

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

Current condition of site: (Building; Brush; ect.) BUILDING

Estimated cost of proposed improvements: \$ 19,000

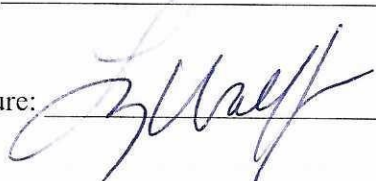
Anticipated increase number of Residents; Shopper; Employees; ect. PREVIOUS NUMBER OF EMPLOYEES AND SHOPPERS UNKNOWN. 4 EMPLOYEES PROPOSED, CLIENTS VARY UPON USE OF SERVICE.

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, BARBERSHOP, PERSONAL SERVICE ESTABLISHMENT,
AS PER 310-14. AT THE PRESENT TIME, NO ACCESSORY USE WILL BE PROPOSED
FOR SALES, OR GOODS. METER PARKING IS PROVIDED BY THE TOWN IN FRONT
OF THE ESTABLISHMENT, AND ACROSS THE STREET.

Owners Name: LIZ WOLF

Owners Signature: 

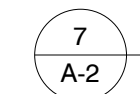
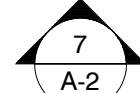

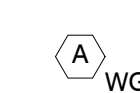
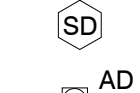


Date: 3/18/2021

General Notes

- SIDEWALK AND ROADWAY CONSTRUCTION WILL CONFORM TO THE DEPARTMENT OF HIGHWAYS SPECIFICATIONS. A SEPARATE APPROVAL FOR SIDEWALK CONSTRUCTION, TO BE FILED. LOT LINES TO BE LOCATED BY A DULY LICENSED CITY SURVEYOR, ALL PRIOR TO START OF ANY EXCAVATION OR CONSTRUCTION, INCLUDING UNDERGROUND UTILITIES.
- A FINAL SURVEY WILL BE FILED TO COMPLY WITH C26-121.7 OF THE BUILDING CODE, SAME TO BE SUPPLIED BY OWNER.
- AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN BY OWNER TO THE COMMISSIONER PRIOR TO COMMENCEMENT OF ANY WORK AS PER SEC C26-118.5 AND 72 HOUR WRITTEN NOTICE TO BE GIVEN A/E FOR CONTROLLED INSPECTION.
- FIVE (5) DAYS PRIOR WRITTEN NOTICE OF PERMIT APPLICATION SHALL BE GIVEN TO THE OWNERS OF ALL ADJOINING LOTS, BUILDINGS AND SERVICE FACILITIES WHICH MAY BE AFFECTED BY THE FOUNDATION WORK OR EARTH WORK OPERATION AS PER SEC. C26-112.3 & 113.3 (NOTICE TO ALL ADJOINING OWNERS.)
- ALL WORK SHALL BE COVERED BY THE NEW YORK STATE BUILDING CODE, AND ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THESE DRAWINGS CAN BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY THE CODE.
- THE CONTRACTOR BEFORE COMMENCING ANY WORK SHALL PROVIDE WORKMEN'S COMPENSATION AND NOTIFICATION TO ALL PROPER AUTHORITIES HAVING JURISDICTION UPON COMPLETION AND AS MAY BE REQUIRED. THE CONTRACTOR IS TO FURNISH ALL REQUIRED CERTIFICATES, PERMITS AND APPROVALS OF AND FOR HIS WORK AND, PRIOR TO HIS FINAL PAYMENT, PROVIDE A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORT, BRACING, SHORING, NEEDLING, ETC., OF NEW CONSTRUCTION, INCLUDING EXCAVATIONS AND UTILITIES, AS WILL BE REQUIRED FOR THE SAFE INSTALLATION OF NEW CONSTRUCTION AND THE COMPLETE PROTECTION OF PUBLIC, WORKMEN AND PROPERTY. TOTAL RESPONSIBILITY IN THIS REGARD SHALL REST WITH THE CONTRACTOR. CONTRACTOR SHALL COMPLY FULLY WITH ARTICLE 19 OF THE NEW YORK STATE BUILDING CODE, SAFETY OF THE PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS.
- DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION. ALL DIMENSIONS SHALL BE VERIFIED BEFORE STARTING WORK BY THE RESPECTIVE CONTRACTORS.
- CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UTILITY LINE, LIGHT POLES, HYDRANTS, ETC., AND REPORT TO THE ARCHITECT OF ANY CONDITION THAT IS NOT CONSISTENT WITH THE DRAWINGS AND SURVEY.
- PERMIT FOR WORK DONE BEYOND BUILDING LINE WILL BE OBTAINED FROM DEPARTMENT OF HIGHWAYS - BOROUGH PRESIDENT'S OFFICE.
- BATHROOMS:
 - WATER RESISTANT 5/BIN GYPSUM BOARD THROUGHOUT, AS PER BS&A CAL. #486-63SM.
 - FLOOR TILE TO BE GLAZED TYPE, THIN SET.
- BATHROOMS TO HAVE 1 INCH CLEARANCE AT BOTTOM OF DOOR.
- ALL WINDOW SIZES SERVING HABITABLE ROOMS SHALL BE 10% OF THE TOTAL ROOM AREA, 5% FOR VENTILATION (D26-30.05 HMC).
- ALL WINDOWS INDICATED ARE DOUBLE HUNG EXCEPT WHERE NOTED IN SCHEDULE.
- ALL APARTMENT ENTRANCE DOORS TO BE MINIMUM 36IN X 84IN (UNLESS OTHERWISE NOTED), APPROVED FIREPROOF SELF-CLOSING DOOR ASSEMBLY 'B' LABEL WITH INTERVIEWER, CHIME, CHAIN AND 5/8 INCH LONG DEADBOLT.
- FIRESTOP PARTITIONS BETWEEN APARTMENTS AND AT PUBLIC PLAYS.
- ALL BUILDING ENTRANCES ARE WITHIN 250 FEET OF AN EXISTING HYDRANT.

ENERGY ANALYSIS FOR ALTERATION-CLIMATE ZONE-4		
2014 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE		
ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE
N/A	N/A	N/A

Legend

-  DETAIL
-  SECTION NUMBER
DRAWING NUMBER
-  EXTERIOR ELEVATION
-  DOOR SYMBOL (AS SCHEDULED)
-  WINDOW SYMBOL (AS SCHEDULED)
WITH WINDOW GUARD
-  COMBINATION CARBON/SMOKE DETECTOR
-  FLOOR OR AREA DRAIN

PLUMBING NOTES

[NY] 102.1 GENERAL

WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE. WHERE, IN ANY SPECIFIC CASE, DIFFERENT SECTIONS OF THIS CODE SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.

[NY] 102.2 OTHER LAWS AND REGULATIONS

THIS CODE IS PART OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (THE UNIFORM CODE) PROMULGATED PURSUANT TO ARTICLE 18 OF THE NEW YORK STATE EXECUTIVE LAW. THE PROVISIONS OF THIS CODE SHALL NOT BE DEEMED TO NULLIFY ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, ADMINISTRATIVE CODE, RULE OR REGULATION RELATING TO ANY MATTER AS TO WHICH THE UNIFORM CODE DOES NOT PROVIDE.

HOWEVER: PURSUANT TO SECTION 383(1) OF THE EXECUTIVE LAW, AND EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPHS A, B, AND C OF SECTION 383(1) OF THE EXECUTIVE LAW, THE PROVISIONS OF THE UNIFORM CODE SUPERSEDE ANY OTHER PROVISION OF A GENERAL, SPECIAL OR LOCAL LAW, ORDINANCE, ADMINISTRATIVE CODE, RULE OR REGULATION INCONSISTENT OR IN CONFLICT WITH THE UNIFORM CODE.

PURSUANT TO SECTION 379(3) OF THE EXECUTIVE LAW, NO CITY, TOWN, VILLAGE, COUNTY OR OTHER MUNICIPALITY SHALL HAVE THE POWER TO SUPERSEDE, VOID, REPEAL, OR MAKE LESS RESTRICTIVE ANY PROVISION OF THE UNIFORM CODE; AND THE ABILITY OF ANY CITY, TOWN, OR VILLAGE, OR THE COUNTY OF NASSAU, TO ENACT OR ADOPT, AND TO ENFORCE, A LOCAL LAW OR ORDINANCE IMPOSING HIGHER OR MORE RESTRICTIVE STANDARDS FOR CONSTRUCTION WITHIN THE JURISDICTION OF SUCH CITY, TOWN, VILLAGE, OR COUNTY THAT ARE APPLICABLE GENERALLY TO SUCH CITY, TOWN, VILLAGE, OR COUNTY IN THE UNIFORM CODE IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF SECTION 379 OF THE EXECUTIVE LAW.

NOTHING IN THIS SECTION 102.2 SHALL BE CONSTRUED AS ANY OF THE FOLLOWING: AFFECTING THE AUTHORITY OF THE STATE LABOR DEPARTMENT TO ENFORCE A SAFETY OR HEALTH STANDARD ISSUED UNDER PROVISIONS OF SECTIONS 27 AND 27-A OF THE LABOR LAW; RELIEVING A PERSON FROM COMPLYING WITH A STRICTER STANDARD ISSUED PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED; OR SUPERSEDING, LIMITING, IMPAIRING OR OTHERWISE AFFECTING ANY PROVISION OF THE UNIFORM CODE, AS NOW IN EFFECT AND AS HEREAFTER AMENDED FROM TIME TO TIME.

