

Village of Bronxville  
Site Development Application

Site Development     Subdivision     Special Permit

Project Name, If Applicable: INTERIOR ALTERATIONS FOR LACROSSE UNLIMITED

Project Street Address: 24 Palmer Ave.

Section: 2    Block: 2    Lot(s): 20    Zone: BUSINESS A

Plans Prepared By: Edward D'Amore, AIA

Address: 136 Stevens Ave

City: Mount Vernon,    State: NY    Zip: 10550

Phone #: 914-667-5321    Email: tdamore@damoredesign.com

Owner: 10-24 Palmer Ave LLC

Address: 4 West Red Oak Lane Suite 200

City: White Plains    State: NY    Zip: 10604

Phone #: 914-641-4339    Email: davidL@hprealstate.com

Zoning District: BUSINESS A

Zoning Variances Required: NONE

County, State or Federal Permits Required: NONE

Proposed use(s) of site: RETAIL STORE IN 1300 SF OF MULTI-TENANT MIXED-USE BUILDING, USING APPROXIMATELY 14 LINEAR FT. OF 100' BUILDING FRONTAGE ON PALMER AVE.

Anticipated construction time: 6 WEEKS

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

Current land use of site: (Residential; Commercial; Undeveloped) BUILDING: MIXED USE,  
COMMERCIAL AT GROUND FLOOR, RES. ABOVE. THESE PREMISES; FORMER FITNESS STUDIO

Current condition of site: (Building; Brush; ect.) MIXED USE BUILDING-  
PREMISES ARE VACANT

Estimated cost of proposed improvements: \$ 10,000.00

Anticipated increase number of Residents; Shopper; Employees; ect. \_\_\_\_\_  
NO INCREASE ANTICIPATED

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.)

THIS APPLICATION IS FOR A CHANGE OF USE FROM A  
PERSONAL SERVICE BUSINESS (EXERCISE STUDIO) TO A  
RETAIL STORE SELLING SPORTS RELATED EQUIPMENT &  
ACCESSORIES.

Owners Name: 10.24 PALMER AVE., LLC  
OWNER'S AGENT: Edward D'AMORE, AIA (OWNER AUTHORIZATION ATTACHED)

Owners Signature: Edward D'Amore Date: 9/13/2022

## SITE DEVELOPMENT PLAN CHECKLIST

below is the list of items specified to appear on the site plan. Many are not on the plan since this project is an interior alteration.

ITEM		REMARKS
a.	site dimensions, etc.	on survey - see SU-101
b.	project layout and surrounding buildings	see location plan T-101
c.	Street and highway dimensions	on survey - SU-101
d.	motor vehicle access	none provided: the building occupies 100% of its site
e.	location of parking areas	none provided: the building occupies 100% of its site
f.	topography	n/a for an interior alteration
g.	location of natural features	none exist: the building occupies 100% of its site
h.	plantings, screening, etc.	n/a for an interior alteration
i.	size, shape, location of setbacks	none exist: the building occupies 100% of its site
j.	Description of proposed uses	see the application and floor plan -A-101
k.	Description of building divisions in the building	see L-101 - other uses indicated
l.	locations of walls, fences, etc.	none existing- see SU-101
m.	Location of exterior lighting	none existing or proposed
m.	indicate potential nuisances, such as noise and odors	none anticipated
o.	Location, size and design of signs and/or awnings	new sign to be the same size awning as the existing. Sketch for the sign application is attached.

9/8/22  
date

I, James R. Coleman, the undersigned,  
managing member of: 10-24 Palmer Ave LLC,  
owner of 10-24 Palmer Avenue, Bronville, NY block No.  
2.2, lot Nos. 20 authorize Edward D'Amore, A.I.A to act as my  
agent with respect to applications and filings with the building department and other  
municipal agencies and boards.

Signed James R. Coleman

So sworn to before me  
this 8<sup>th</sup> day of September 2022

[Signature]  
(notary public)

**Brittany S. Briceno**  
Notary Public of New York State  
Registration No. #01BR6437452  
Qualified in Westchester County  
Commission expires August 1, 2026

## ESCROW AGREEMENT FOR PROFESSIONAL CONSULTATION FEES

The undersigned does hereby agree to the following:

1. I (we) am (are) the <sup>tenant</sup> owner(s) of premises located at the street address and identified on the tax maps as noted below, for which an application is being submitted to the Village of Bronxville:

\* Street Address 24 Palmer Ave.

