENT  
 CEILING  
 $11.25 \times 29.5 = 331.875 \text{ SF}$   
 $+ 1.5 \times 9 = 13.5$   
 $344.8 \text{ SF}$

WINDOW / AIR DL AREA  
 $2(6 \times 2) = 24$   
 $2.9 \times 6 = 17.4$   
 $2 \times 1.9 = 3.8$   
 $1.9 \times 1.5 = 2.85$   
 $48.05 \text{ SF}$   
 $48.05 / 344.8 = 13.99\% \text{ LIGHT}$   
 $6.99\% \text{ VENT}$

FRR OUT EXT. WALLS H/  
 2 1/2" HTB STDS - R-15 INSUL. -  
 1/2" GYP BD FIN STDS 16" OC  
 TYPICAL

NON TYPE 'B' DETOL VENT  
 TO EXTERIOR

NON TYPE 'B'  
 HCLH VENT TO EXTERIOR

PROPOSED BASEMENT PLAN  
 1/4" = 1'-0"

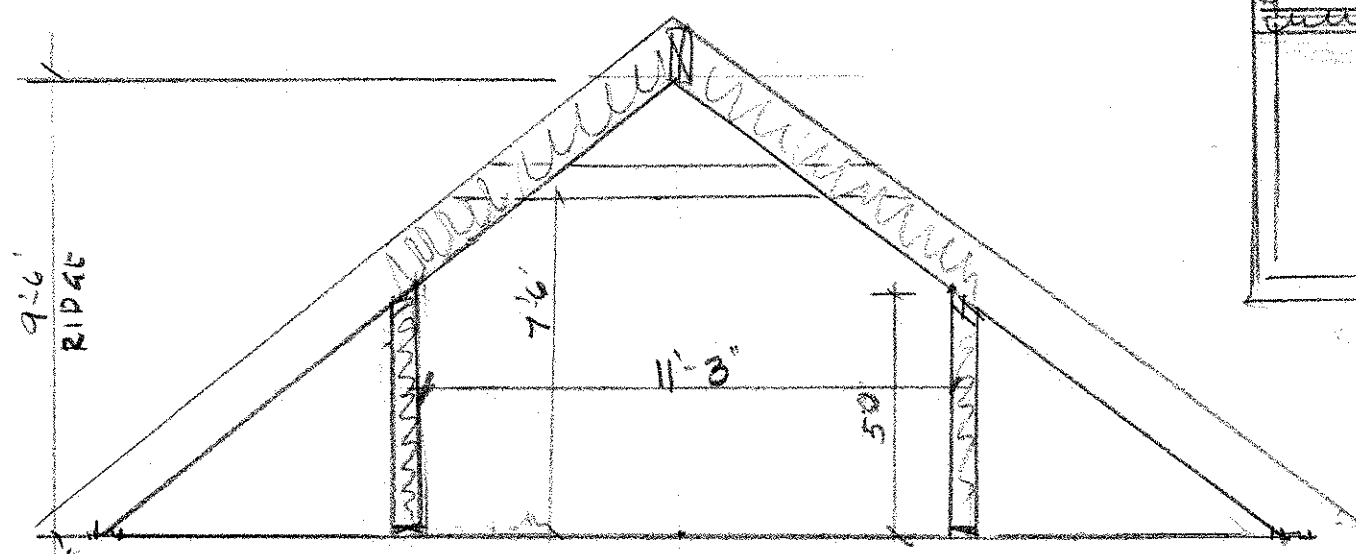
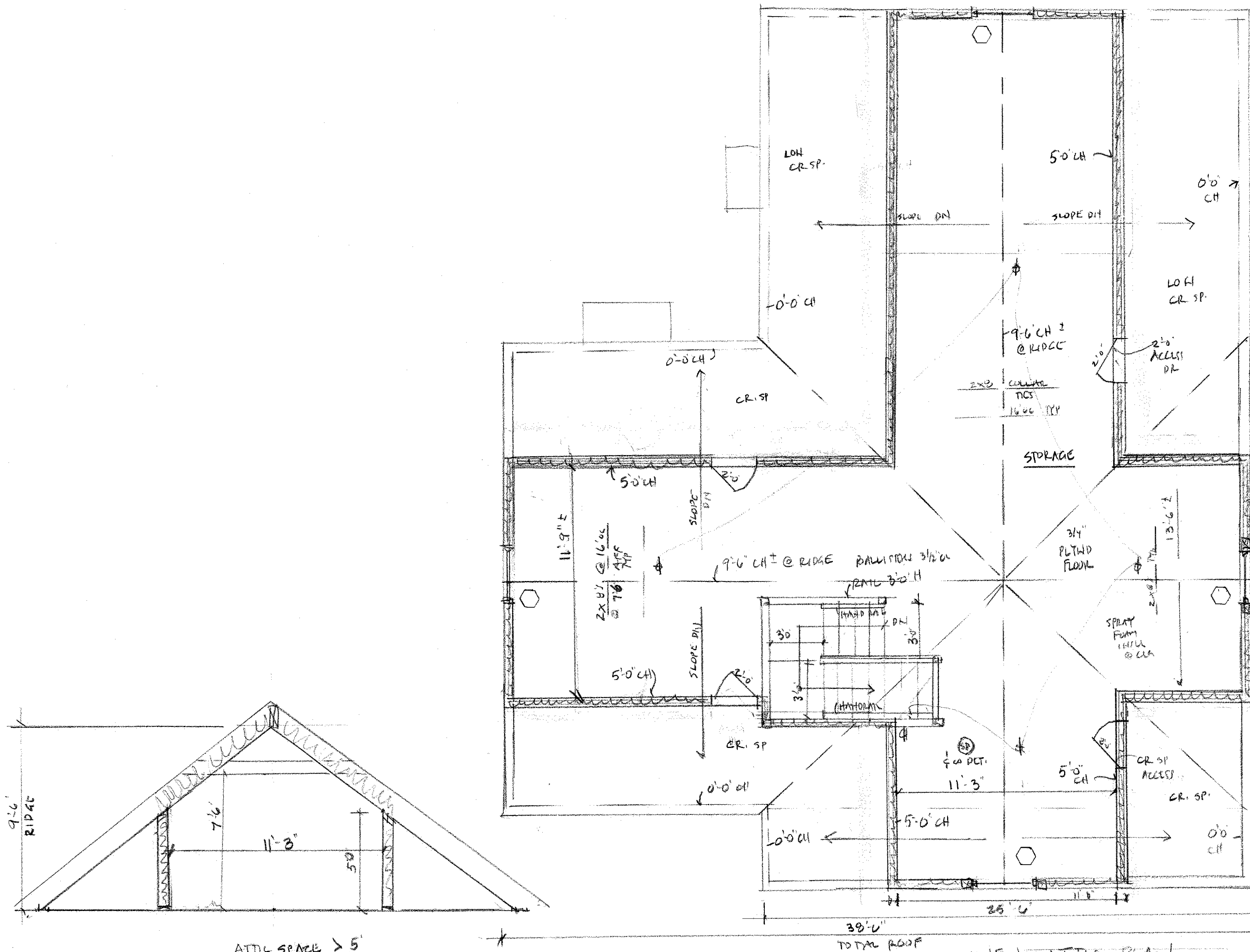
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Project:  
 UNGARY RESIDENCE  
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20.24.21  
 20.20.21