[NY] 102.2.1 OTHER NEW YORK CODES, RULES AND REGULATIONS (NYCRR)

ADDITIONAL NEW YORK CODES, RULES AND REGULATIONS EXIST THAT MAY AFFECT NEW AND EXISTING BUILDINGS, STRUCTURES, SYSTEMS AND EQUIPMENT. SUCH REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 19 NYCRR PART 300 (UNIVERSAL SYMBOL OF ACCESS),
 19 NYCRR PART 1261 (RECORDKEEPING —SMOKE DETECTORS IN MULTIPLE DWELLINGS),
 19 NYCRR PART 1264 (IDENTIFICATION OF BUILDINGS UTILIZING TRUSS TYPE CONSTRUCTION), AND
 19 NYCRR PART 1265 (RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION).

[NY] 102.3 EXISTING INSTALLATIONS

PLUMBING SYSTEMS LAWFULLY IN EXISTENCE AT THE TIME OF THE ADOPTION OF THIS CODE SHALL BE PERMITTED TO HAVE THEIR USE AND MAINTENANCE CONTINUED IF THE USE, MAINTENANCE OR REPAIR IS IN ACCORDANCE WITH THE ORIGINAL DESIGN, AND HAZARD TO LIFE, HEALTH OR PROPERTY IS NOT CREATED BY SUCH PLUMBING SYSTEM.

[NY] 102.3.1 EXISTING BUILDINGS

ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS RELATED TO BUILDING OR STRUCTURAL ISSUES SHALL BE REGULATED BY THE EXISTING BUILDING CODE OF NEW YORK STATE.

[NY] 102.4 MAINTENANCE

PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND PARTS THEREOF, SHALL BE MAINTAINED IN PROPER OPERATING CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE EDITION OF THE CODE UNDER WHICH THEY WERE INSTALLED. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF PLUMBING SYSTEMS. TO DETERMINE COMPLIANCE WITH THIS PROVISION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ANY PLUMBING SYSTEM TO BE REINSPECTED.

[NY] 102.5 ADDITIONS, ALTERATIONS OR REPAIRS

ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS TO ANY PLUMBING SYSTEM SHALL CONFORM TO THAT REQUIRED FOR A NEW PLUMBING SYSTEM WITHOUT REQUIRING THE EXISTING PLUMBING SYSTEM TO COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. ADDITIONS, ALTERATIONS OR REPAIRS SHALL NOT CAUSE AN EXISTING SYSTEM TO BECOME UNSAFE, INSANITARY OR OVERLOADED.

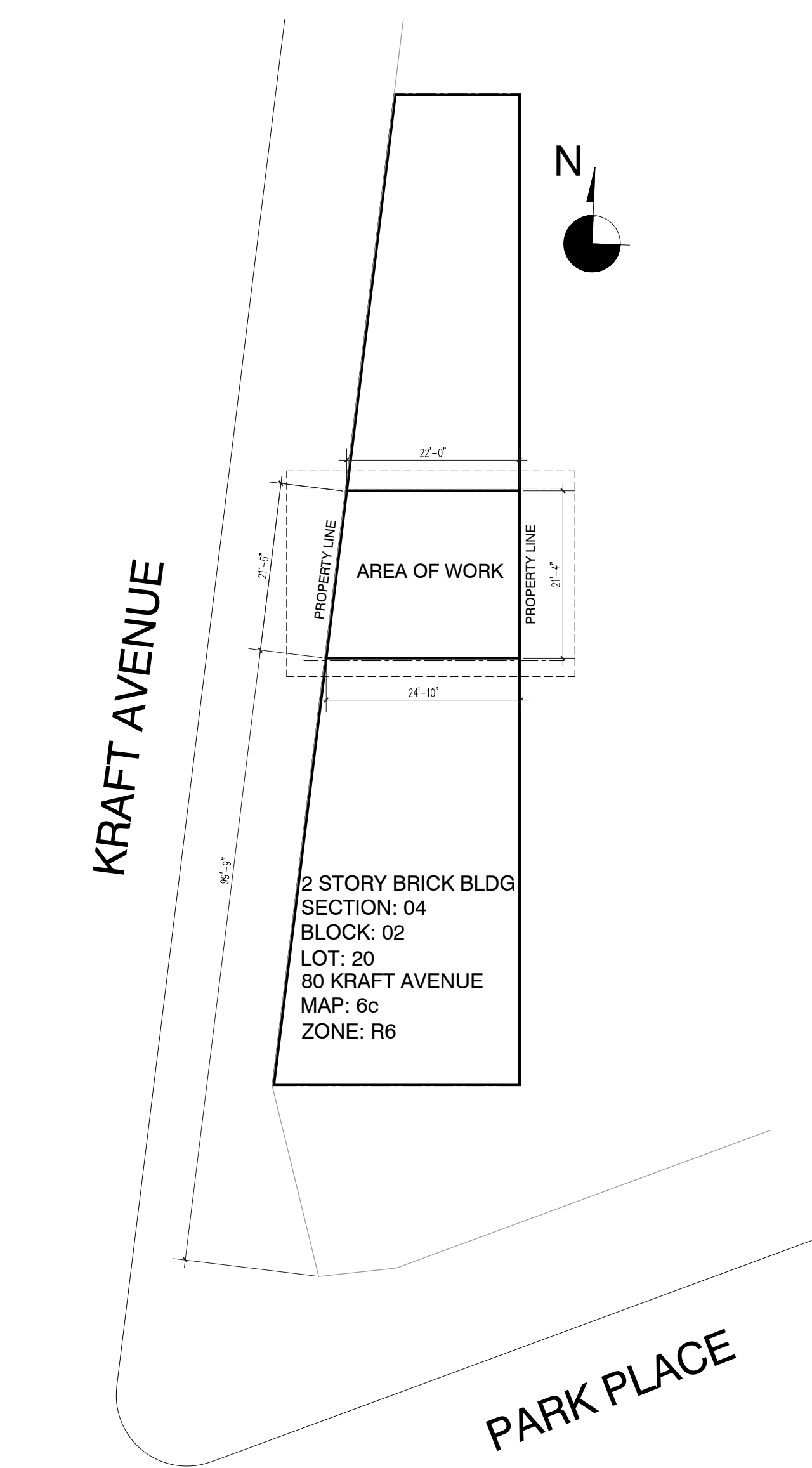
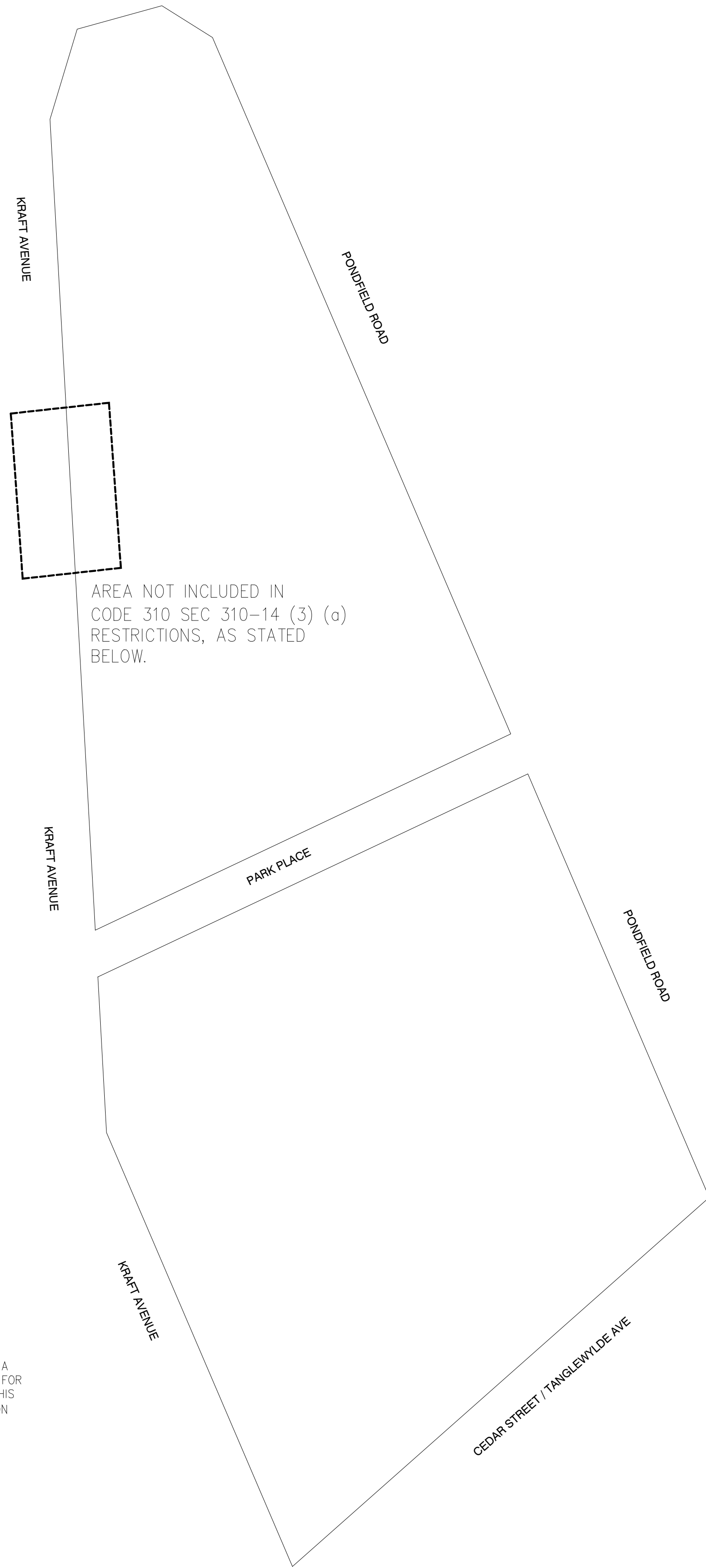
MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL MEET THE PROVISIONS FOR NEW CONSTRUCTION, UNLESS SUCH WORK IS DONE IN THE SAME MANNER AND ARRANGEMENT AS WAS IN THE EXISTING SYSTEM, IS NOT HAZARDOUS AND IS APPROVED.