\* Section: 2, Block: 2, Lot: 20

2. I understand and agree that there are certain fees for which I am responsible in conjunction with said application.
3. I understand that the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Board may seek the services of planning, engineering, environmental, legal, or other technical consultants or professionals as deemed necessary by the Board(s) to review my application. I will be responsible for any and all costs incurred by the Village for such consultations and professional opinions at the prevailing hourly rate agreed upon by the Village. Charges made by such consultants shall be in accord with charges usually made for such services in Westchester County. I understand that no employee of the Village or any member of the Village Board, Planning Board, Zoning Board of Appeals or Design Review Board can advise me, in advance, of what the total consulting fees might be.
4. Upon submission of my application, I shall provide a minimum retainer of \$5,000.00 up to a maximum initial amount as required by the Planning Board depending on the scope of proposed work, payable to the Village of Bronxville, to be held in escrow and applied toward the payment of consulting and professional fees incurred by the Village with regard to my application. When the balance of the escrow account is \$2,500.00 or less, I shall deposit additional retainer funds into the escrow account so that the minimum balance in said account is never less than \$5,000.00. Upon request, the Village shall provide me with a statement indicating expenses incurred and the amount of monies withdrawn from said account.
5. I understand that if I withdraw my application prior to any action being taken by the Village Board, Planning Board, Zoning Board of Appeals or Design Review Committee, I am still responsible for any expenses incurred by the Village with regard to my application prior to such withdrawal.
6. I understand that if at any time the minimum balance in said escrow account falls below \$1,000.00 and is not replenished prior to the next scheduled meeting on the application, the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Committee may suspend the review of my application and/or the Village Engineer may refuse to issue permits and/or certificates with regard to the premises, unless the Village has been advised by the consultant that no additional charges will accrue.
7. I understand that when it has been determined by the Village that all final charges against the escrow account established for my application have been paid, the remaining balance in the account, if any, shall be returned to the owner.

- 8. I understand that if there are still outstanding consulting fees relative to my application at the termination of the review process, the Village will pursue all legal options to retrieve such fees.
- 9. I understand that the imposition of escrow account fees are in addition to, and not in place of, other fee schedules currently in force.
- 10. All correspondence from the Village regarding the escrow account established for my application shall be addressed to:

Name: Lacrosse Unlimited

Address: 200 Heartland Blvd


City: Edgewood, NY

State: New York Zip: 11717

Phone: 631-582-2500

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

 \_\_\_\_\_  
 Tenant+ OWNER (signature)                      Tenant+ OWNER (signature)

David Desimone \_\_\_\_\_  
 Tenant+ OWNER (print name)                      Tenant+ OWNER (print name)