Drawing#

10



ATTIC SPACE > 5'  
@ FRONT ELEV.  
1/4" = 1'-0"

ATTIC AREA:  
 $11.25 \times 44 = 495 \text{ SF}$   
 $11.75 \times 35.5 = 417.125 \text{ SF}$   
 $1 \times 6 = 6$   
 900.375 SF

$11.25 / 38.5 = 29.29\%$   
 $\leq 30\%$  OF FRONT ELEV.  
 (NOT INCLUDED IN FAR)

UNFIN. ATTIC PLAN  
1/4" = 1'-0"

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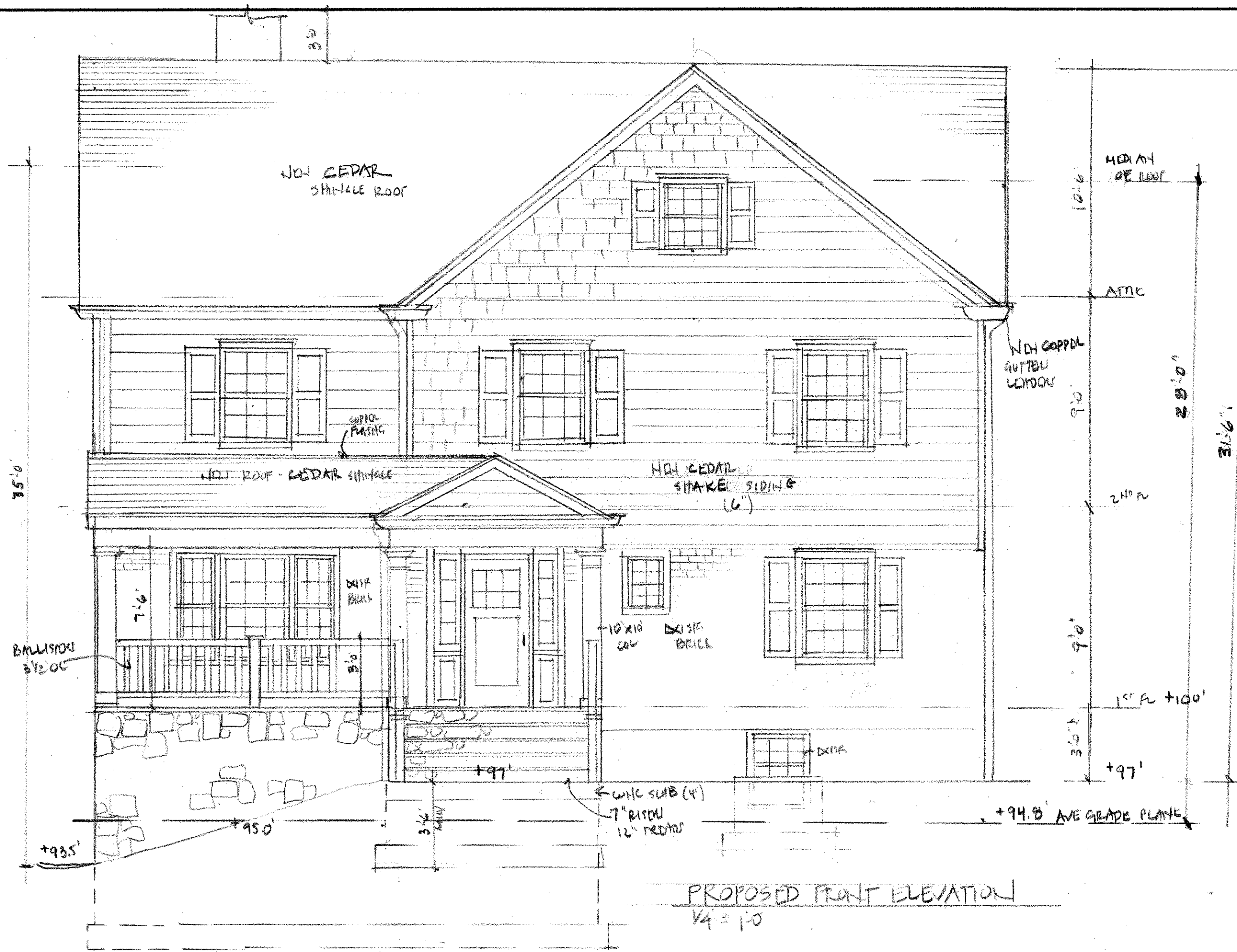
Project:  
 LINGVARY RESIDENCE  
 5 SYCAMORE ST.  
 BRONXVILLE, NY