Code-Chapter 310; Section 310-14 (3) (a)

§ 310-14 CENTRAL BUSINESS A DISTRICT.
 [AMENDED 6-9-1997 BY L.L. NO. 2-1997; 1-8-2001 BY L.L. NO. 2-2001; 7-12-2004 BY L.L. NO. 3-2004]

IN A CENTRAL BUSINESS A DISTRICT, NO BUILDING OR PREMISES SHALL BE USED AND NO BUILDING OR PART OF A BUILDING SHALL BE ERECTED, WHICH IS ARRANGED, INTENDED OR DESIGNED TO BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE EXCEPT THOSE SET FORTH BELOW. ANY USE NOT SPECIFICALLY PERMITTED IN SUBSECTION A OF THIS SECTION OR § 310-42 OF THIS CHAPTER, OR ANY USE WHICH IS NOXIOUS OR OFFENSIVE BY REASON OF EMISSION OF ODOR, DUST, NOISE, SMOKE, FUMES, OR RADIATION, OR WHICH PRESENTS A HAZARD TO PUBLIC HEALTH OR SAFETY, IS PROHIBITED.

- (3) PERSONAL SERVICE ESTABLISHMENT, SUCH AS BUT NOT LIMITED TO A BARBERSHOP, BEAUTY SALON, NAIL SALON, OR DAY SPA, AS REGULATED BELOW.
 - (a) NO PERSONAL SERVICE ESTABLISHMENT SHALL OCCUPY STREET LEVEL SPACE ON PONDFIELD ROAD BETWEEN KRAFT AVENUE AND CEDAR STREET/TANGLEWYLD AVENUE.



Plot Plan
 1/16"=1'-0"

Project:

**NEW BARBERSHOP
 RENOVATION
 80 KRAFT AVE
 BRONXVILLE, NEW YORK**

Contractor:

Client:

Artina Sinanaj
 80 Kraft Avenue
 Bronxville, NY 10708

**DESIGNWORKS
 Consultants**

605 East 132nd. St, Suite B9 Bronx, NY 10454

Russell L. Dance P.E.

085457

Drawing Title

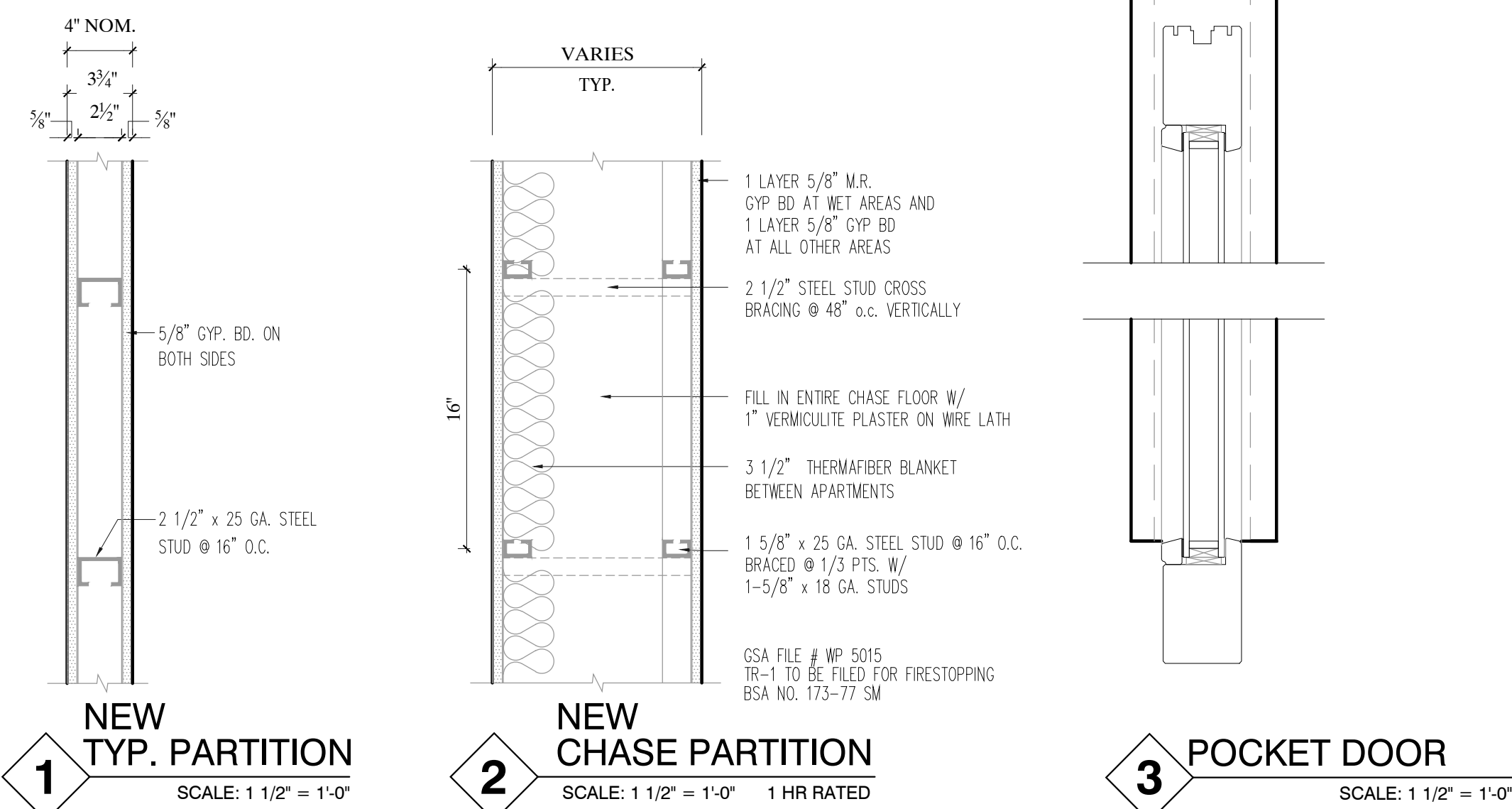
**General Notes, Abbreviations,
 Legend, & Plot Plan**

