



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

November 22, 2022

Kristen Motel  
[kmotel@cuddyfeder.com](mailto:kmotel@cuddyfeder.com)

**BY HAND DELIVERY  
AND EMAIL**

Mr. Paul Taft  
Building Inspector  
Village of Bronxville  
200 Pondfield Road  
Bronxville, NY 10708

Re: Preapplication Filing  
RA MV Properties, LLC  
Premises: One Stone Place (a.k.a 30 Milburn Street), Village of Bronxville, New York  
Village of Bronxville Parcel ID: 2-3-13

Dear Inspector Taft:

On behalf of our client, RA MV Properties, LLC, an affiliate of DGC Capital ("the Applicant"), the owners of property located at One Stone Place (also known as 30 Milburn Street) in the Village of Bronxville, New York (the "Premises"), we respectfully submit this request for a pre-application meeting pursuant to Section 310-26.B of the Bronxville Zoning Code. Enclosed for your review are draft site development application materials in furtherance of the proposed addition and modifications to the existing three-story office building.

**The Premises and Proposed Addition and Modifications**

The Premises is an approximately 0.34 acre parcel classified in the Service Business (B) Zoning District. It is currently improved with a three-story office building and associated parking area. Section 310-15 of the Village of Bronxville Zoning Code provides that offices, including clerical, administrative, professional and other business office as well a health professional office, financial office, real estate office are principally permitted in the B zone.



The Premises is located within Flood Zone AE, which FEMA defines as a Special Flood Hazard Areas (SFHA). In order to address the location with the flood zone and prior flood damage to the first floor and at-grade utilities, this proposal includes the removal of the existing offices on the first floor with this space converted to open-air covered parking for building tenants. The new parking area includes (12) additional parking spaces for a total of (38) parking spaces. A new two-story addition above the existing parking lot is proposed for office space. Approximately 1,096 square-feet of office space will be added. The proposal includes an ADA compliant elevator and fire stair in conformance with current building code requirements. All building utilities will be located to the roof to prevent any future water/flood damage. Details of the proposed improvements are shown in the enclosed drawings prepared by Sullivan Architecture, P.C., revised through September 19, 2022.

Pursuant to Zoning Code Section 310-26, the proposal requires site plan review by the Planning Board. In addition, the existing building is non-conforming with respect to off-street parking requirements and Floor Area Ratio ("FAR"), and the proposed addition and modifications will slightly increase the existing FAR, therefore requiring an area variance.

It is respectfully submitted that the proposal will result in improvements to the Premises and surrounding neighborhood by preventing flood damage and increasing the total parking spaces onsite.

#### Materials Enclosed

In support of this pre-application meeting request, enclosed please find one (1) paper set and an electronic copy of the following materials:

- Exhibit A: Site Development Application;
- Exhibit B: Short Environmental Assessment Form;
- Exhibit C: Plan Review Comments from the Department of Buildings, dated October 3, 2022;  
and
- Exhibit D: Topographic Survey prepared by Ramsay Land Surveying, P.C., dated March 12, 2022.

Also enclosed are drawings prepared by Sullivan Architecture, P.C., last dated September 19, 2022, consisting of:

- A-0 Title Sheet
- EX-1 Key Plan/Existing Elevation Images
- A-1 First Floor Plan
- A-2 Second Floor Plan
- A-3 Third Floor Plan



- A-4 Roof Plan/New MEP Penthouse
- A-5 Elevations
- A-6 Elevations

A check made payable to the Village of Bronxville in the amount of \$100.00, representing the preapplication review fee, is also enclosed.

We look forward to discussing the proposed improvements and respectfully request that this project be included on the Design Review Committee December 7, 2022 and Planning Board December 14, 2022 meeting agendas for discussion.

Should Village Staff have any questions or comments in the interim, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kristen Motel', is written over a light blue horizontal line.

Kristen Motel

Enclosures

cc: DGC Capital  
Sullivan Architecture, P.C.  
Riddar Nget, Cuddy & Feder LLP

# Exhibit A



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

Current condition of site: (Building; Brush; ect.) Existing Building and Parking areas

Estimated cost of proposed improvements: \$ TBD

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

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.)

The Applicant proposes to continue the existing medical office use of the building.

See Sheet A-1 of enclosed site drawings for additonal details.

Owners Name: RA MV Properties, LLC.

Owners Signature:  Date: 11/22/2022

# Exhibit B

# Short Environmental Assessment Form

## Part 1 - Project Information

### 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.

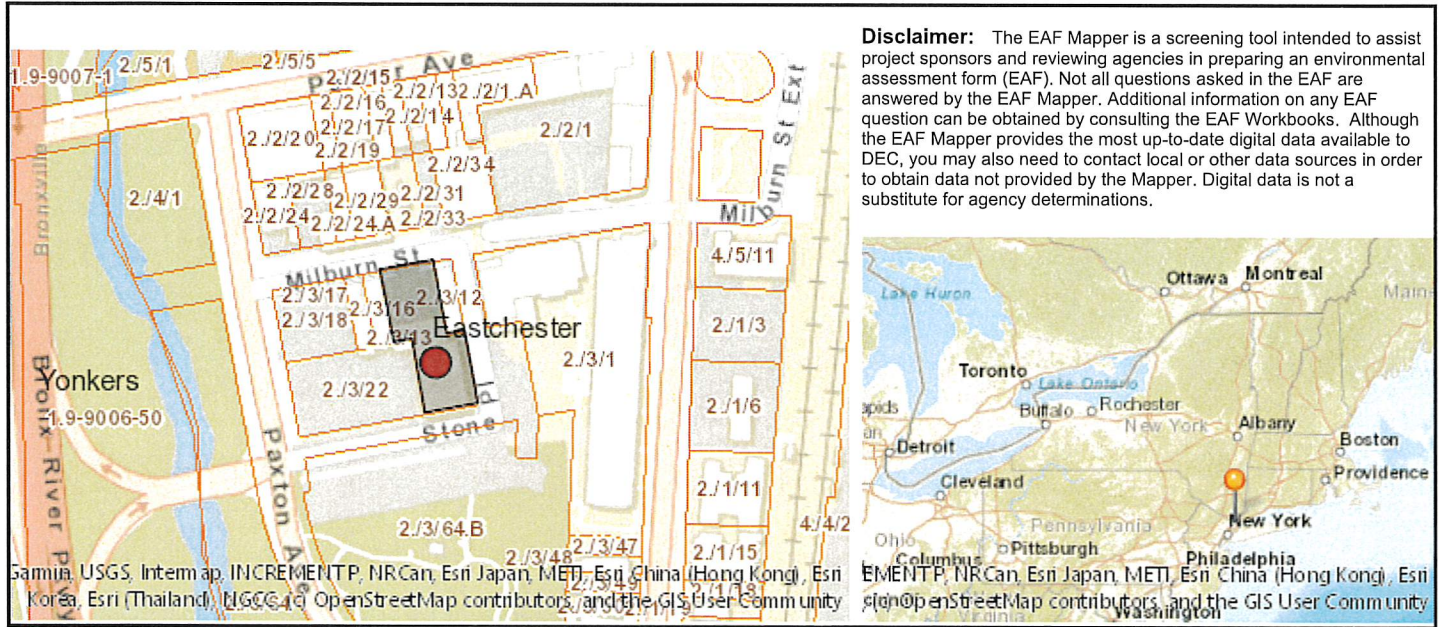
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: One Stone Place - Addition and Alterations				
Project Location (describe, and attach a location map): One Stone Place (aka 30 Milburn Street), Bronxville New York 10708				
Brief Description of Proposed Action: The project is proposing to remove the existing office space on the first floor that was damaged prior by flooding. The vacated space shall be converted to open-air covered parking for tenants of the building. The floor area removed is proposed to be transferred to a new two-story addition above the existing parking lot and will require FAR variance. Please note that the existing building is already existing non-conforming regarding FAR. The project also includes an ADA compliant elevator and a fire stair to ensure building code compliance. The project is also proposing to relocate all the building utilities to a roof penthouse to prevent any future damage. The building will also have office space adjustments, those adjustments are to be determined.				
Name of Applicant or Sponsor: RA MV Properties, LLC		Telephone: 914-664-7244 E-Mail: gryan@dgccapital.com		
Address: 506 S 9th Ave				
City/PO: Mt Vernon		State: NY	Zip Code: 10550	
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Area Variance- Zoning Board of Appeals; Site Plan- Planning Board; Building Permit- Bldg. Dep't			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.34 acres		
b. Total acreage to be physically disturbed?		~0.15 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.34 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	NO	YES	
	<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? Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1- If Yes, identify: 31-90	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<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: _____	NO	YES	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<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 checked="" type="checkbox"/> Urban <input 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Existing roof drains and expanded areas will drain to existing systems.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>RA MV Properties, LLC / Kristen Motel, Esq., Cuddy &amp; Feder LLP</u> Date: <u>11/22/2022</u>  Signature: <u></u> Title: <u>Attorney for the Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