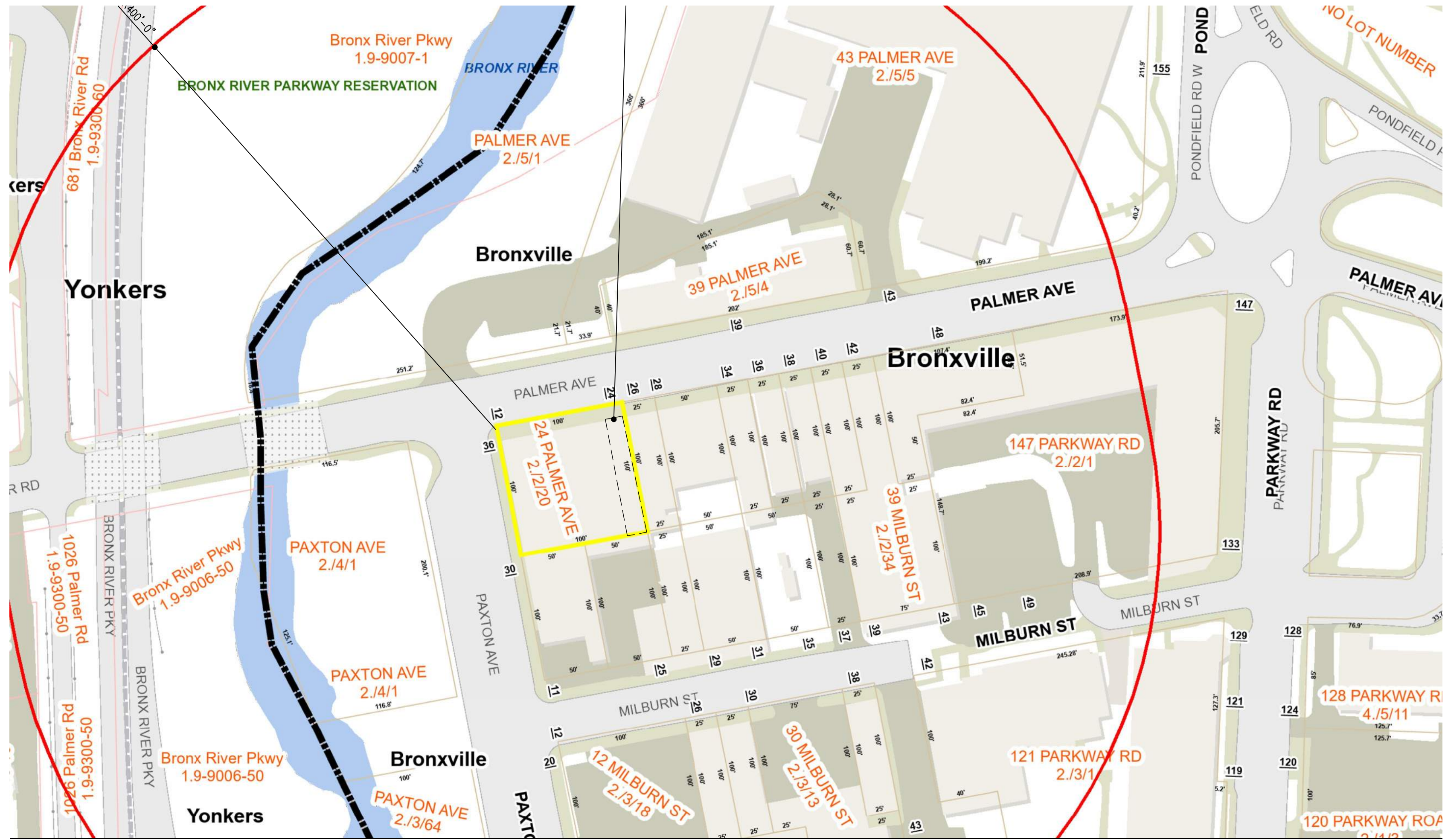
Dated: 9/9/22                                      Dated: \_\_\_\_\_

# PROPOSED INTERIOR ALTERATIONS FOR LACROSSE UNLIMITED 24 PALMER AVE. BRONXVILLE, NEW YORK

D'AMORE DESIGN STUDIO ARCHITECTS & PLANNERS° A.I.A.

DATE	REVISION	BY
DATE	DISTRIBUTION	BY

### LOCATION MAP



ZONING ANALYSIS				
CODE SECTION	ITEM	EXISTING	PROPOSED	REMARKS
310.14 A (1)	PERMITTED USES: SERVICE BUSINESS, RETAIL, AND MORE BUSINESS TO TAKE PLACE WITHIN THE BUILDING	SERVICE BUSINESS- PERSONAL FITNESS	RETAIL	
310.14 D (1)		COMPLIES	WILL COMPLY	
310.14 D (2)	NO PRINCIPAL USE > 3500 SF	1405 SF	1405 SF	
310.14 D (3)	F.A.R. SHALL BE 1.0 TO 1.6	EXISTING PREDATES THE CODE, IS > 1.6	NO INCREASE PROPOSED	EXISTING NON-CONFORMITY
310.14 D (4)	PRINCIPAL USE NOT ALLOWED OVER 35' OF FRONTAGE	13'-1"	13'	
310.14 D (5)	YARDS- NONE REQ'D, BUT IF PROVIDED, MUST BE 6' MIN.	0.0'	0.0'	
310.14 D (6)	HEIGHT: MAX 2 STORIES AND 32'	3 STORIES, > 32'	NO CHANGE	EXISTING NON-CONFORMITY
310.14 E	NO NEW, ENLARGED, OR CHANGED BUILDING WITHOUT PARKING	ZERO SPACES EXISTING	NO NEW SPACES PROPOSED	EXISTING NON-CONFORMITY - SEE FURTHER ANALYSIS

PARKING REMARKS:  
SERVICE USE REQUIRES 1 SPACE/300 S.F.  
RETAIL USE REQUIRES 1 SPACE/300 S.F.