Architectural Drawing no.
A-100.00

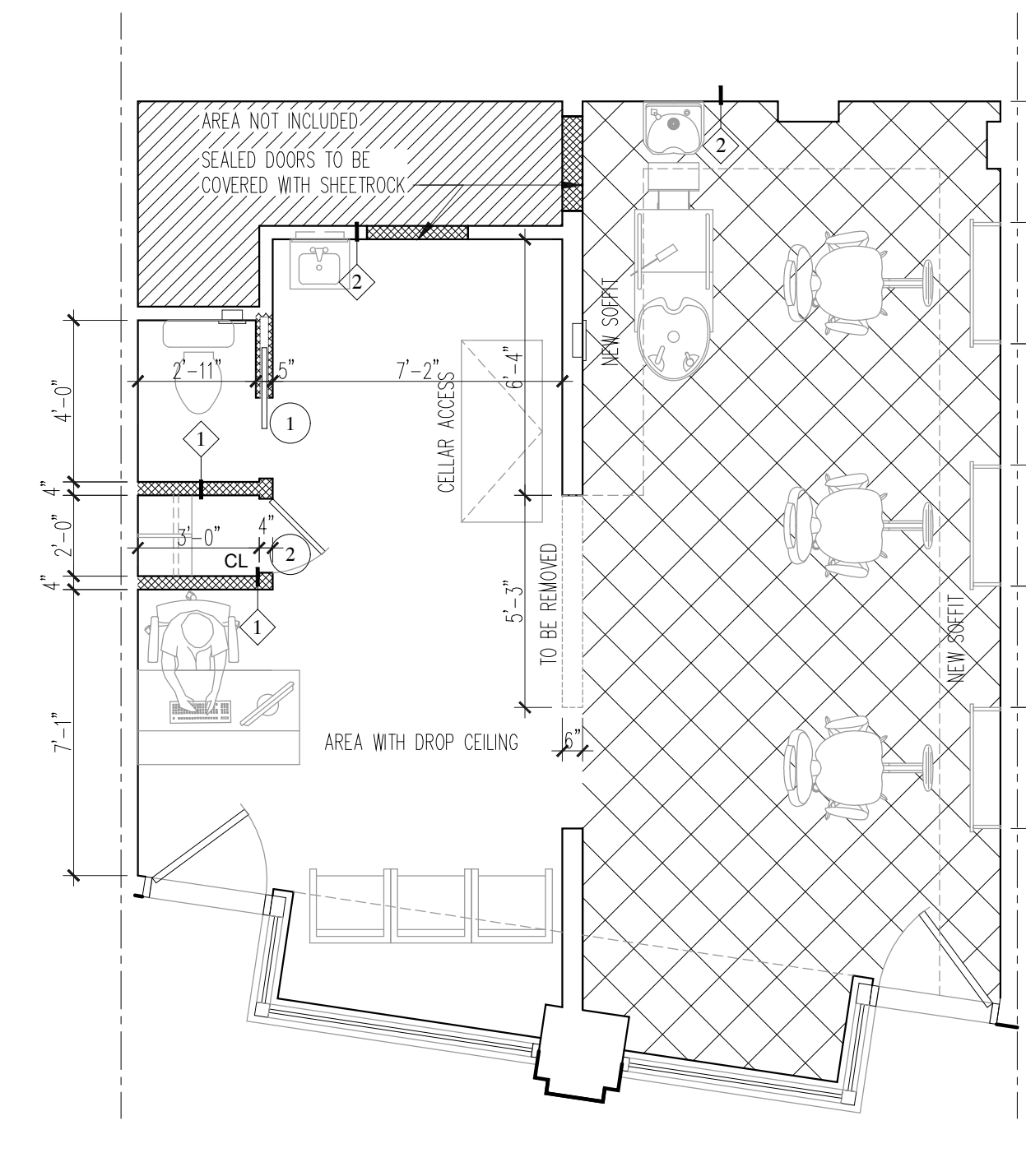
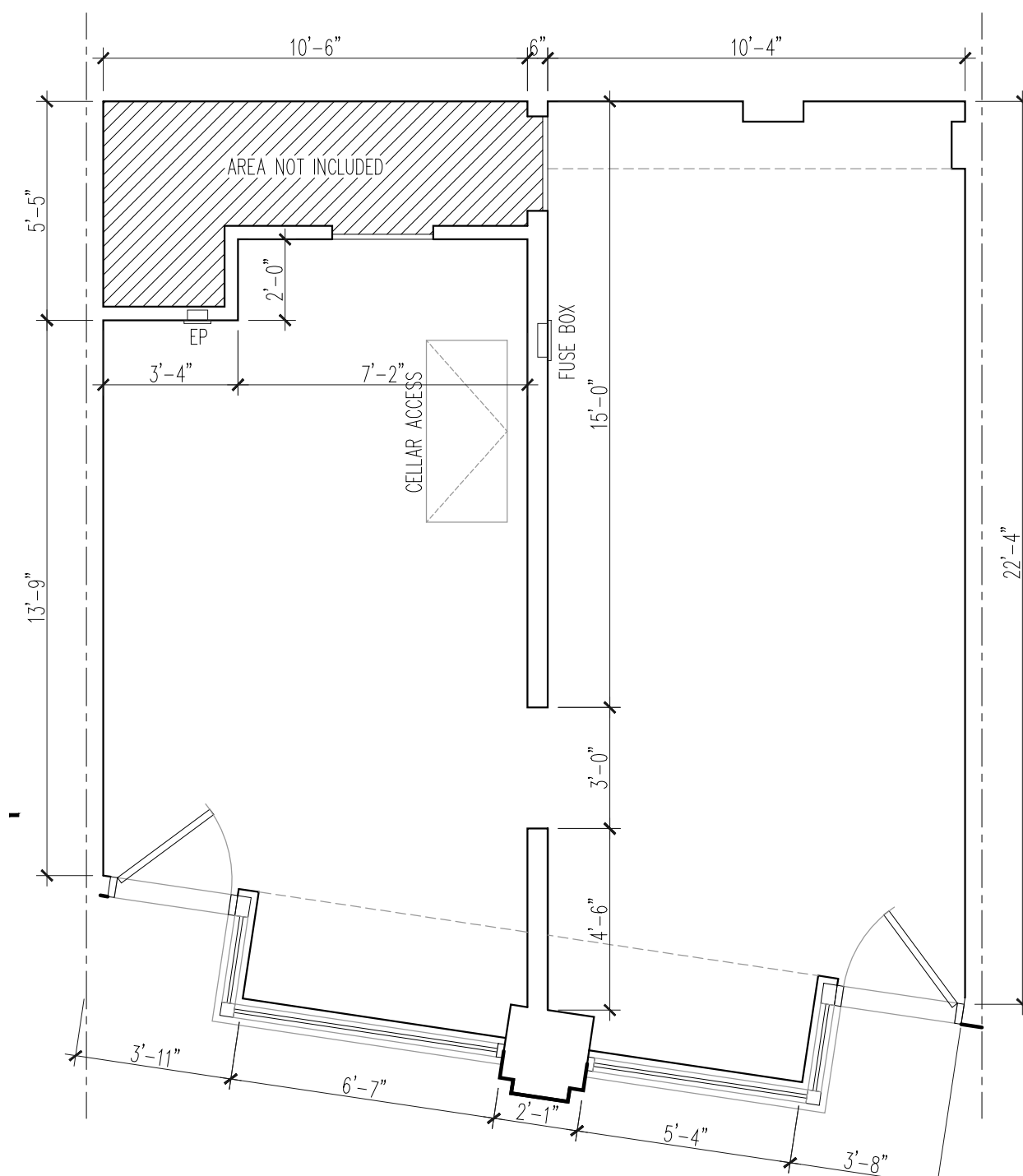
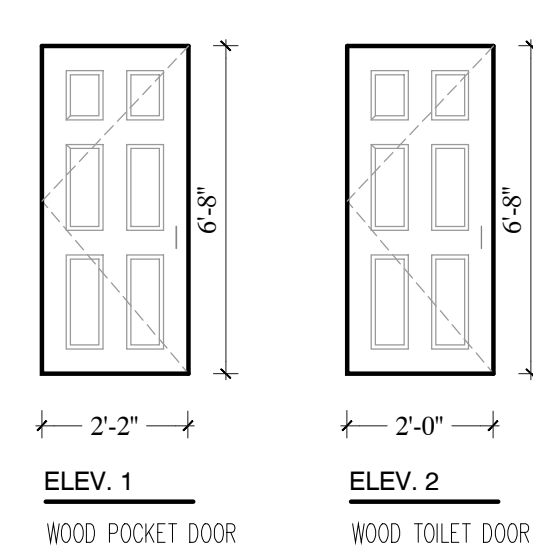
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				01 of 02