3.24.21  
 2.20.21

Drawing#

11





PROPOSED FRONT ELEVATION  
 1/4" = 1'-0"

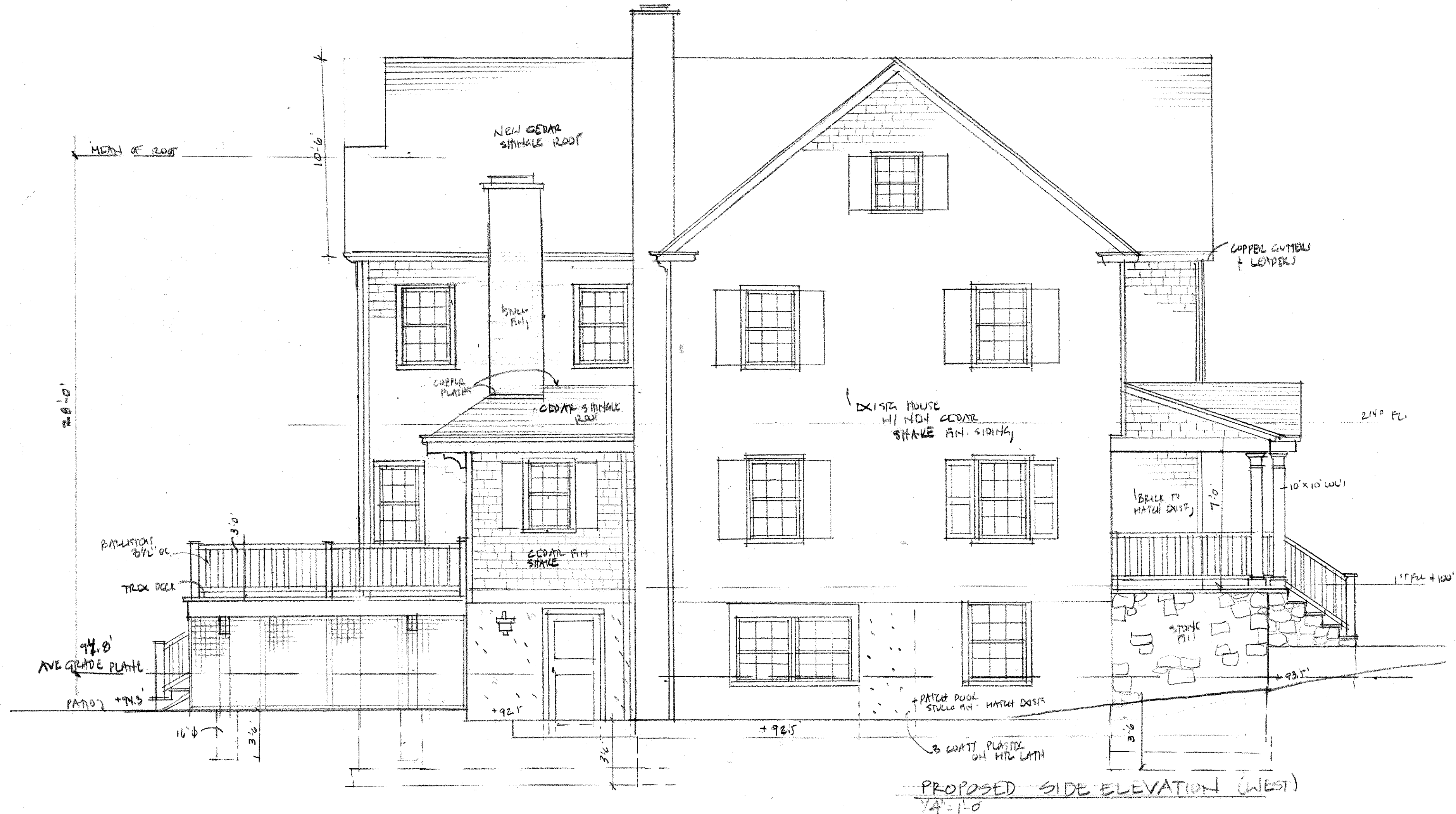
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LINGVARY RESIDENCE  
 5 SYCAMORE ST  
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Project:  
 4.5.21  
 3.24.21  
 10.27.20  
 7.10.20

Drawing#

12



PROPOSED SIDE ELEVATION (WEST)  
 1/4" = 1'-0"