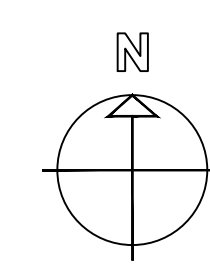
BOTH USES HAVE THE SAME REQUIREMENT FOR SPACES/S.F., SO THERE IS NO INCREASE IN PARKING REQUIRED

- #### ITEMS FOR SEPARATE PERMIT
- ELECTRICAL
  - PLUMBING
  - FIRE ALARM (IF REQUIRED)
  - MECHANICAL SYSTEM

#### CODES AND STANDARDS

- THIS PROJECT IS FILED TO CONFORM WITH NYEB CODE
- THE PROJECT IS ALTERATION LEVEL 2
- UPGRADES TO COMPLY WITH THE ACCESSIBILITY SECTION OF THE CODE- NEW TOILET ROOMS TO BE BUILT AS H/C ACCESSIBLE, DOOR HARDWARE TO BE LEVER TYPE

SPACE FOR APPROVAL STAMPS



ANY UNAUTHORIZED ALTERATION OF OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE N.Y.S. EDUCATION LAW. SUCH AUTHORIZATION SHALL ONLY BE IN WRITING, SIGNED & SEALED BY THE ARCHITECT. THIS DRAWING AND INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF SERVICE. NO PART OF THIS SERVICE MAY BE REPRODUCED BY ANY MECHANICAL, PHOTOGRAPHIC OR ELECTRONIC PROCESS OR IN THE FORM OF A PHOTOCOPYING, PHOTODUPLICATION, OR RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

TITLE SHEET AND LOCATION PLAN

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PROPOSED INTERIOR ALTERATIONS  
LACROSSE UNLIMITED  
24 PALMER AVE.  
BRONXVILLE, NEW YORK