# Exhibit C

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

## PLAN REVIEW COMMENTS

**APPLICATION NUMBER:** ALT 182-22  
**DATE RECEIVED:** September 29, 2022  
**LOCATION:** 30 Milburn St /Aka One Stone Place  
**SBL:** 2./3/13  
**APPLICANT NAME:** Sullivan Architecture, PC  
**APPLICANT ADDRESS:** 31 Mamaroneck Avenue  
White Plains, NY 10601

**DESCRIPTION OF WORK :** The project is proposing to remove the existing office space on the first floor that was damaged prior by flooding. The vacated space shall be converted to open-air covered parking for tenants of the building. The floor area removed is proposed to be transferred to a new two-story addition above the existing parking lot and will require FAR variance. Please note that existing building is already existing non-conforming regarding FAR. The project also includes an ADA compliant elevator and a fire stair to ensure building code compliance. The project is also proposing to relocate all the building utilities to a roof penthouse to prevent any future damage. The building will also have office space adjustments, those adjustments are to be determined.

**DISAPPROVED October 3, 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)

Zoning Review - Plans dated as received 9/23/22 Referral to Planning Board is required for this application. Zoning requirements will require a variance for FAR. Further study by planning consultant and the planning board prior to referral to the Village of Bronxville Zoning Board of Appeals.

- 1) As per 310-26 site development approval is required for the addition and improvements proposed. Previous CO dated 3/13/1970 allows for 1<sup>st</sup> floor retail establishments of offices; 2<sup>nd</sup> floor offices; 3<sup>rd</sup> floor offices.
- 2) FAR maximum allowed as per Village of Bronxville Municipal Code 310-15 D (2) (a) 1.6; existing FAR pre-existing non-conforming 1.67; proposed FAR 1.75; variance required - .008
- 3) Proposed is an increase in on-site parking on the street level for tenant parking.
- 4) Property is in the flood zone designation AE Zone. Part of the work proposed is considered as improvements to address being in the flood zone including the proposed parking area on the ground level, and relocation of utilities, equipment above the base flood elevation.

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

5) Drainage plan is required to show existing infrastructure and proposed improvements.

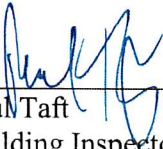
This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

**PLAN REVIEW**

Plan Review - Plans Dated as Received 9/23/22

Plans will be reviewed further upon approval of planning and zoning.