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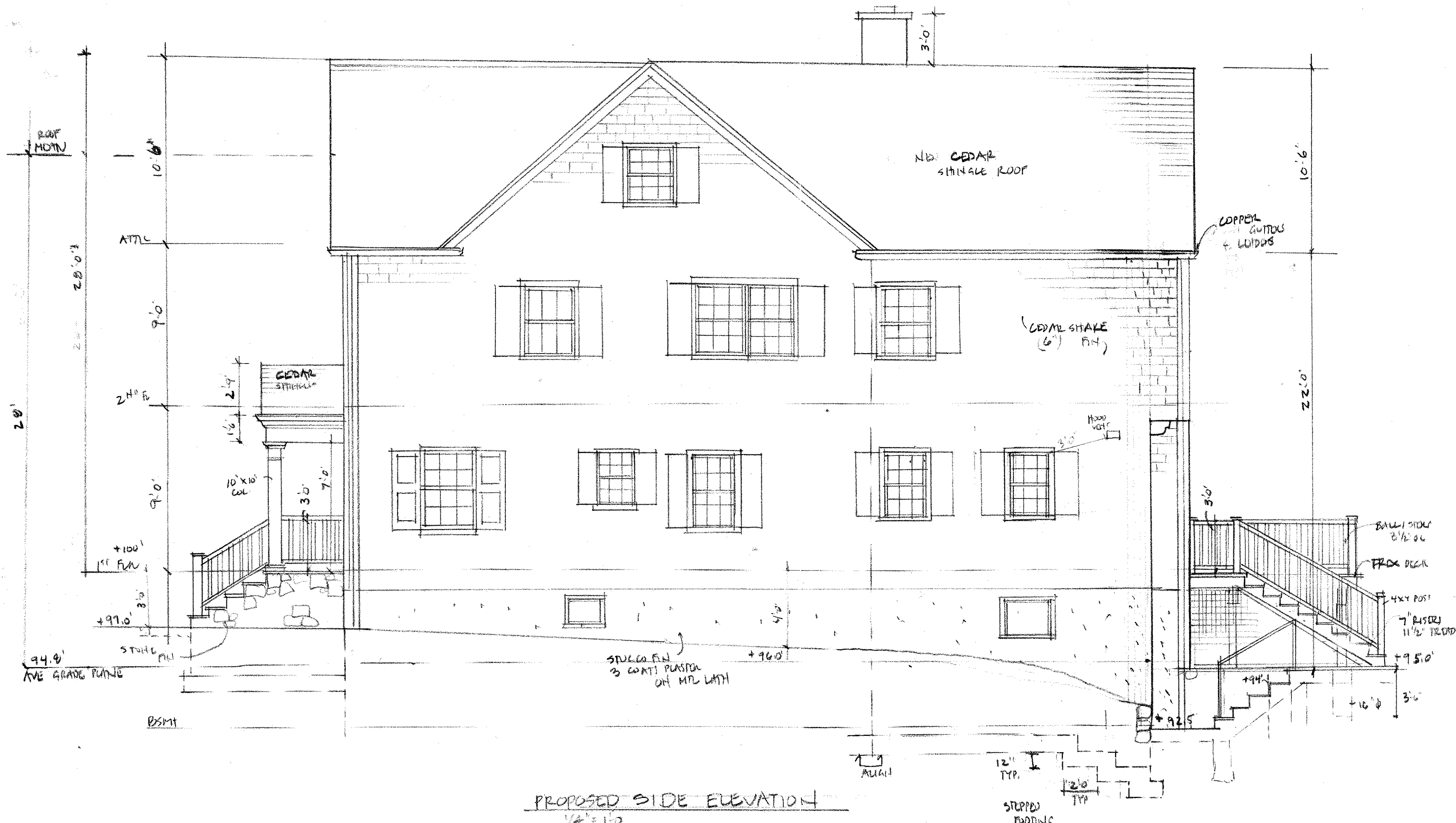
PROJECT:  
 UNGARY RESIDENCE  
 5 SYCAMORE ST.  
 BRONXVILLE, NY

Project:  
 8.5.21  
 3.24.21  
 2.21.21  
 10.27.20

Drawing#

13





PROPOSED SIDE ELEVATION  
1/8" = 1'-0"

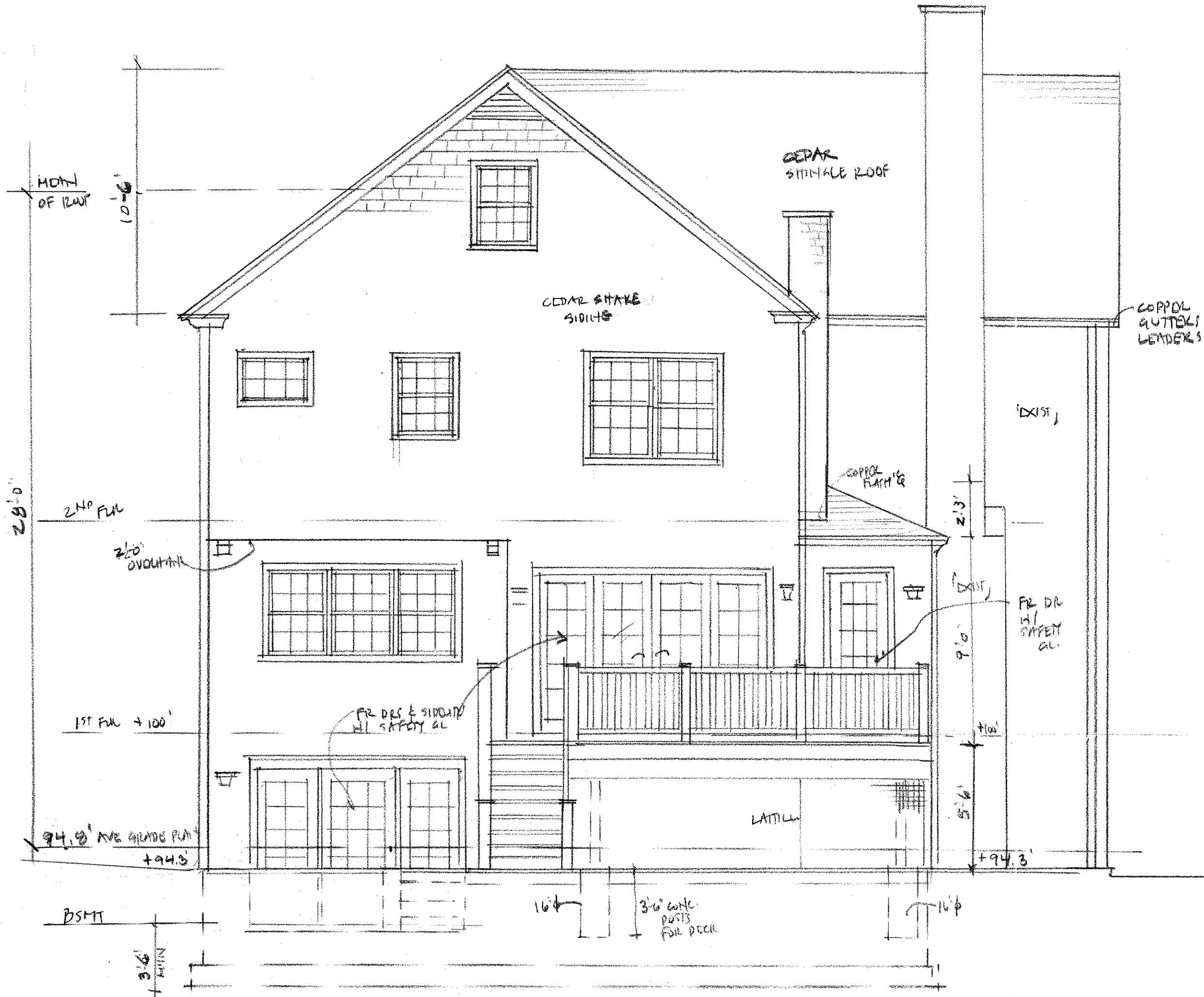
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Project:  
 LINGUARY RESIDENCE  
 5 SYCAMORE ST.  
 BRONXVILLE, NY