D.O.B.#000000000

PARTITION TYPES

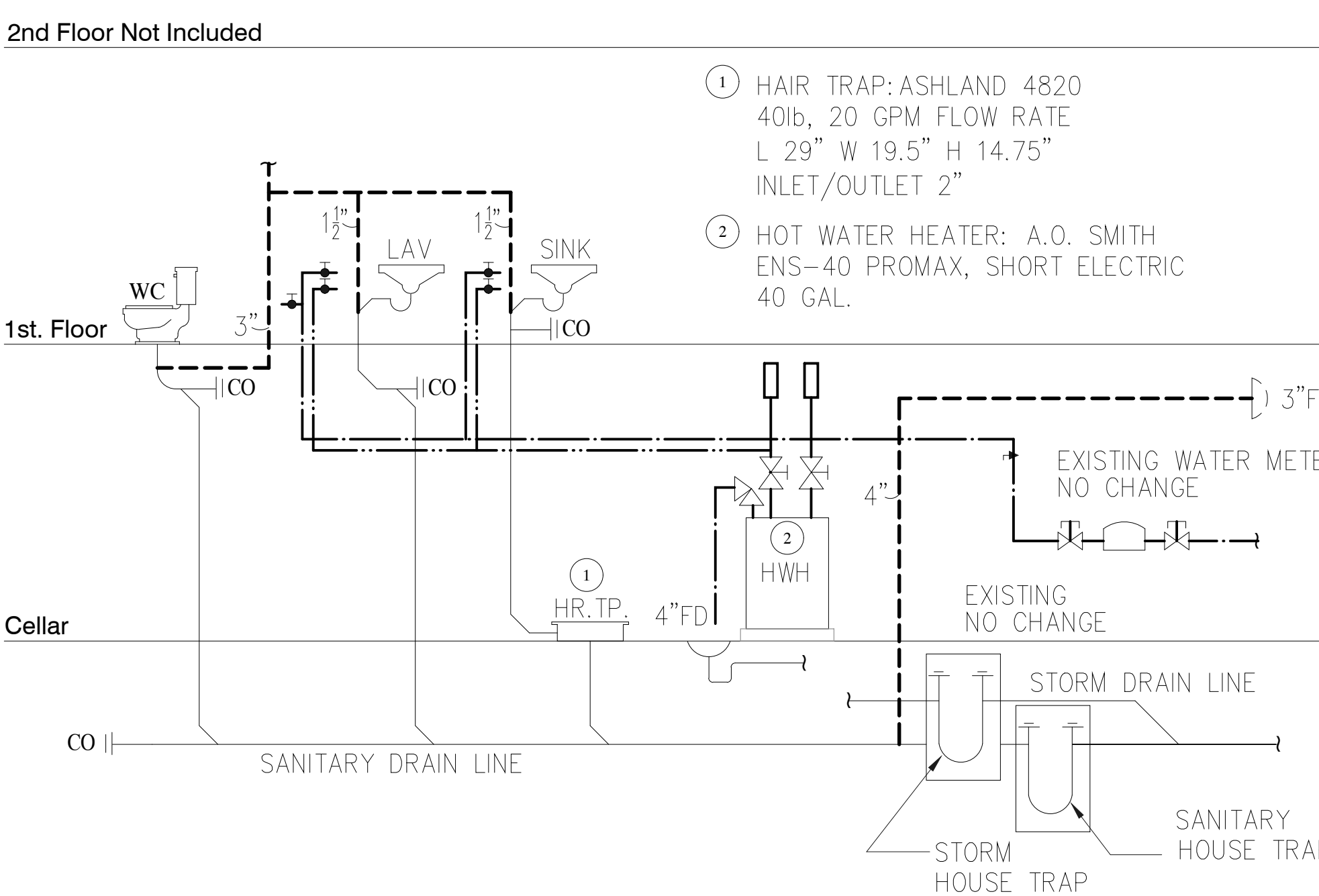
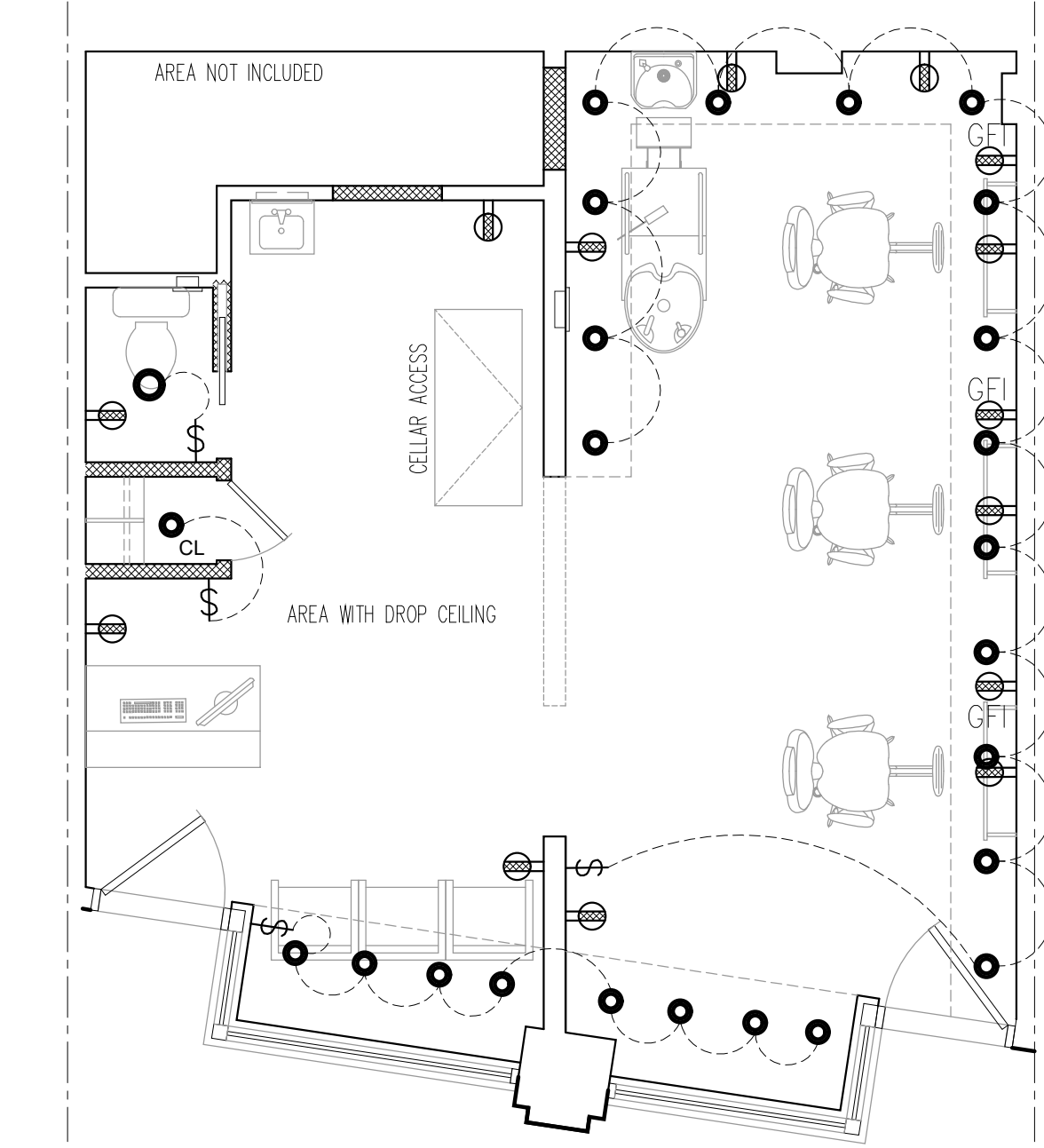
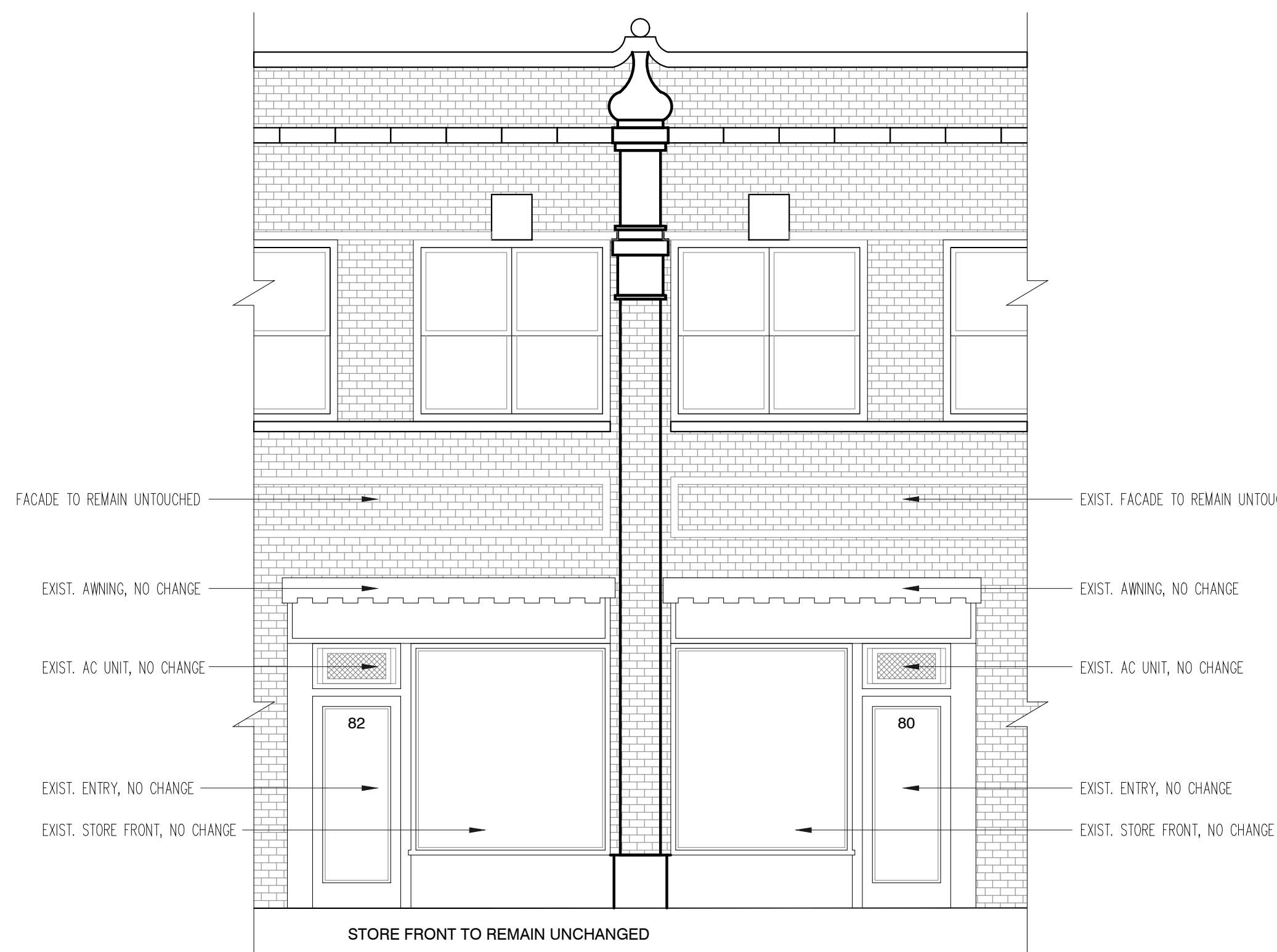
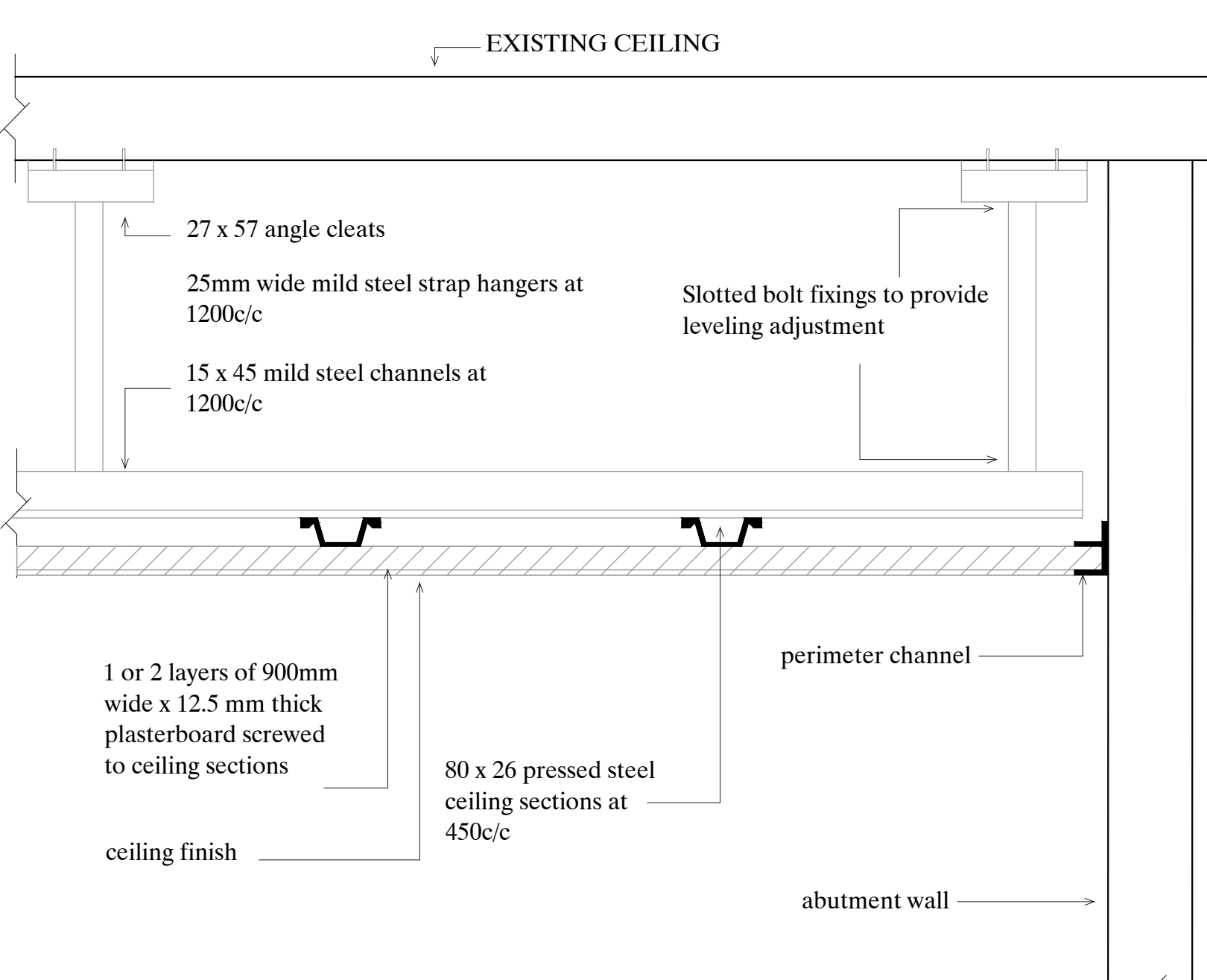
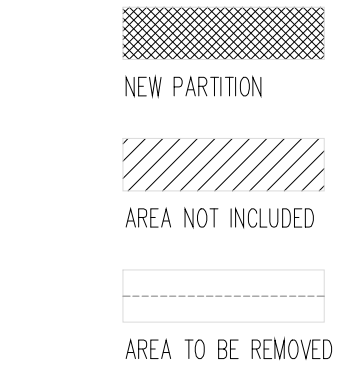