SEC./BLOCK/LOT 2/2/20      ZONE: BUS A

D'AMORE DESIGN STUDIO  
ARCHITECTS & PLANNERS A I A

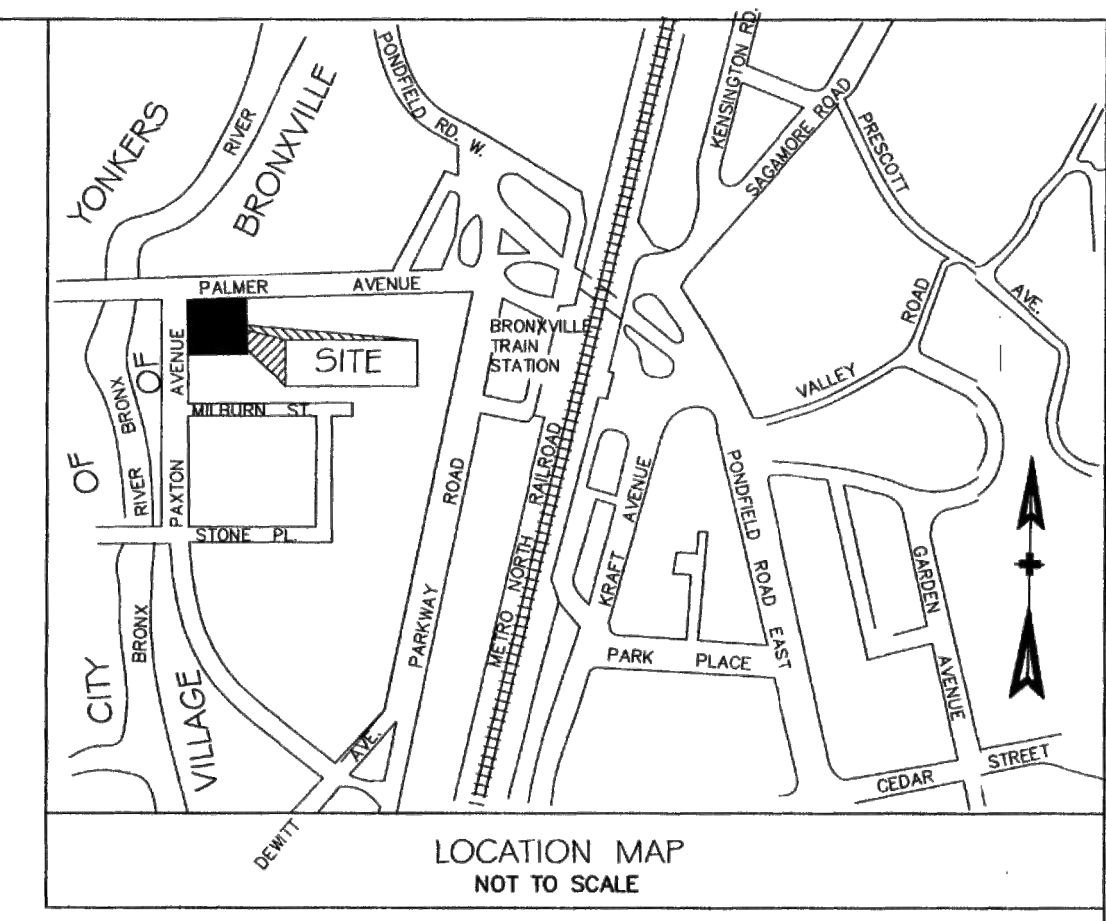
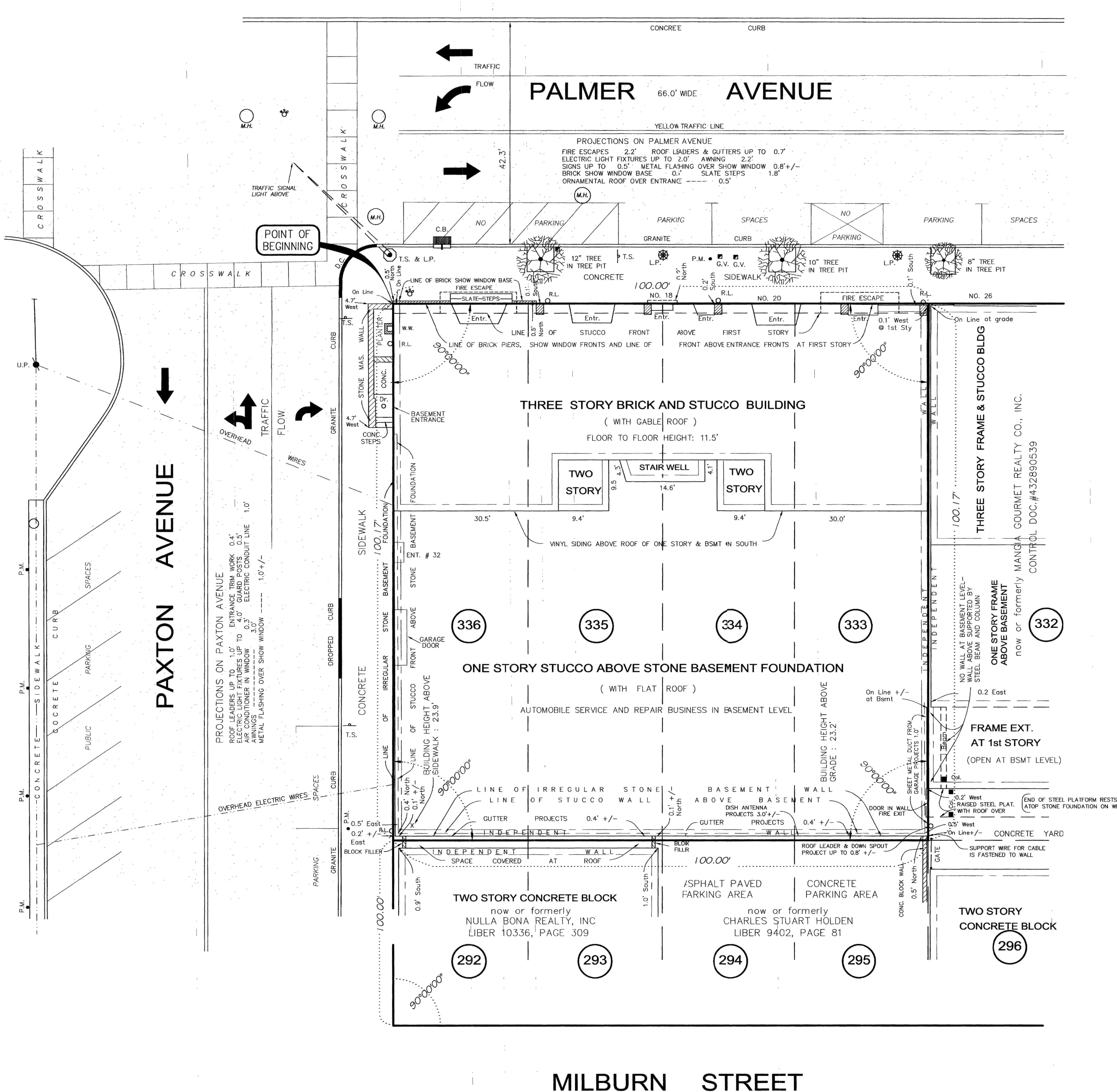
136 Stevens Ave. Mount Vernon NY 10550    Tele 914-667-667-5321    info@damoredesign.com