4.5.21  
 3.24.21  
 10.27.20

Drawing#

14



PROPOSED REAR ELEVATION  
 1/4" = 1'-0"

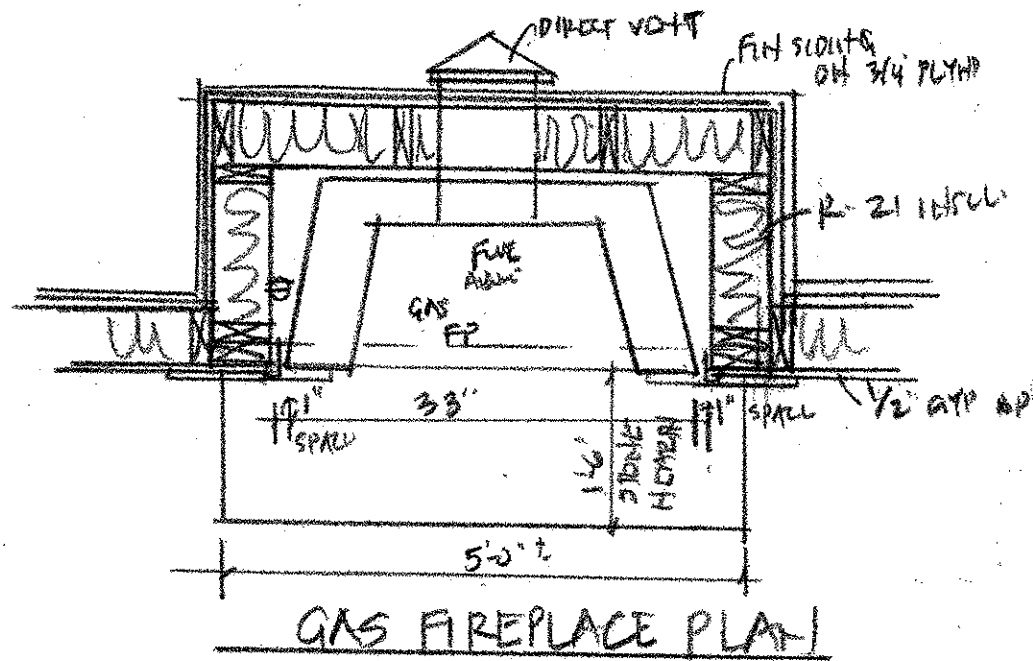
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3.24.21  
 2.20.21

Drawing#  
 15

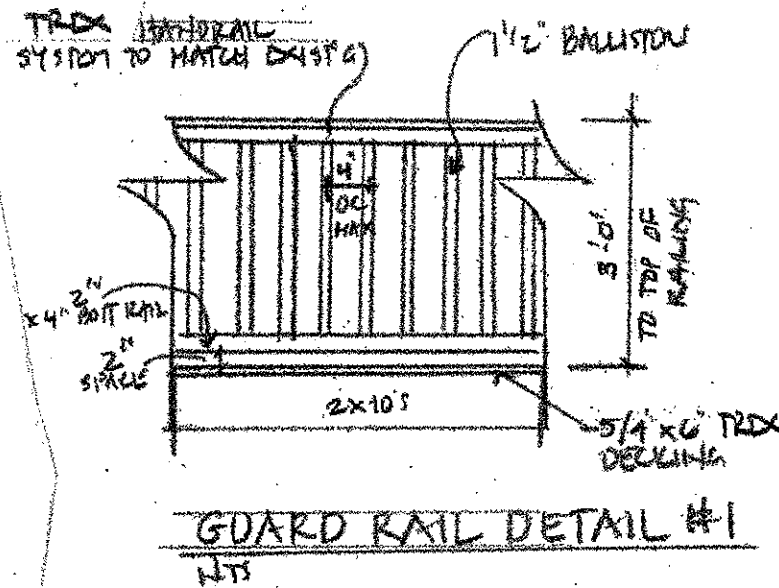




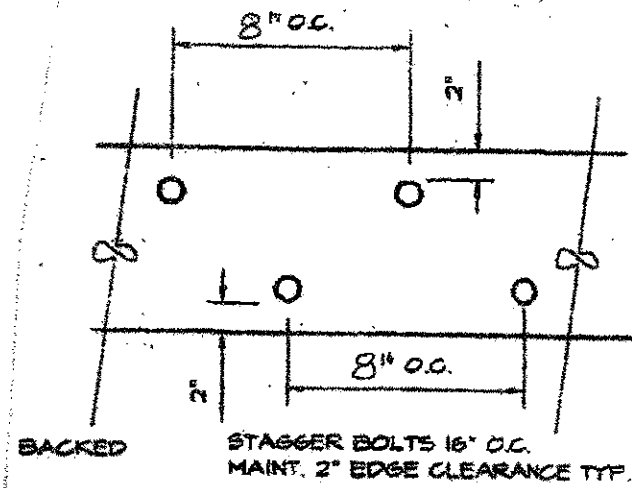
**Fireplace notes:**

1. Factory-built fireplaces shall be listed and labeled and must be installed in accordance with the conditions of the listings and as per NYS Building Code.
2. Hearth extensions shall be installed in accordance with the factory-built fireplace listing and be readily distinguishable from the surrounding floor area.
3. Provide exterior combustion air for the fireplace.
4. Provide 1/2" clearance minimum between fireplace and wood framing.
5. all installations to comply with New York State Building Codes.