**MISCELLANEOUS**

  
\_\_\_\_\_  
Paul Taft  
Building Inspector

# Exhibit D



**RAMSAY LAND SURVEYING, P.C.**

PROFESSIONAL LAND SURVEYORS - PLANNERS

3024 RADCLIFF AVENUE

BRONX, NEW YORK 10467

Ph. (646) 773-4588

Ph. (917) 544-8174

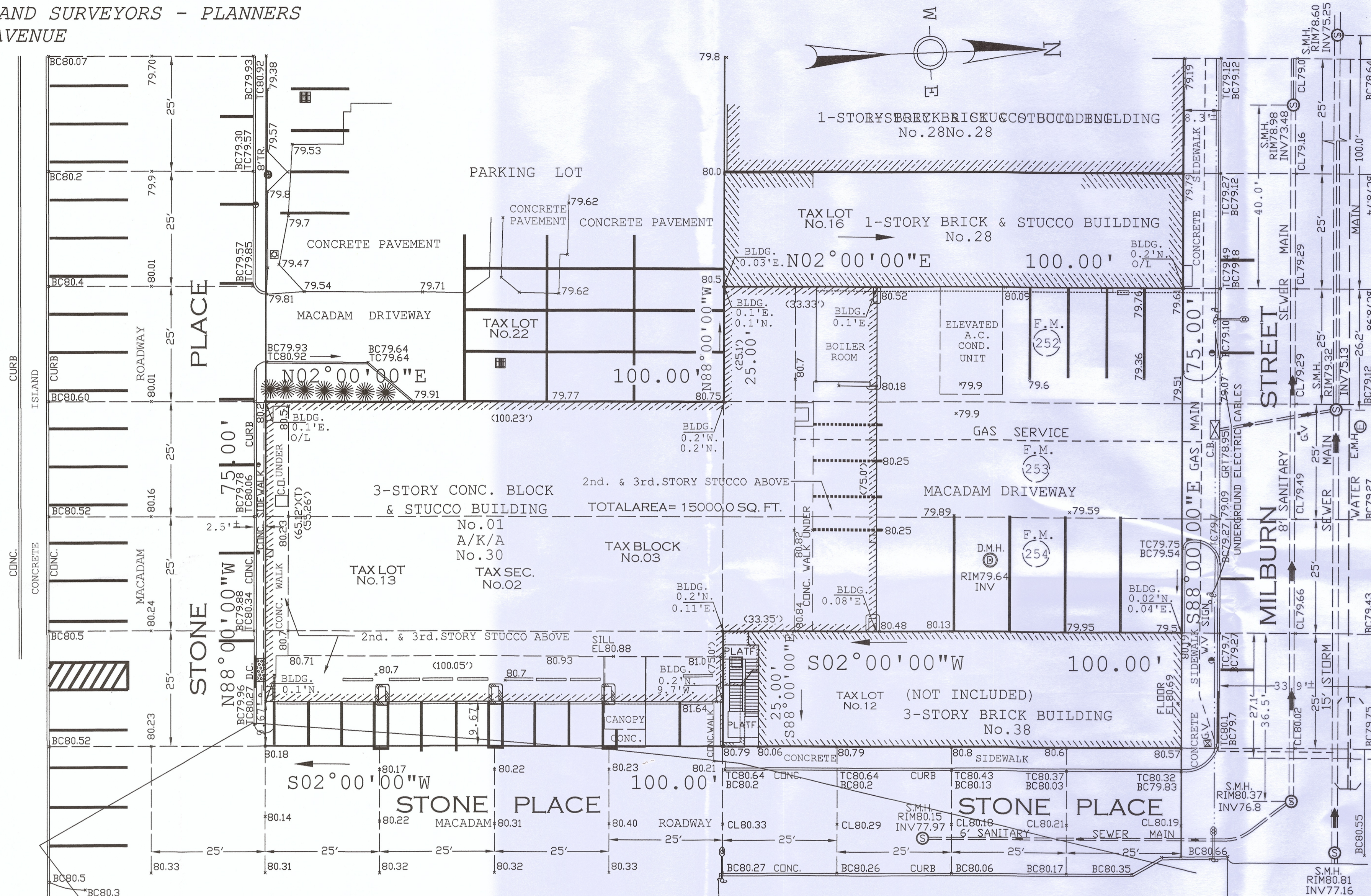
Fax. (718) 231-2067

JOB No. F22-026 WBRXV 1133

**TOPOGRAPHIC SURVEY**  
OF  
01 STONE PLACE  
A/K/A  
30 MILBURN STREET  
DESIGNATED AS SECTION 02  
IN BLOCK No. 03, LOT No.13  
AS SHOWN ON THE OFFICIAL TAX  
MAP OF THE CITY OF YONKERS  
WESTCHESTER COUNTY  
NEW YORK.

**LEGEND**

- FIRE HYDRANT
- DRAIN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- PEDESTRIAN RAMP
- PARKING METERS
- TABLE 5 CHAIRS
- STREET LIGHT
- UTILITY POLE
- TREE/DIA./NAME 16" SYC.
- TOP OF CURB ELEVATION TCXXX
- BOT. OF CURB ELEVATION BCXXX
- SPOT ELEVATION ELXXX
- LEGAL GRADE [L.G.XXXX]
- DROP CURB
- UNDERGROUND ELECTRIC CABLE
- ELECTRIC BOX
- TRAFFIC SIGN SIGN
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- CABLE TV



THE FIELDWORK COMPLETED : MARCH 07, 2022  
DATE MAP DRAFTED : MARCH 12, 2022

**NOTE I:**  
LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND / OR ELECTRONIC DETECTION METHOD AND ARE SUBJECT TO THE ACCURACY THEREOF. LOCATION OF SUBSURFACE FACILITIES SHOULD BE VERIFIED PRIOR TO EXCAVATION AND /OR CONSTRUCTION.

**NOTE II:**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH DOCUMENTS.

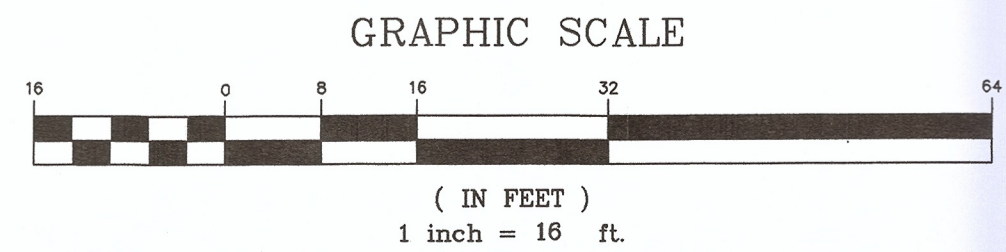
**NOTE III:**  
ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 ADJUSTMENT.

**NOTE IV:**  
SUBSURFACE EASEMENT, IF ANY ARE NOT SHOWN OR CERTIFIED TO THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS HEREON, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN.

**NOTE V:**  
THERE IS NO EVIDENCE OF WATERCOURSE OR WETLANDS ON OR ACROSS SUBJECT PROPERTY

SCALE 1" = 16'  
TAX LOT: No.13  
TAX BLOCK No.03 TAX SECT. No.02

**NOTE VI:**  
DESIGNATED AS LOT No.s 252253,254,268,269, AND 270 AS SHOWN ON A CERTAIN MAP ENTITLED, "FIRST MAP OF BRONX-MANOR AT BRONXVILLE ON THE HARLEN RAILROAD IN THE TOWN OF EASTCHESTER AND YONKERS (ADJOINING MOUNT VERNON, WESTCHESTER COUNTY, N.Y.)"  
FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON NOVEMBER 23, 1894 AS MAP No. 1133.

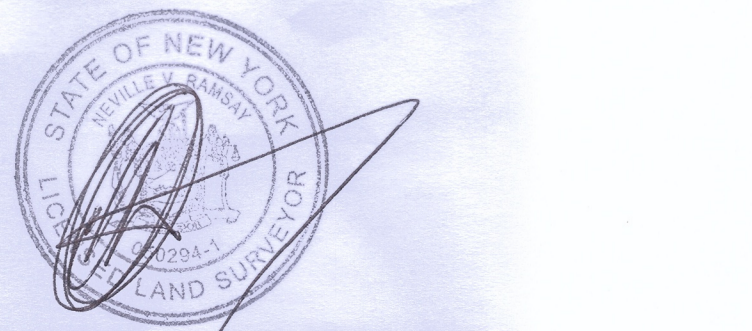


THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.  
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

**NOTE: II**  
The Underground Utility Information Shown Hereon Is One Of Several Possible Interpretations Of The Record Data As Provided By The Respective Utility Companies. The Location And Depth Of All Underground Utilities Must Be Verified With The Respective Utility Company Prior To Any Design And Construction Or Excavation.

