

Planning Board Application

Monica Zubrowski

65 Pondfield Road, Suite 5, Bronxville NY 10708

Change of Use Request – Office Space to Personal Service
Space to be used for performing luxury French facial treatments

Village of Bronxville

Site Development Application

Site Development Subdivision Special Permit

Project Name, If Applicable: MZ Skin

Project Street Address: 65 Pondfield Road, Suite 5

Section: _____ Block: _____ Lot(s): _____ Zone: _____

Plans Prepared By: Monica Zubrowski

Address: 1 Station Square

City: Forest Hills State: NY Zip: 11375

Phone #: 917-843-7388 Email: monica.zubrowski@gmail.com
(soon to be Bronxville residents)

Owner: Eastgold Holdings

Address: 420 Lexington Avenue, Suite 925

City: NY State: NY Zip: 10170

Phone #: _____ Email: alex@eastgold.com

Zoning District: A

Zoning Variances Required: _____

County; State or Federal Permits Required: _____

Proposed use(s) of site: convert office space to

personal services as per 310 14 A. 3

→ leasing a ~450 sqft. space on 2nd floor

Anticipated construction time: less than 1 month, only repainting.
no other changes.

Office Use Only

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

Current land use of site: (Residential; Commercial; Undeveloped) currently old skin care office space.

Current condition of site: (Building; Brush; ect.) fine, needs new paint.

Estimated cost of proposed improvements: \$ less than \$500

Anticipated increase number of Residents; Shopper; Employees; ect. possibly 1 employee. range from 1-5+ customers daily, more if I hire an employee down the road.

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.

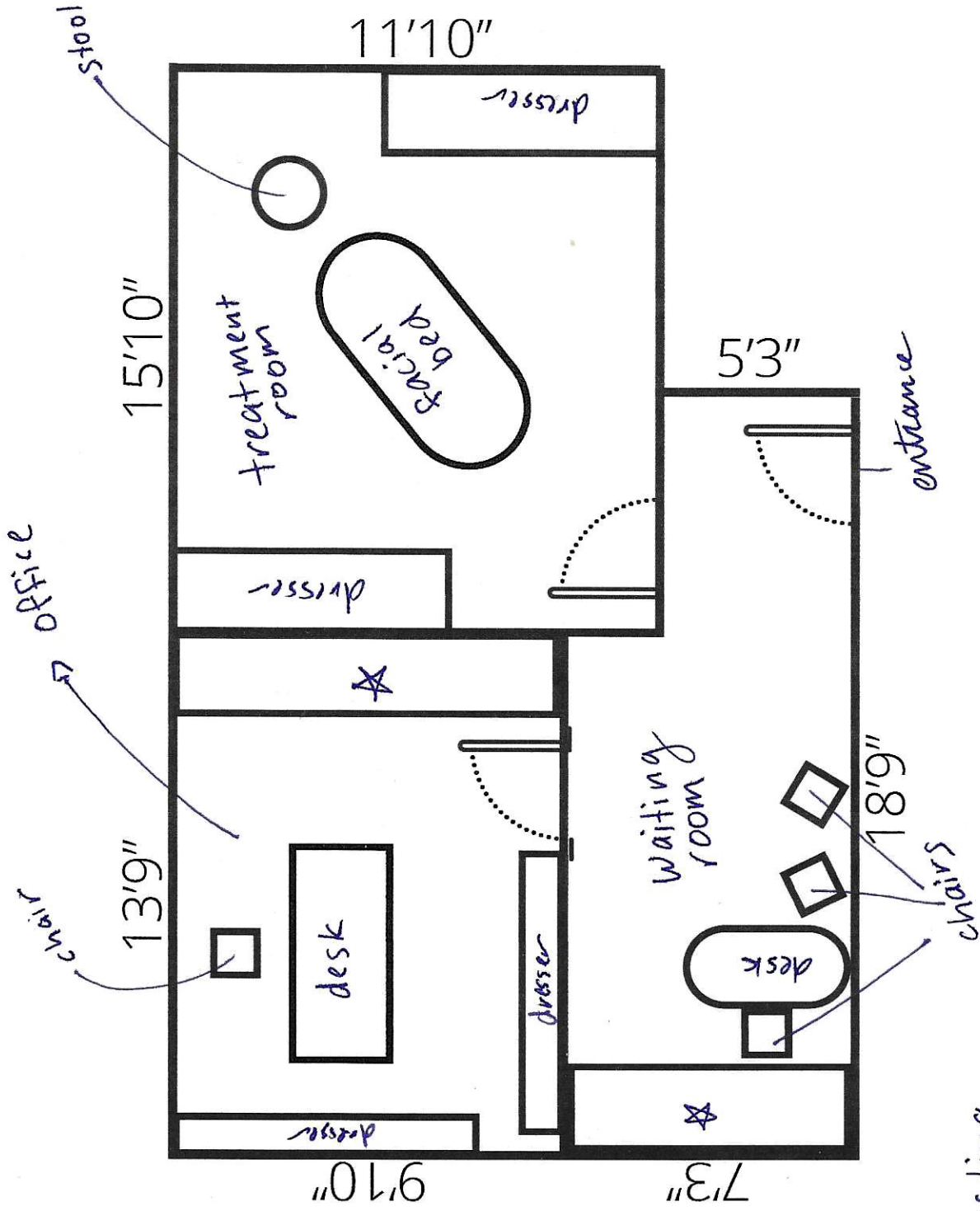
-Other proposed structures (including shed; garages; ect.)

Proposed use: space will be used to provide luxury facials and skin care services to clients. sale of skin care after treatments only available to licensed estheticians (European luxury skin care line)

Owners Name: Alex Goldstein

Owners Signature: 

Date: 6/7/2022



**65 Pondfield Road, Suite #5
Bronxville, NY 10708**

★ → pre-existing storage/cabinets

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

PLAN REVIEW COMMENTS

APPLICATION NUMBER: ALT 114-22
DATE REVISION RECEIVED: June 1, 2022
LOCATION: 65 Pondfield Road
SBL: 4./1/4
APPLICANT NAME: Pondfield LLC, Worth
APPLICANT ADDRESS: C/O Samson Management LLC
97-99 Queens Blvd Suite 710
Rego Park, NY 11374

DESCRIPTION OF WORK : Suite 5 Change of Use - Office Space to Personal service
Only Painting & fixing existing cabinet doors.

DISAPPROVED June 20, 2022, FOR THE FOLLOWING:


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

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

The re-submission received June 17, 2022 has been reviewed – following are comments –
Plan Review - Resubmission June 17, 2022

- 1) As per Village of Bronxville Municipal Code 310-26 Change of Use requires a site development approval from Village of Bronxville Planning Board - Referral to the planning board for approval
- 2) Floor Plan Approved
- 3) Affidavit of Owner received

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