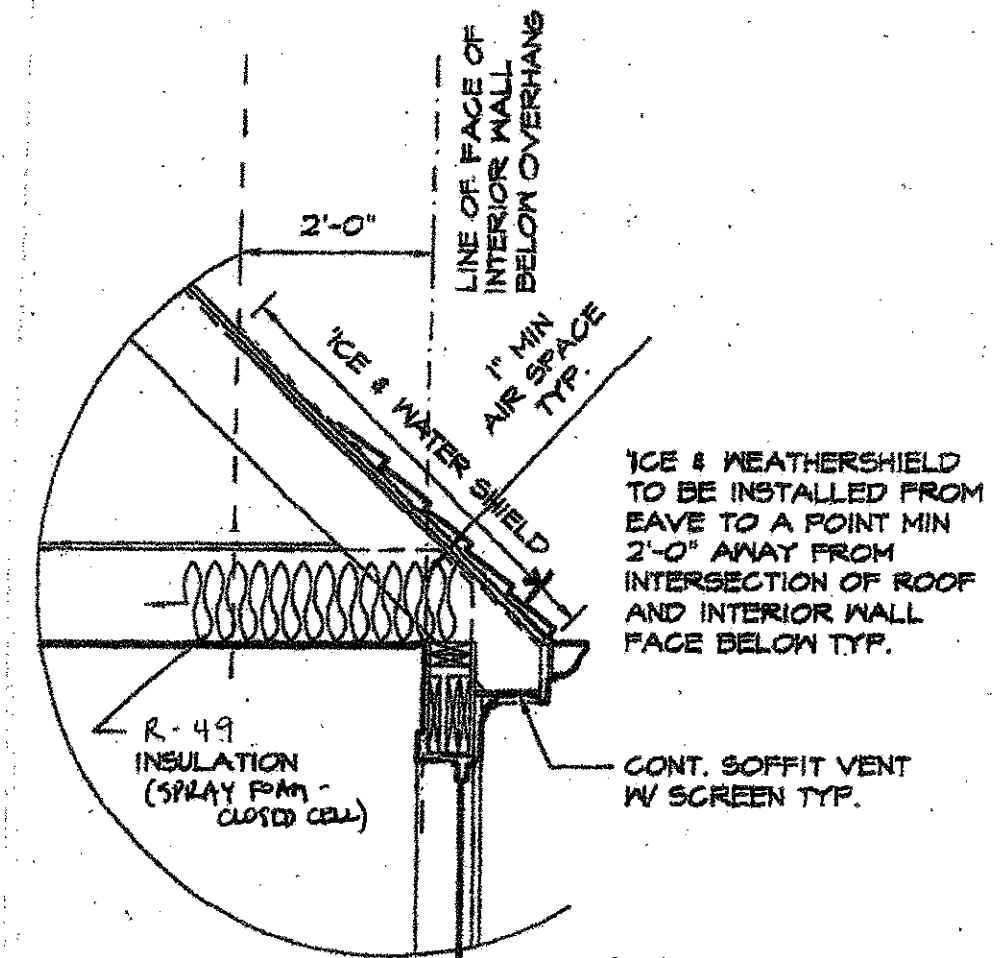
Metal fireplaces by Mendota DVX35 gas fireplace or equal. (To be determined by owner).



SDS25312  
3 1/2" WOOD SCREWS  
16" MAX O.C. PER JOIST -  
SPACE - STAGGERED

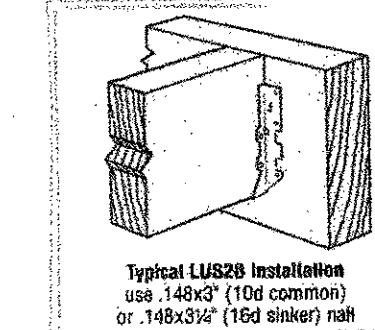
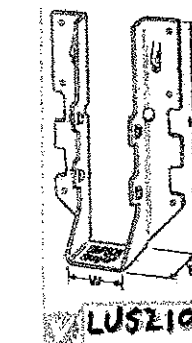