**UPDATES**      **DATES**

UPDATES	DATES



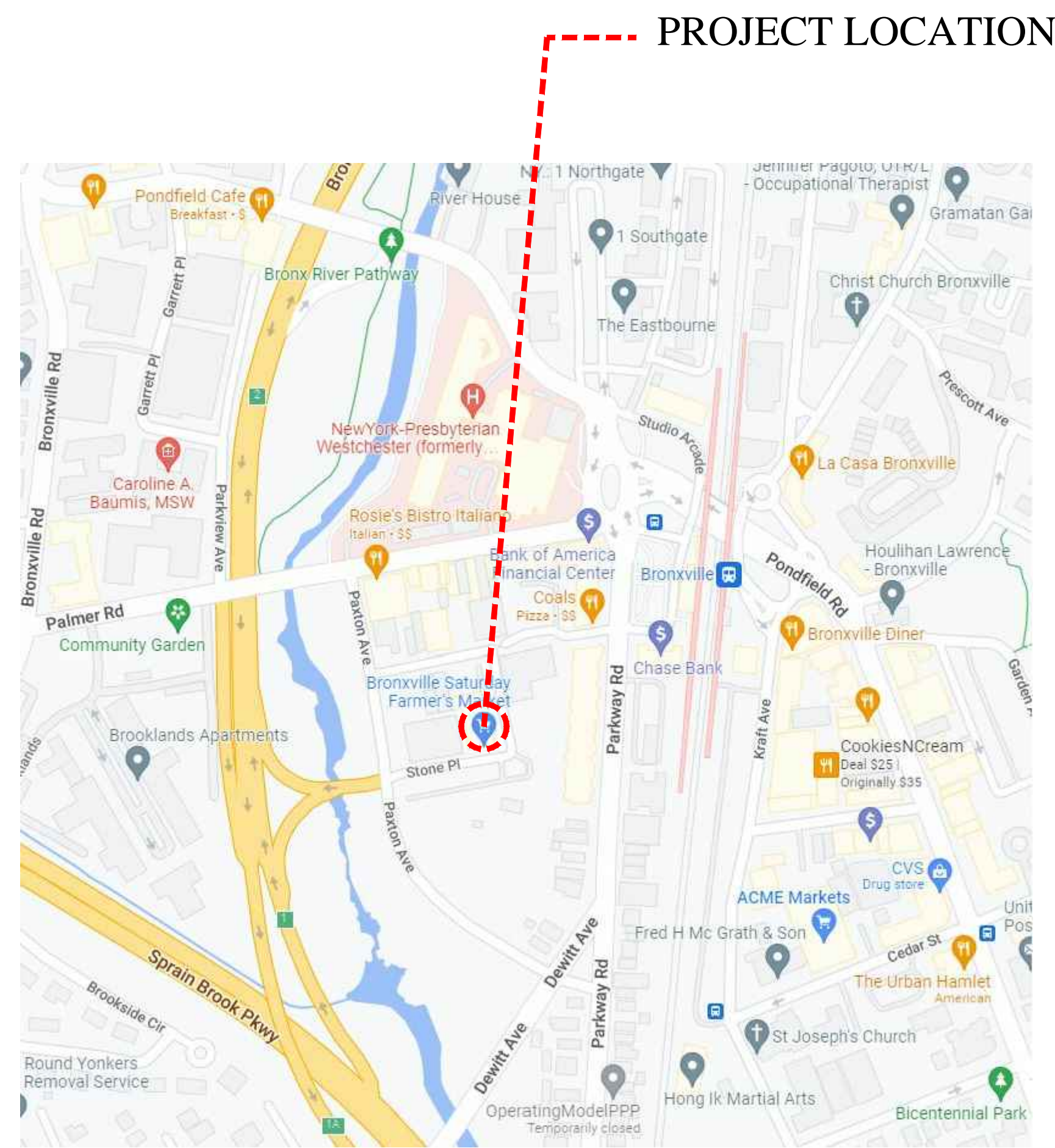


# Site Plans

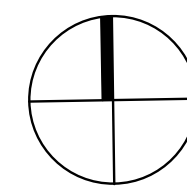
# One Stone Place

Bronxville, New York 10708

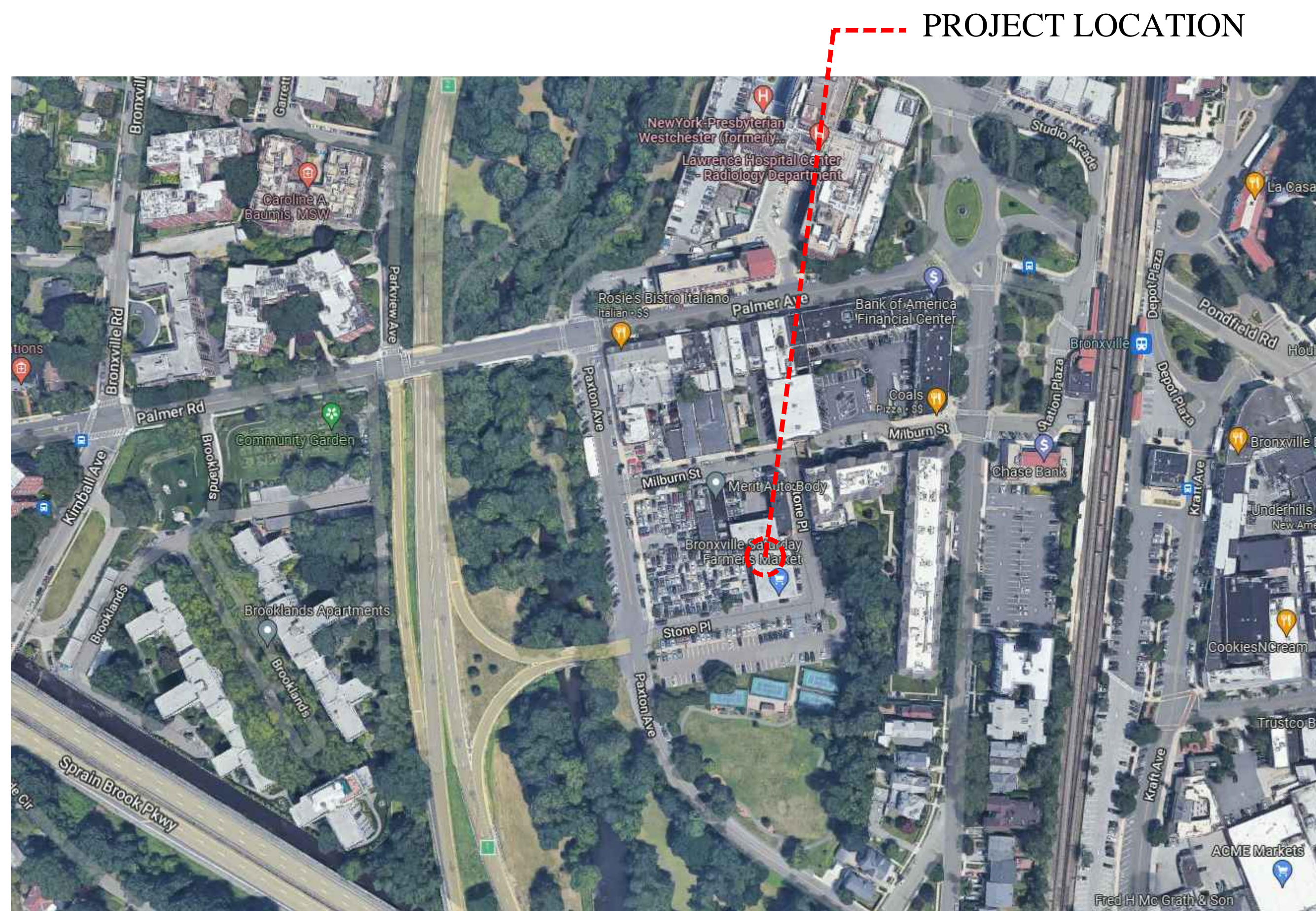
## Proposed Building Addition / Alterations