9/16/2022 1:36:11 PM  
H:\Office Drawings\2022\2266 - Lacrosse Unlimited\27 Palmer Ave\Lacrosse Unlimited\Sheets\2266-T-101 TITLE SHEET AND LOCATION PLAN.dwg

DRAWING NO. T-101  
SCALE: AS NOTED  
JOB NO. 2266  
DATE: 08.22  
DRAWN BY:

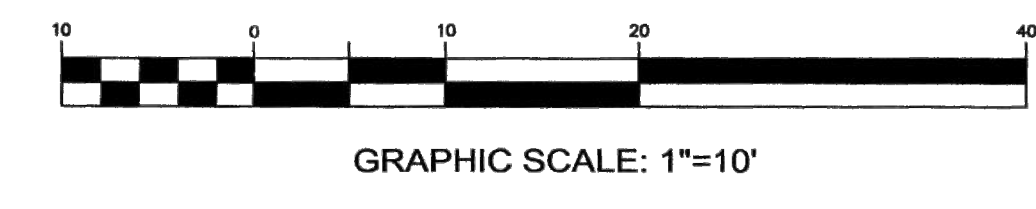






**SURVEY OF PROPERTY  
 SITUATE IN THE  
 VILLAGE OF BRONXVILLE  
 TOWN OF EASTCHESTER  
 WESTCHESTER COUNTY  
 NEW YORK**

SURVEYED: OCT. 6, 2006  
 SURVEY BROUGHT TO DATE : JULY 26, 2016



- PREMISES SHOWN HEREON ARE DESCRIBED IN DEED DATED 10/13/2006 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON 12/19/2006 IN CONTROL NO. 463120025. THE SURVEY SHOWS THE PREMISES SPECIFICALLY DESCRIBED IN TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY HAVING TITLE NUMBER CT16-00719-W WITH AN EFFECTIVE DATE OF JUNE 1, 2016.
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE OF BRONXVILLE AS:  
SECTION 2 ; BLOCK 2; LOT 20
- PROPERTY ADDRESS :  
10-24 PALMER AVENUE, BRONXVILLE, N.Y.
- PROPERTY AREA :  
10,017 sq. ft.
- NOTES:  
THE OFFSETS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.  
ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.  
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.

**SURVEY CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FILED SURVEY CONDUCTED ON OCT. 6, 2006 AND BROUGHT TO DATE ON JULY 26, 2016 AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFIED TO :  
 CHICAGO TITLE INSURANCE COMPANY  
 10-24 PALMER AVE, LLC, its successors and / or assigns  
 ORANGE BANK & TRUST, its successors and / or assigns

- ABBREVIATIONS & SYMBOLS**
- P.M. .... PARKING METER
  - T.S. .... TRAFFIC SIGN
  - ..... WATER SHUT OFF
  - M.H. .... MANHOLES
  - R.L. .... ROOF LEADER
  - L.P. .... LIGHT POLE
  - G.V. .... GAS VALVE
  - C.B. .... CATCH BASIN
  - T.S. & L.P. .... TRAFFIC SIGNAL & LIGHT POLE
  - U.P. .... UTILITY POLE
  - W.W. .... WINDOW WELL
  - ENTR. .... ENTRANCE

**Link**  
**Land Surveyors, P.C.**  
 21 Clark Place, Suite 1-B Phone 845-628-6857  
 Mahopac N.Y. 10541 Fax 845-621-0013

*Roland K. Link*  
 ROLAND K. LINK  
 NEW YORK STATE LICENSED  
 LAND SURVEYOR - LIC. NO. 044228

DRAWING NO. **SU-101** NO. OF

**MILBURN STREET**