LEADER BD. BOLTING DETAIL

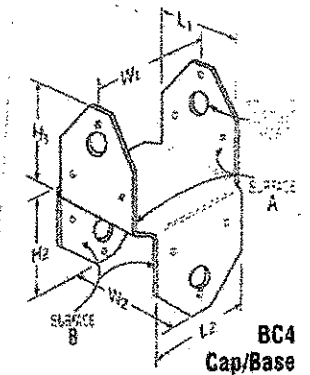


ICE & WEATHERSHIELD DETAIL

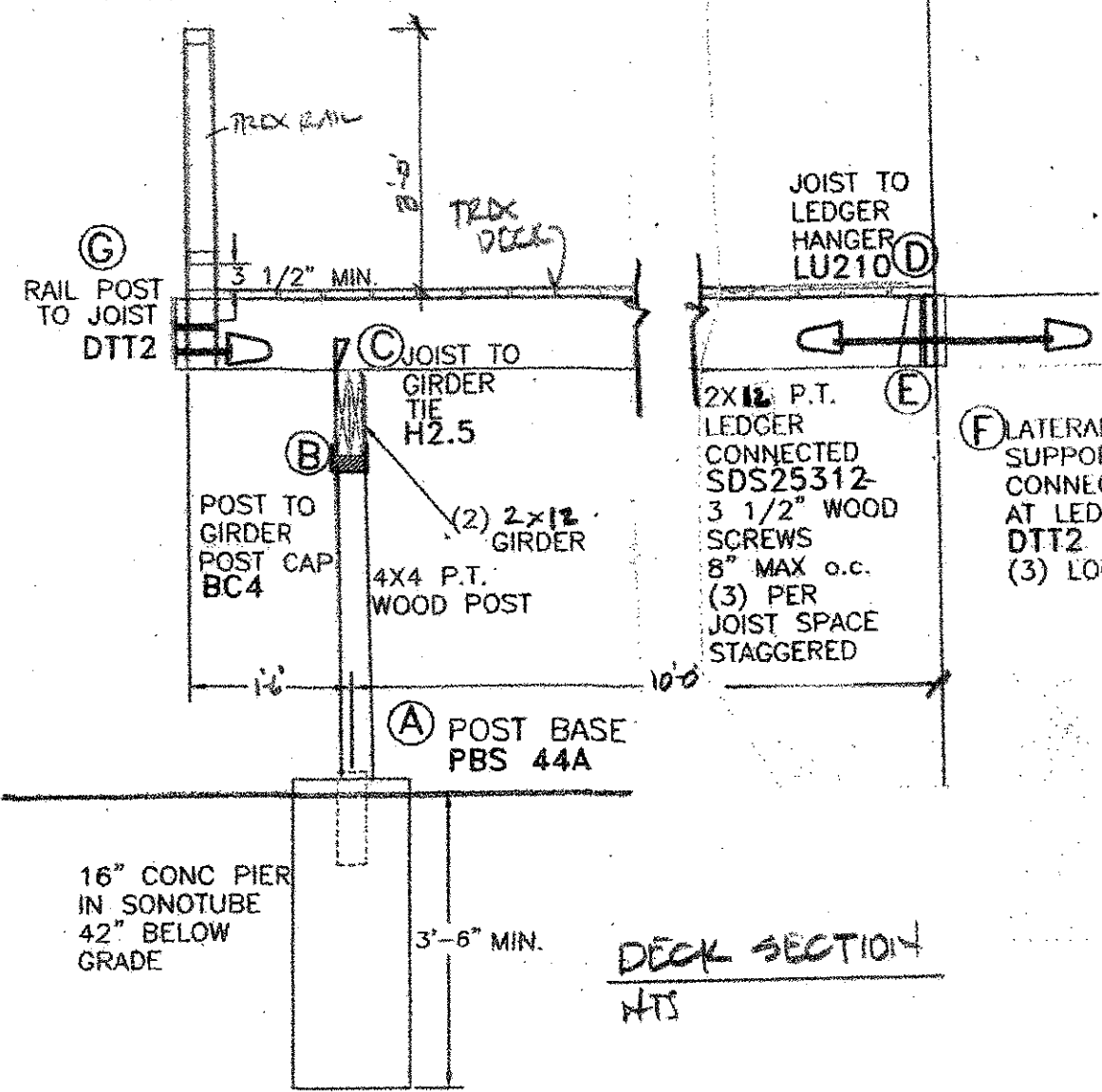
1/2"=1'-0"