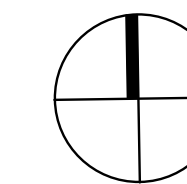
PROJECT LOCATION



GENERAL LOCATION PLAN



PROJECT LOCATION



OVERALL AERIAL SITE LOCATION PLAN

### PROJECT TEAM

#### OWNER

RA MV Properties, LLC  
506 S 9th Ave, Mt Vernon, NY 10550  
914-664-7244  
dgccontracting.com

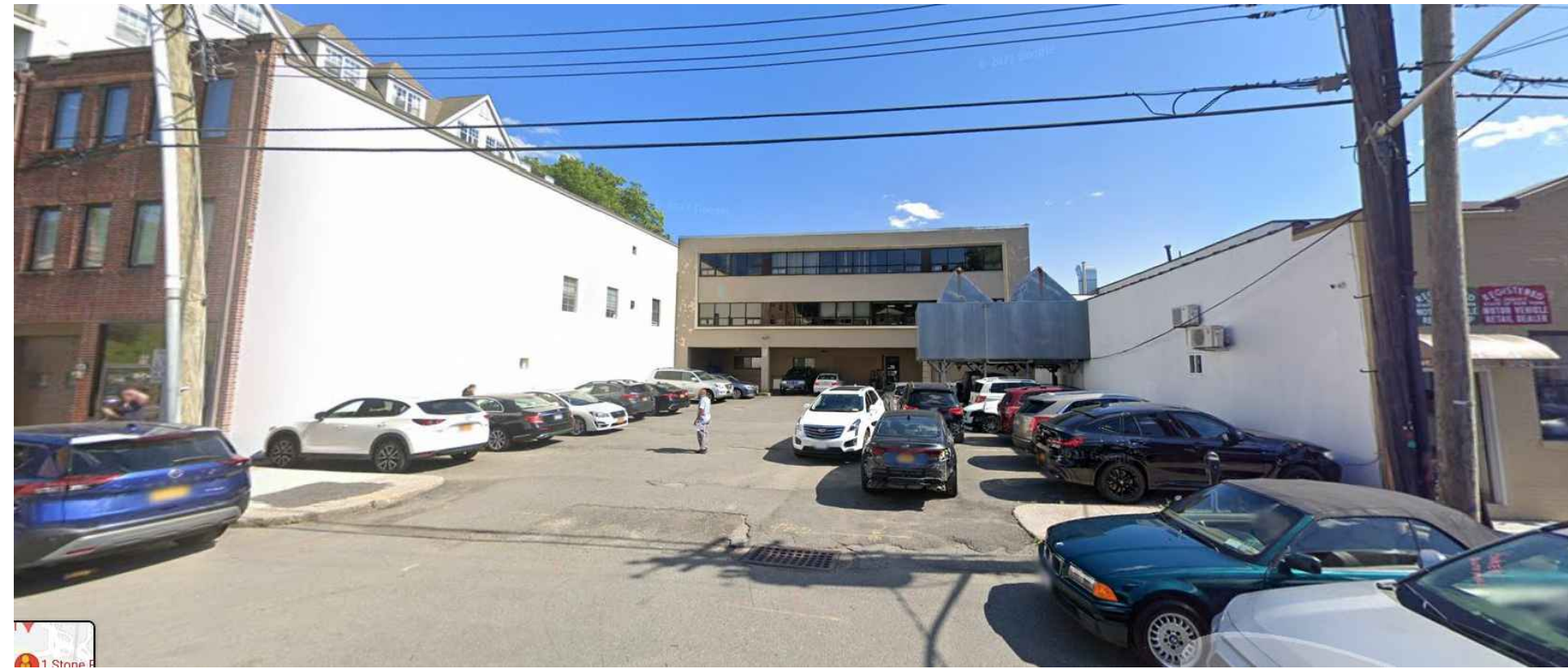
#### ARCHITECT

SULLIVAN ARCHITECTURE, P.C.  
31 Mamaroneck Avenue  
White Plains, NY 10965  
914.761.6006 (V)  
914.761.4919 (F)  
www.sullivanarch.com