DOOR ELEVATIONS



SCOPE OF WORK

1. PLUMBING, NEW TOILET, SINK, WASH SINK, HAIR TRAP, NEW HWH.
2. ELECTRICAL, NEW OUTLETS, LIGHT FIXTURES.
3. SEALING UNUSED DOORS.
4. NEW PARTITIONS, CLOSET & TOILET ENCLOSURE.
5. REMOVAL OF 5'-3" LINEAR FEET OF NON-LOAD BEARING WALL.
6. MILLWORK, WALL MOUNTED STATIONS.
7. NEW FLOOR TILES ONLY IN INDICATED AREA.
8. NEW DROP CEILING, AND SOFFITS IN INDICATED AREAS.
9. PLASTERING AND PAINTING.



DESIGNWORKS
Consultants
605 East 132nd. St, Suite B9 Bronx, NY 10454
Russell L. Dance P.E.
085457

Drawing Title
**Floor Plans, Riser Diagram
Elevation & Details**

Architectural Drawing no.
A-200.00

Date	03/01/21	Drawn by	V.C.	Job no.
Scale	AS NOTED	Checked by	R. D.	Sheet
				02 of 02
D.O.B.#00000000				



ARCHITECTURAL ENGINEERING EXPEDITING

605 East 132nd Street Bronx, NY 1045 Suite B9 · 718-219-6641 cell · vclavell@aol.com

March 01, 2021

Village of Bronxville
Department of Buildings
Paul Taft Inspector
200 Ponfield Road
Bronxville, NY 10708

Re: 80-82 Kraft Avenue, Existing Site Photos;

Please see attached Photos of the exterior proposed work site.



DR
DESIGNWORKS
CONSULTANT





DESIGNWORKS
CONSULTANT



Site is predominately commercial with metered parking, and Metro North Train Station opposite proposed work area. The proposed work will be minor interior work only, no exterior work will take place to alter any of the existing community commercial façade, and store front standards.

Sincerely,



Russell dance Managing Partner

Bronxville Tax Parcel Viewer (Data: 2019)