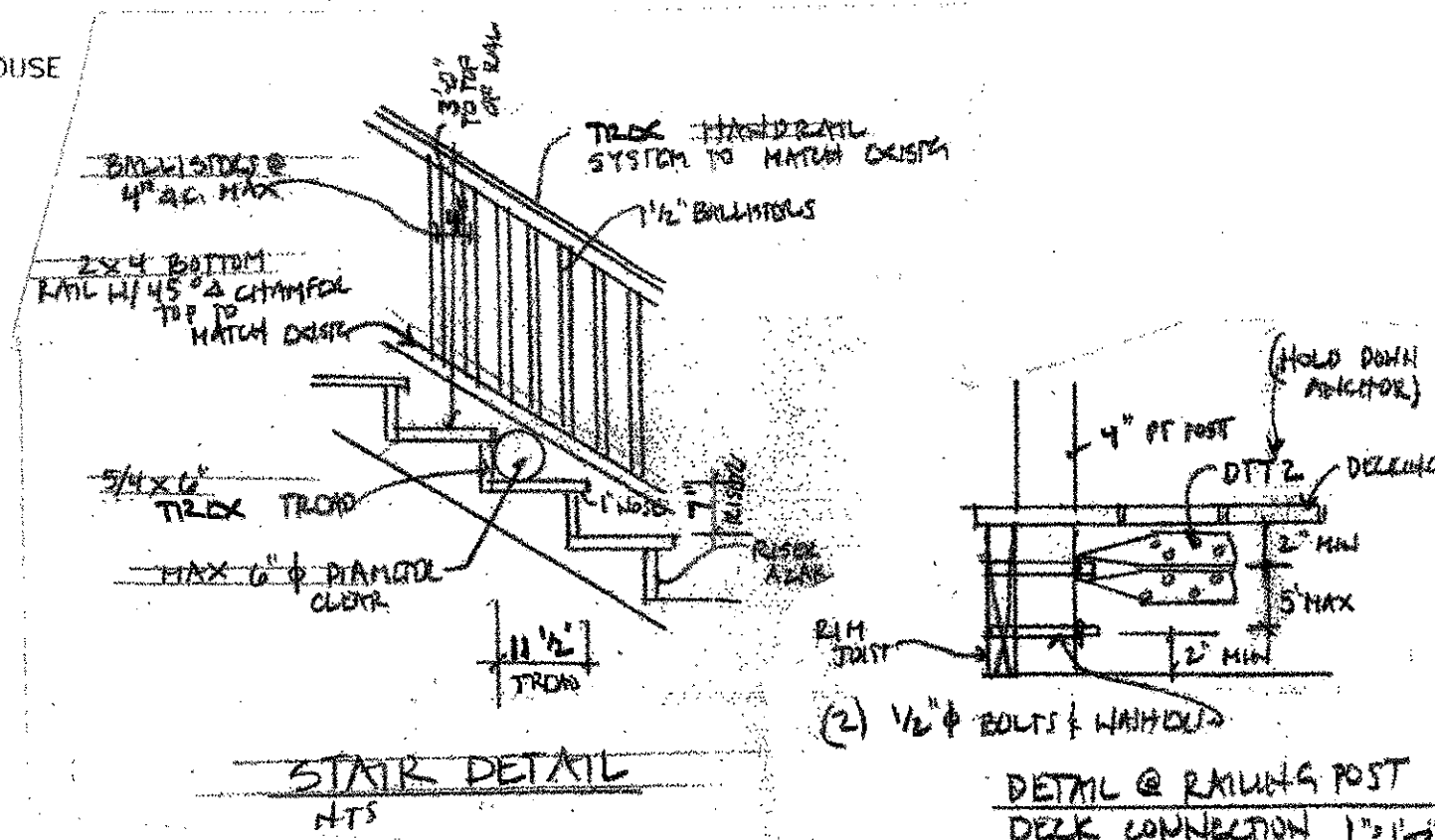
JOIST HANGERS



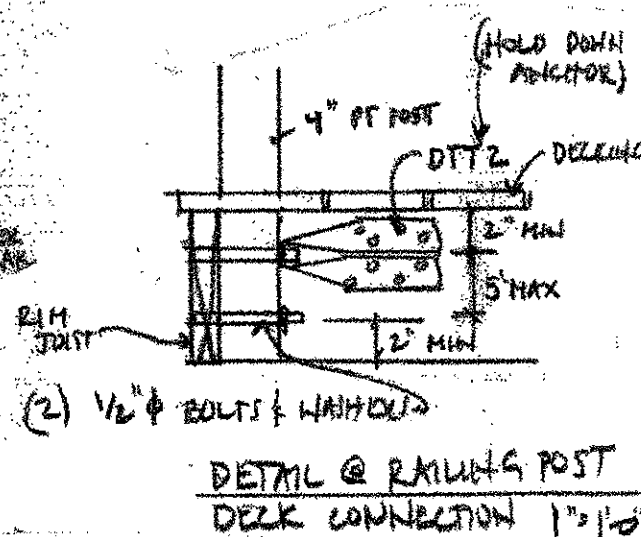
BC4 Cap/Base



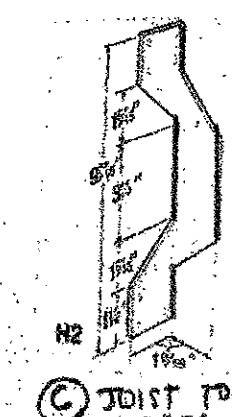
DECK SECTION



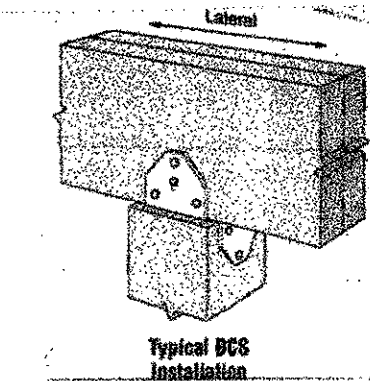
STAIR DETAIL



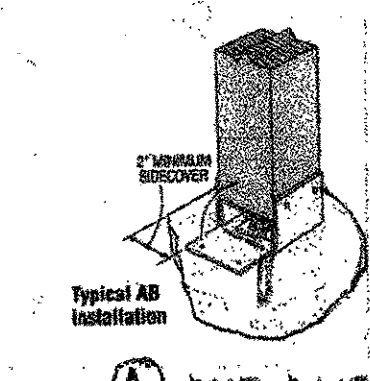
DETAIL @ RAILING POST DECK CONNECTION



JOIST TO GIRDER



POST TO GIRDER



POST BASE

All connectors to be Simpson Strong-Tie ZMAX (Galvanized) connectors as follows:

<b>A.</b> Post to Footing	Post Base	PBS44A
<b>B.</b> Post to Girder	Post Cap	BC4
<b>C.</b> Girder to Joist	Hurricane Tie	H2.5
<b>D.</b> Joist to Ledger	Double Shear Joist Hanger	LUC210 LUC210 (at ends)
<b>E.</b> Ledger to House Rim Joist	3 1/2 Wood Screws	SDS 25312
<b>F.</b> Lateral support Connection To House at Ledger		DTT2
<b>G.</b> Rail Post to Joist		DTT2

TABLE R507.2.3 FASTENER AND CONNECTOR SPECIFICATIONS FOR DECKS\*

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/COATING
Nails and timber rivets	In accordance with ASTM F1667	Hot-dipped galvanized per ASTM A153	Stainless steel, silicon bronze or copper
Boils <sup>a</sup> Lag screws <sup>d</sup> (including nuts and washers)	In accordance with ASTM A307 (bolts), ASTM A563 (nuts), ASTM F844 (washers)	Hot-dipped galvanized per ASTM A153; Class C (Class D for 1/2-inch diameter and less) or mechanically galvanized per ASTM B695, Class 55 or 410 stainless steel	Stainless steel, silicon bronze or copper
Metal connectors	Per manufacturer's specification	ASTM A653 type G185 zinc coated galvanized steel or post hot-dipped galvanized per ASTM A123 providing a minimum average coating weight of 2.0 oz./ft. <sup>2</sup> (total both sides)	Stainless steel

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
 a. Equivalent materials, coatings and finishes shall be permitted.  
 b. Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel.  
 c. Holes for bolts shall be drilled a minimum 1/16 inch and a maximum 1/8 inch larger than the bolt.  
 d. Lag screws 1/2 inch and larger shall be predrilled to avoid wood splitting per the National Design Specification (NDS) for Wood Construction.  
 e. Stainless-steel-driven fasteners shall be in accordance with ASTM F1667.

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Project:

3/24/21

Drawing#

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