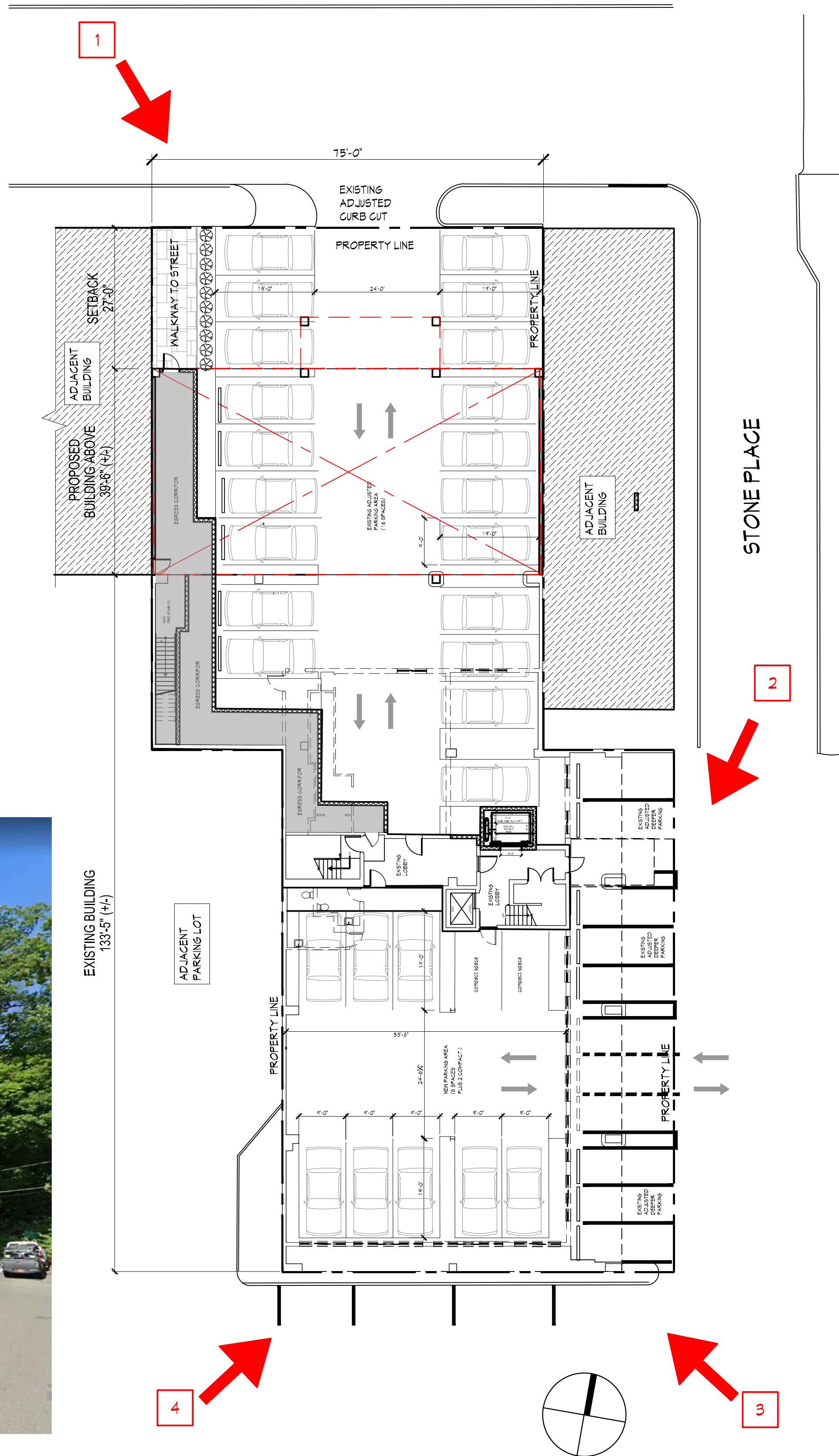
### DRAWINGS

#### ARCHITECTURAL:

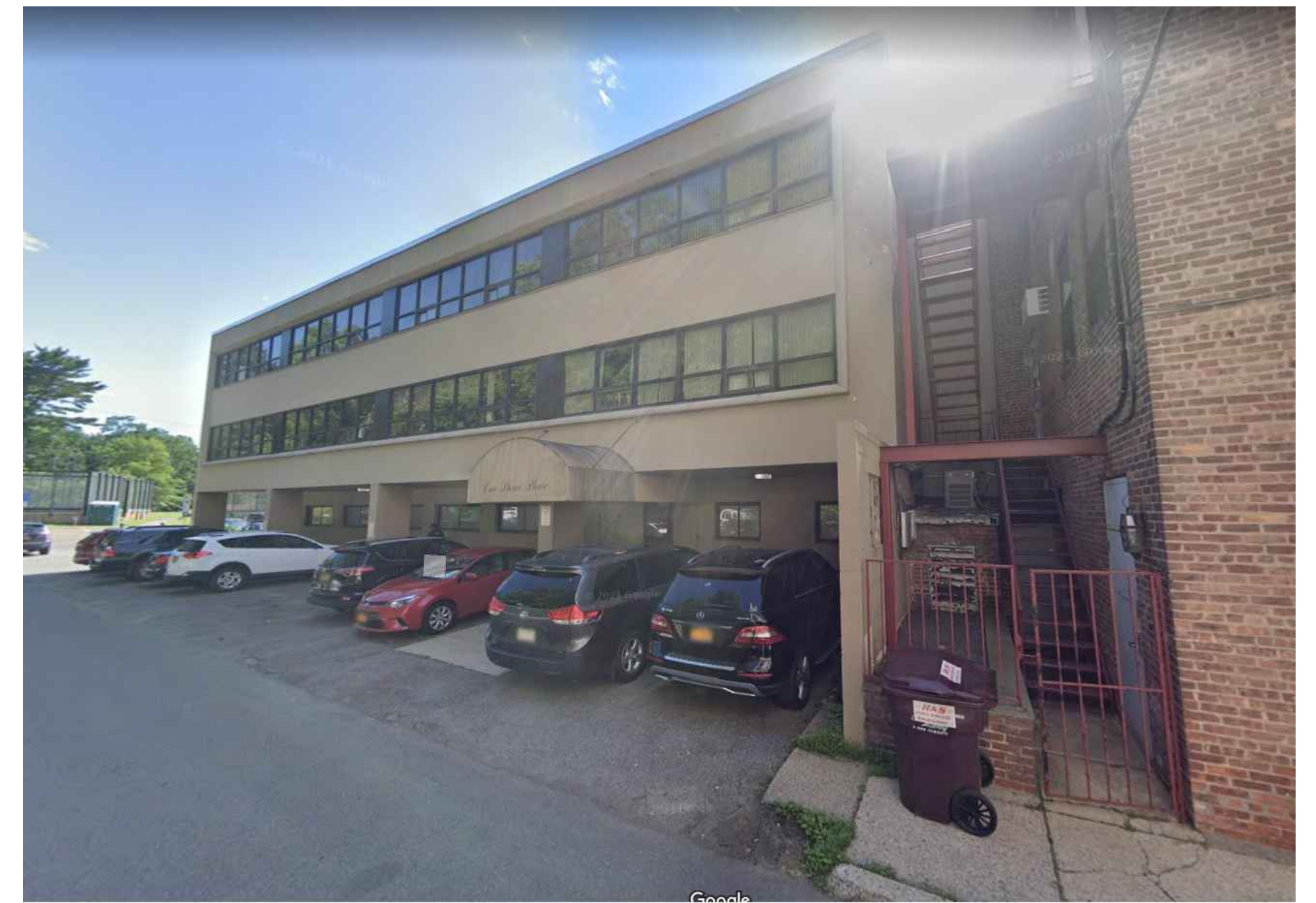
- A-0 TITLE SHEET
- EX-1 KEY PLAN / EXISTING ELEVATION IMAGES
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 ROOF PLAN / NEW MEP PENTHOUSE
- A-5 ELEVATIONS
- A-6 ELEVATIONS