Search by owner's name

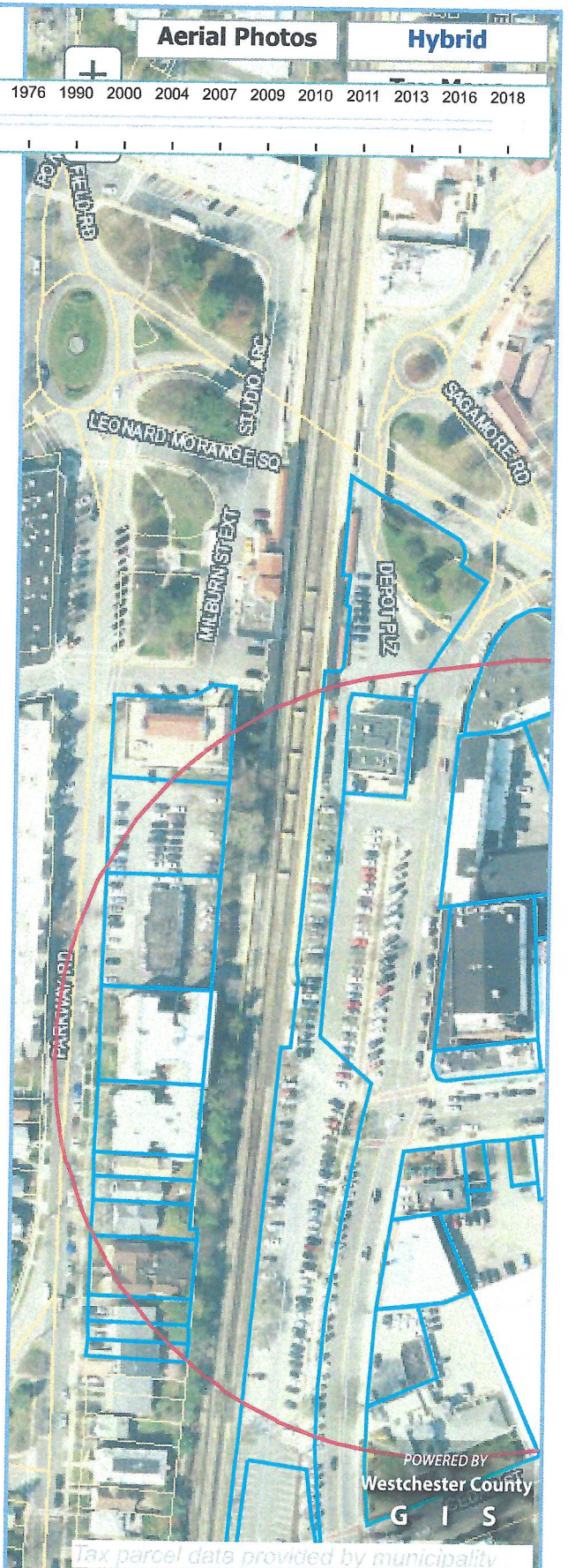
80 KRAFT AVE

Search

Aerial Photos Hybrid

1947 1960 1976 1990 2000 2004 2007 2009 2010 2011 2013 2016 2018

Owner	Prop Address	Printkey
NIBUR 132 PARKWAY ROAD -	128 PARKWAY RD	4./5/11
LILY PROP INC -	19 PARK PL	4./3/3.A
SEMP REAL LLC -	9 PARK PL	4./3/5
BRONXVILLE REALTY -	50 PONDFIELD RD	4./2/2
BRONXVILLE TOWERS APTS -	101 PONDFIELD RD	4./1/11
ALBINA ENTERPRISES -	94 PARKWAY RD	2./1/15
VILLAGE OF BRONXVILLE -	114 PARKWAY ROAD	2./1/6
VILLAGE OF BRONXVILLE -	KRAFT AVE	4./4/2
EMIL MOSBACHER REAL -	8 CEDAR ST	4./3/17.A
EMIL MOSBACHER REAL -	110 PONDFIELD RD	4./3/14
GA FAMILY-BRONXVILLE BRONXVILLE REALTY -	23 PARK PL	4./3/2.A
	110 KRAFT AVE	4./2/9
81 PONDFIELD RD. CORP -	79 PONDFIELD RD	4./1/5
MULLIN IRREV TRUST -	86 PARKWAY RD	2./1/20
VILLAGE OF BRONXVILLE -	120 PARKWAY ROAD	2./1/3
50 KRAFT AVENUE LLC -	50 KRAFT AVE	4./3/21.B
METRO REALTY DIVIDEND -	100 PONDFIELD RD	4./3/11
O'KEEFE MICHAEL & FE -	76 PARKWAY RD	2./1/25
STERN STANLEY -	80 KRAFT AVE	4./2/18.A



Tax parcel data provided by municipality

Tax Parcel Maps

Address: 80 KRAFT AVE

Print Key: 4./2/18.A

SBL: 004000000201800A0000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the

<https://giswww.westchestergov.com/taxmaps/layout.aspx?r=BRX178199>

TOWN OF EASTCHESTER

THE TOWN OF EASTCHESTER
PLANNING BOARD
OFFICE



MAP SCALE: 1" = 100'

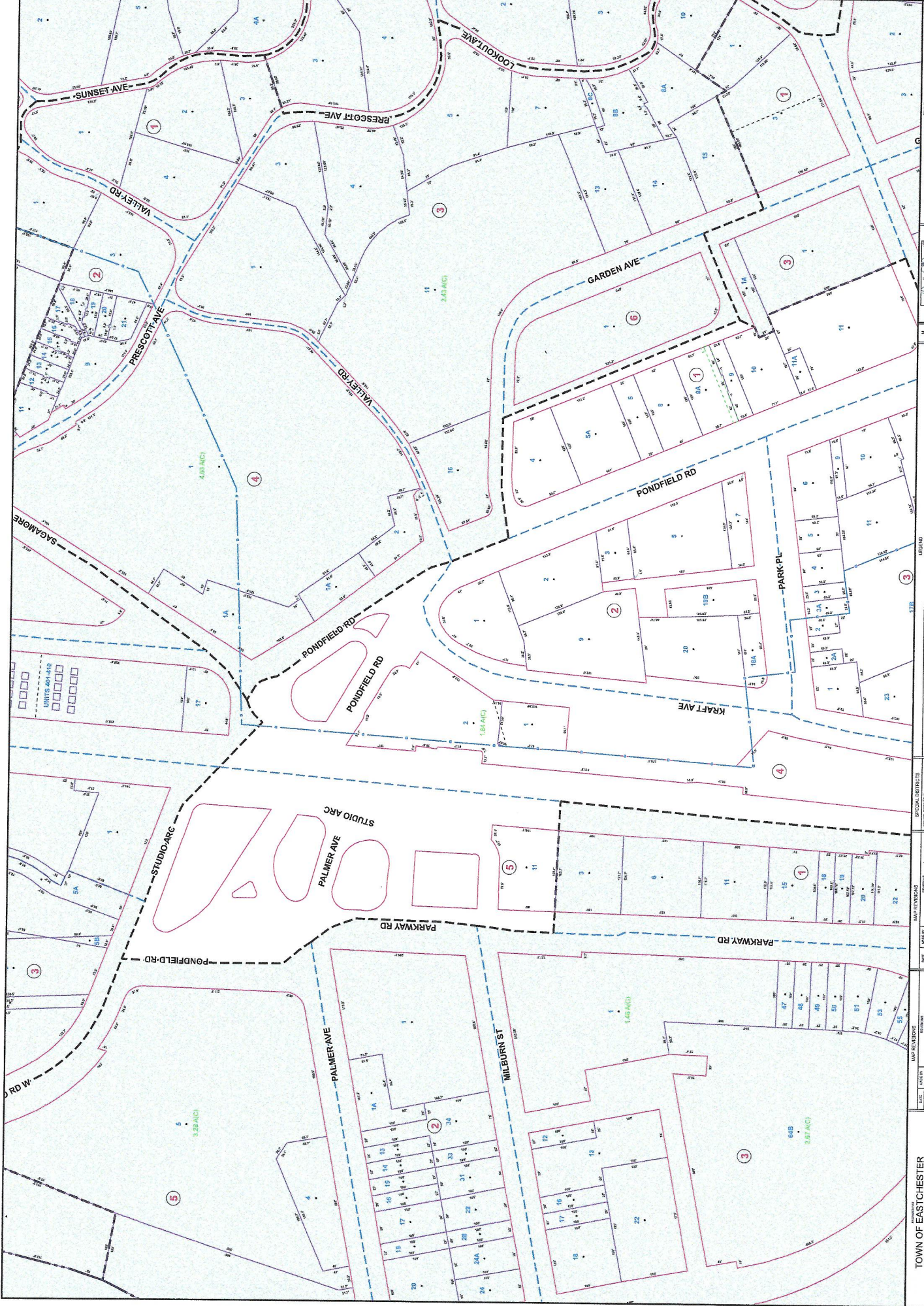
PROPERTY LINE
BOUNDARY
EASEMENT
ELECTRICITY
SEWERAGE
WATERAGE
DRAINAGE

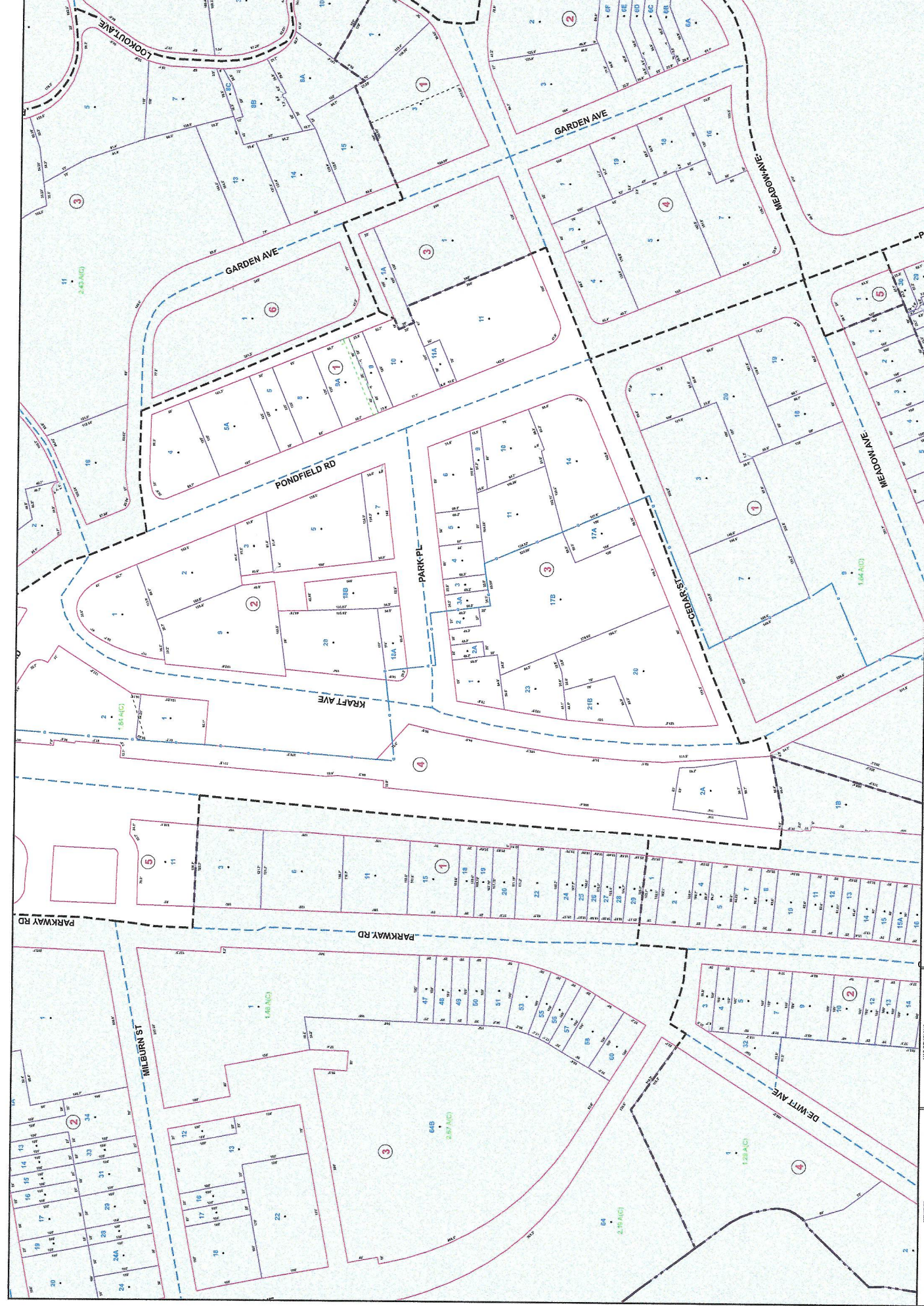
LOT AREA
TOTAL LOT AREA
TOTAL LOT AREA
TOTAL LOT AREA

MAP INFORMATION
DATE: 1/15/2024
SCALE: 1" = 100'

MAP INFORMATION
DATE: 1/15/2024
SCALE: 1" = 100'

TOWN OF EASTCHESTER
REAL PROPERTY OFFICE
MRB GROUP, P.C.
100 WEST STATE STREET, SUITE 200, EASTCHESTER, NY 14058





South 4

TOWN OF EASTCHESTER
TOWN OF EASTCHESTER, NEW YORK
REAL PROPERTY OFFICE

MRB GROUP, P.C.
465 YORK STREET, SUITE 400, EASTCHESTER, NY 10820

DATE: []/ []/ [] MAP PRODUCTION DATE: []/ []/ []
BY: []/ []/ [] MAP PRODUCTION DATE: []/ []/ []

MAP FEATURES	SYMBOL	DESCRIPTION
WATER	[Blue Area]	WATER
ROADS	[Black Line]	ROADS
RAILROADS	[Black Line with Cross-ticks]	RAILROADS
POWER LINES	[Black Line with Cross-ticks]	POWER LINES
SEWER LINES	[Black Line with Cross-ticks]	SEWER LINES
TELEPHONE LINES	[Black Line with Cross-ticks]	TELEPHONE LINES
BOUNDARIES	[Red Line]	PARCEL BOUNDARY
[Blue Line]	SECTION BOUNDARY	
[Green Line]	LOT BOUNDARY	
[Yellow Line]	ADJACENT LOT BOUNDARY	
[Purple Line]	ADJACENT SECTION BOUNDARY	
[Pink Line]	ADJACENT ROAD BOUNDARY	
[Orange Line]	ADJACENT RAILROAD BOUNDARY	
[Light Blue Line]	ADJACENT POWER BOUNDARY	
[Light Green Line]	ADJACENT SEWER BOUNDARY	
[Light Purple Line]	ADJACENT TELEPHONE BOUNDARY	
[Red Line]	ADJACENT ROAD BOUNDARY	
[Black Line]	ADJACENT RAILROAD BOUNDARY	
[Black Line]	ADJACENT POWER BOUNDARY	
[Black Line]	ADJACENT SEWER BOUNDARY	
[Black Line]	ADJACENT TELEPHONE BOUNDARY	

TOWN OF EASTCHESTER
REAL PROPERTY OFFICE
MRB GROUP, P.C.



PREPARED FOR
TOWN OF EASTCHESTER
 REAL PROPERTY OFFICE
 PREPARED BY
MRB GROUP, P.C.
NEW YORK STATE PLANNING CONFORMANCE EXCELLENCE AWARD WINNER

NO.	DATE	DESCRIPTION

BOTTLE LINE
 TOWN LINE
 VILLAGE LINE
 ROAD BOUNDARY



TOWN OF EASTCHESTER
WESTCHESTER COUNTY, NY

THIS MAP WAS PREPARED FOR THE TOWN OF EASTCHESTER BY MRB GROUP, P.C. UNDER THE SUPERVISION OF THE SUPERVISOR OF CONSTRUCTION.

MAP DATE: 08/2024
 SCALE: 1" = 300'

LYNCH JOHN -
90 PARKWAY RD
BRONXVILLE, NY 10708

GA FAMILY-BRONXVILLE -
12 CEDAR ST
BRONXVILLE, NY 10708

GA FAMILY-BRONXVILLE -
23 PARK PL
BRONXVILLE, NY 10708

BRONXVILLE REALTY LLC -
19 PARK PL
BRONXVILLE, NY 10708

PETRILLO FAMILY 3, LLC -
72 PONDFIELD RD
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
94 PONDFIELD RD
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
100 PONDFIELD RD
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
102 PONDFIELD RD
BRONXVILLE, NY 10708

PATHLAND HOLDINGS LLC
95 PONDFIELD RD
BRONXVILLE, NY 10708

NIBUR 132 PARKWAY ROAD -
128 PARKWAY RD
BRONXVILLE, NY 10708

LILY PROP INC -
19 PARK PL
BRONXVILLE, NY 10708

SEMP REAL LLC -
9 PARK PL
BRONXVILLE, NY 10708

BRONXVILLE REALTY -
50 PONDFIELD RD
BRONXVILLE, NY 10708

BRONXVILLE TOWERS APTS -
101 PONDFIELD RD
BRONXVILLE, NY 10708

ALBINA ENTERPRISES -
94 PARKWAY RD
BRONXVILLE, NY 10708

VILLAGE OF BRONXVILLE -
114 PARKWAY ROAD
BRONXVILLE, NY 10708

VILLAGE OF BRONXVILLE -
KRAFT AVE
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
8 CEDAR ST
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
110 PONDFIELD RD
BRONXVILLE, NY 10708

GA FAMILY-BRONXVILLE -
23 PARK PL
BRONXVILLE, NY 10708

BRONXVILLE REALTY -
110 KRAFT AVE
BRONXVILLE, NY 10708

81 PONDFIELD RD. CORP -
79 PONDFIELD RD
BRONXVILLE, NY 10708

MULLIN IRREV TRUST -
86 PARKWAY RD
BRONXVILLE, NY 10708

VILLAGE OF BRONXVILLE -
120 PARKWAY ROAD
BRONXVILLE, NY 10708

50 KRAFT AVENUE LLC -
50 KRAFT AVE
BRONXVILLE, NY 10708

METRO REALTY DIVIDEND -
100 PONDFIELD RD
BRONXVILLE, NY 10708

**O'KEEFE MICHAEL &
FE -**
76 PARKWAY RD
BRONXVILLE, NY 10708

TWO PARK PLACE CORP -
86 PONDFIELD RD
BRONXVILLE, NY 10708

Current Occupant
BRONXVILLE, NY 10708

MAIN PARKWAY REALTY |
74 PARKWAY RD
BRONXVILLE, NY 10708

MICHAEL SALVATORE -
84 PARKWAY RD
BRONXVILLE, NY 10708

FOGARTY JOHN C -
64 KRAFT AVE
BRONXVILLE, NY 10708

JB PARK PLACE REALTY |
10 PARK PL
BRONXVILLE, NY 10708

WORTH-PONDFIELD LLC -
65 PONDFIELD RD
BRONXVILLE, NY 10708

**CUMMINGS PAUL &
MARYLOU -**
78 PARKWAY RD
BRONXVILLE, NY 10708

20 CEDAR STREET, LLC -
16 CEDAR ST
BRONXVILLE, NY 10708

29 PARK PLACE LLC -
29 PARK PL
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
76 PONDFIELD RD
BRONXVILLE, NY 10708

BRONXVILLE REALTY -
50 PONDFIELD RD
BRONXVILLE, NY 10708

KOOLURIS GEORGE -
99 PONDFIELD RD
BRONXVILLE, NY 10708

81 PONDFIELD ROAD CORP. -
81 PONDFIELD RD
BRONXVILLE, NY 10708

MILLER PONDFIELD LLC -
85 PONDFIELD ROAD
BRONXVILLE, NY 10708

MILLER PONDFIELD LLC -
89 PONDFIELD RD
BRONXVILLE, NY 10708

SAVOY ERIC -
88 PARKWAY RD
BRONXVILLE, NY 10708

OGDEN TENANTS' CORP. -
104 PARKWAY RD
BRONXVILLE, NY 10708

URSTADT BIDDLE PROPERTIES -
109 KRAFT AVE
BRONXVILLE, NY 10708



Residence

Residence AAA

Residence AA

Residence A

Residence B

Residence C

Residence D

Residence B

Residence D

Business A

Business B

2

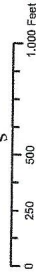
Zoning

Village of Bronxville New York

- Residence AAA**
1-Family Residence, 30,000 sq ft min. lot
- Residence AA**
1-Family Residence 15,000 sq ft min. lot
- Residence A**
1-Family Residence 12,000 sq ft min. lot
- Residence B**
Two-Story Multiple Residence
- Residence C**
Three-Story Multiple Residence
- Residence D**
Six-Story Multiple Residence
- Business A**
Central Business
- Business B**
Service Business

MAP NOTE: Zoning district boundaries were compiled between 2011 and 2014 as part of a county GIS initiative to accurately map zoning in each of Westchester's 43 municipalities.

This map is intended for general reference purposes only. As local zoning is subject to change, inquiries regarding current status of local zoning districts, zoning designations of specific parcels, and exact use and bulk requirements should be verified at the local level by contacting the local planning, building or clerk's office.



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Map produced by the
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