**1** SITE VIEW 1  
1/16" = 1'-0"



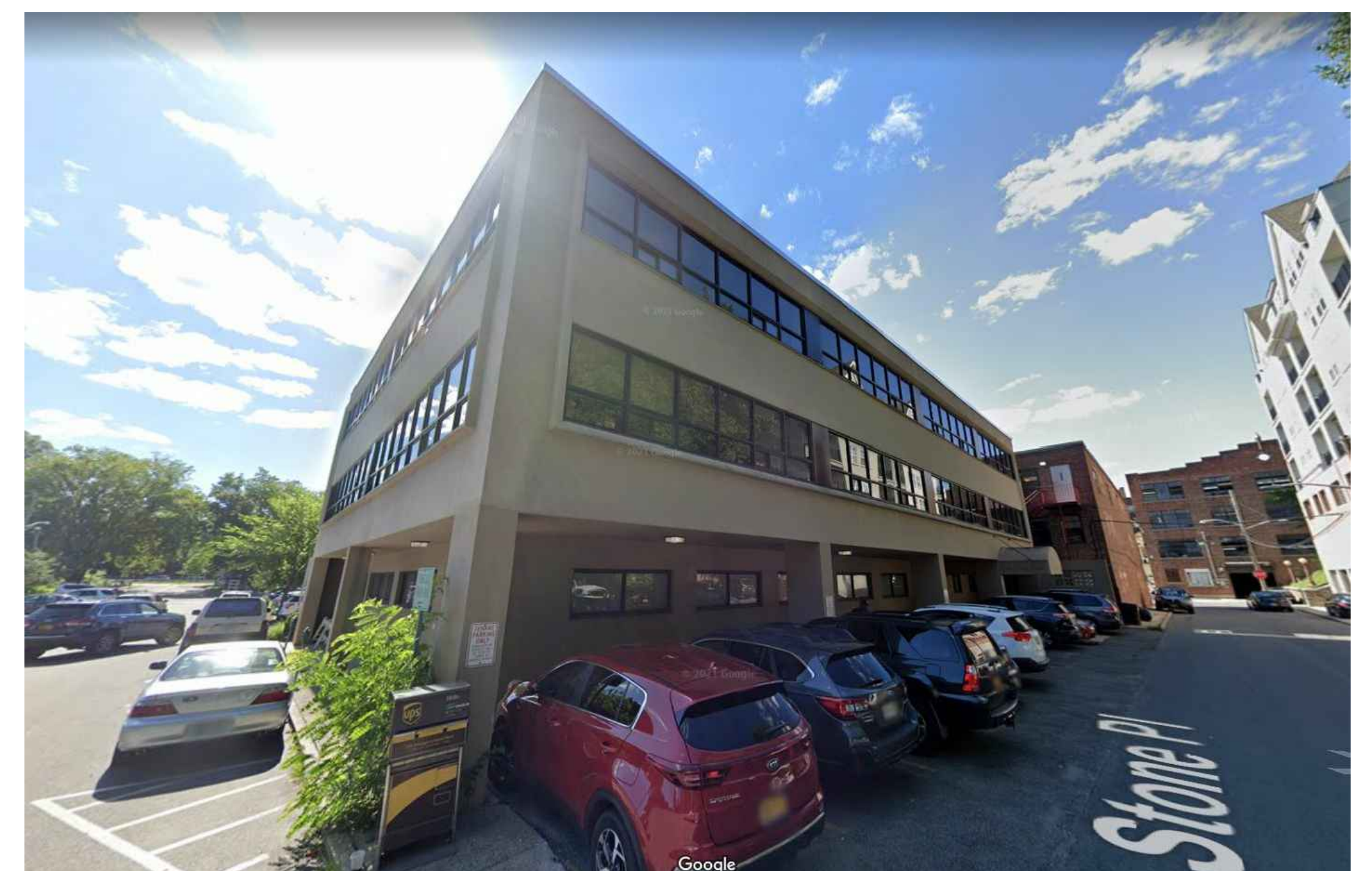
**0** SITE KEY PLAN  
1/16" = 1'-0"



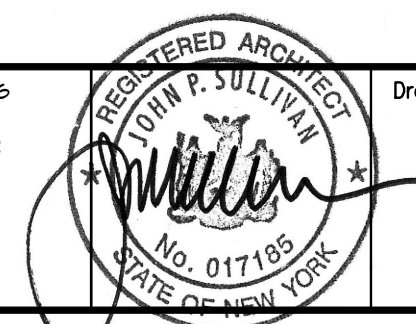
**2** SITE VIEW 2  
1/16" = 1'-0"



**4** SITE VIEW 4  
1/16" = 1'-0"



**3** SITE VIEW 3  
1/16" = 1'-0"



**GRAPHIC LEGEND**

EXISTING ADJACENT BUILDING	
PROPOSED ADJUSTED / NEW EGRESS SYSTEM	
EXISTING LOBBY / EGRESS	
PROPOSED BUILDING 2ND & 3RD FLOORS ABOVE PARKING BELOW	

**1 STONE PLACE - SITE INFORMATION**

ZONING - BUSINESS (B)  
 LOT SIZE - 0.34 ACRES  
 14,810 S.F.  
 FAR - 1.6. MAX.

PROPOSED ADDITION  
 39'-6" X 75' = 2,962 S.F. PER FLR  
 TOTAL 5,924 S.F.  
 W/ PARKING BELOW

EXISTING BUILDING S.F.

FIRST FLOOR - 6,774 S.F.  
 2 ND FLOOR - 9,007 S.F.  
 3RD FLOOR - 9,007 S.F.  
 TOTAL = 24,788 S.F.

EXISTING FAR  
 24,788 / 14,810 = 1.67

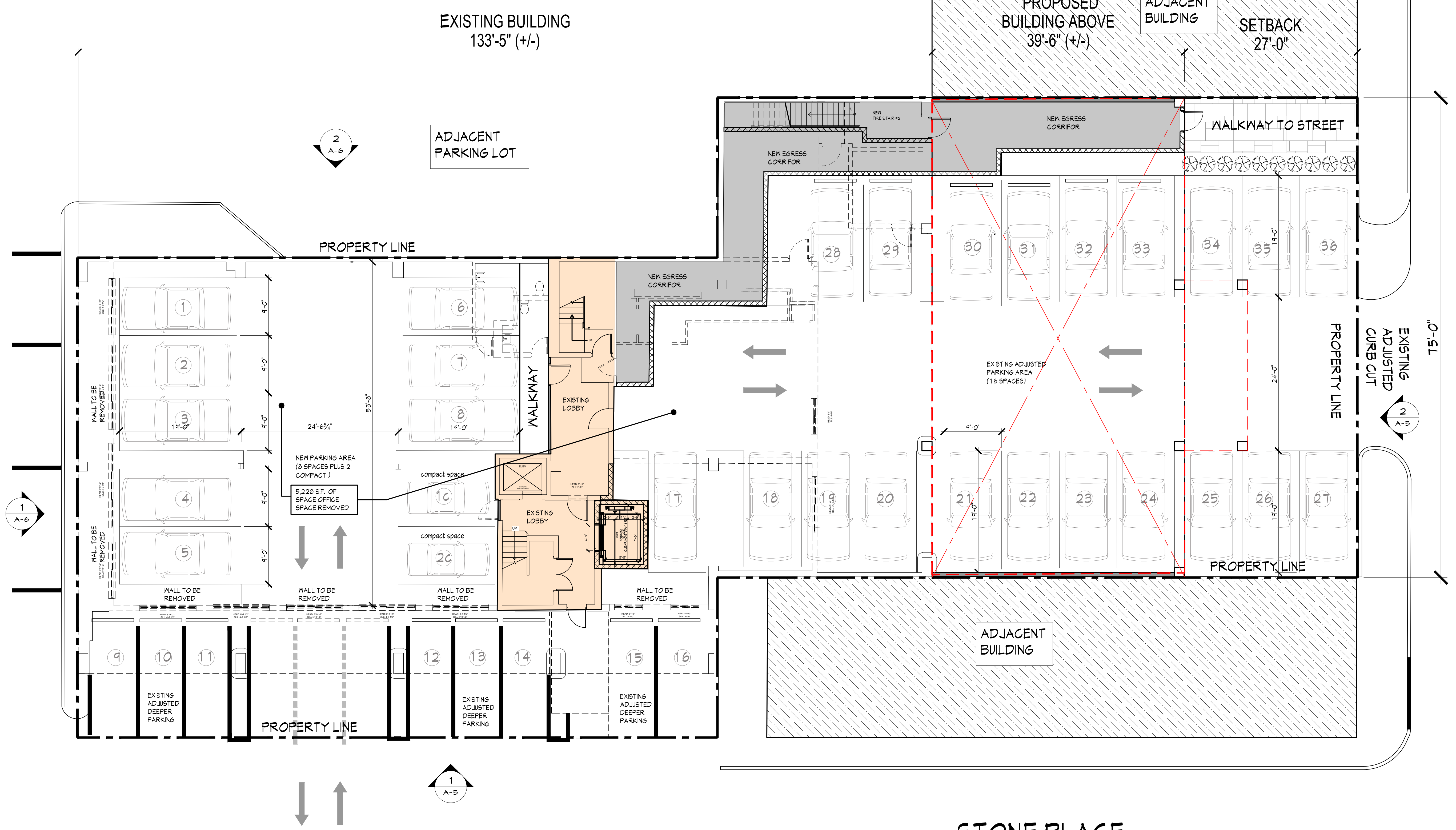
EXISTING PARKING  
 26 SPACES

PROPOSED BUILDING S.F.

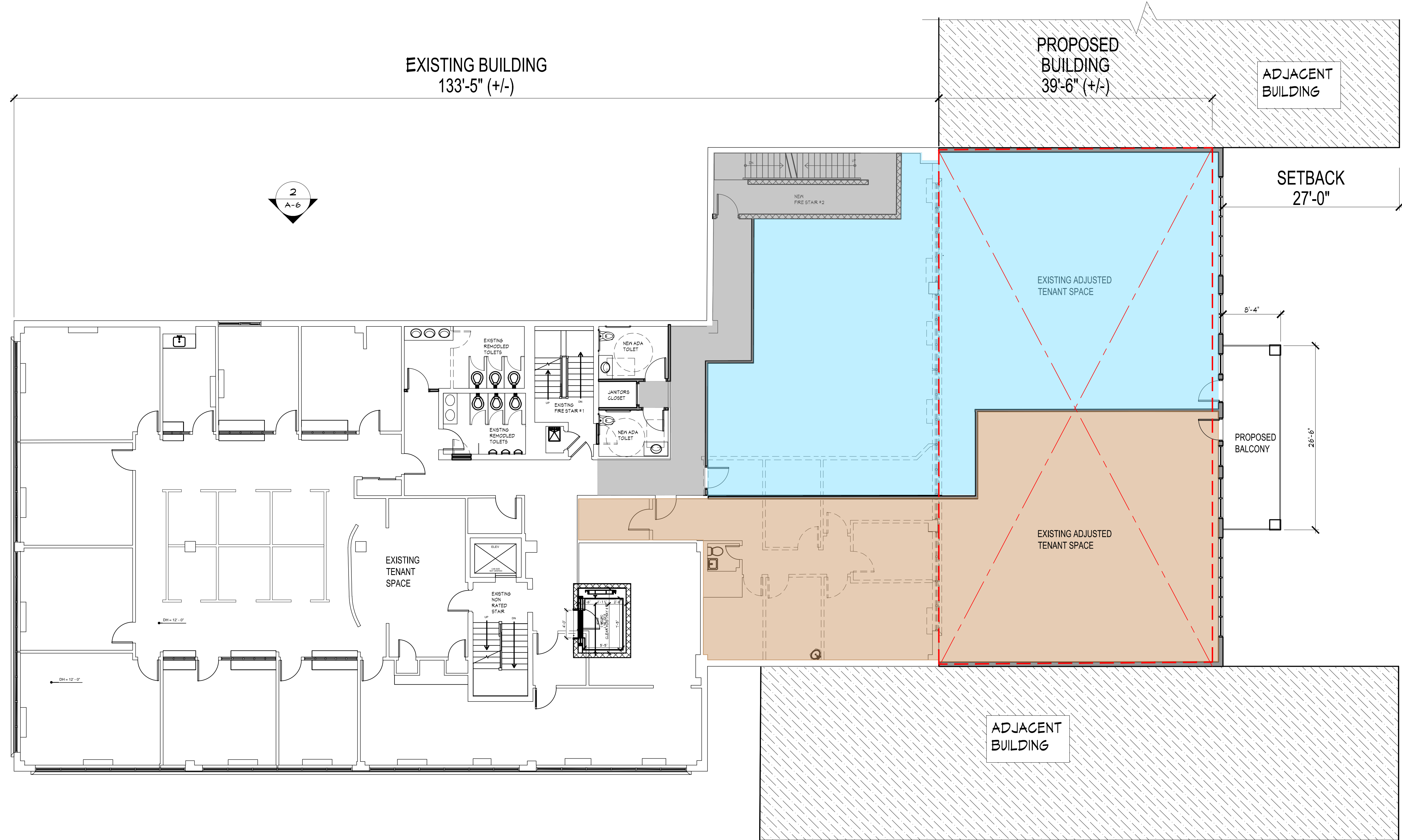
FIRST FLOOR - 1,946 S.F.  
 2 ND FLOOR - 11,969 S.F.  
 3RD FLOOR - 11,969 S.F.  
 TOTAL = 25,884 S.F.

PROPOSED FAR  
 25,884 / 14,810 = 1.747

PROPOSED PARKING  
 38 plus 2 compact spaces = 38  
 (NET ADD 12)



**1 FIRST FLOOR PLAN**  
 1/8" = 1'-0"



1 SECOND FLOOR PLAN  
1/8" = 1'-0"

COPYRIGHT ©2022

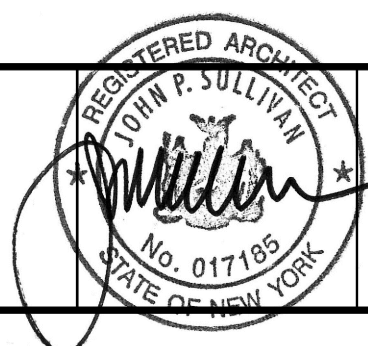
**Sullivan Architecture, P.C.**  
31 Mamaroneck Avenue  
White Plains, New York 10601  
914-761-6006 (F) 914-761-4919

**RA MV Properties, LLC**  
506 S 9th Ave, Mt Vernon, NY 10550  
914-664-7244  
dgccontracting.com

Project Title  
**One Stone Place**  
Bronxville, New York 10708  
Proposed Building Addition / Alterations

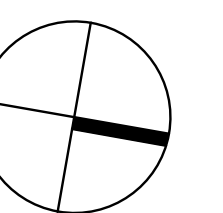
Date Issue  
07.11.22 EXISTING CONDITIONS PLANS  
07.28.22 CONCEPT PLANS  
09.19.22 PLANNING BOARD SUBMISSION

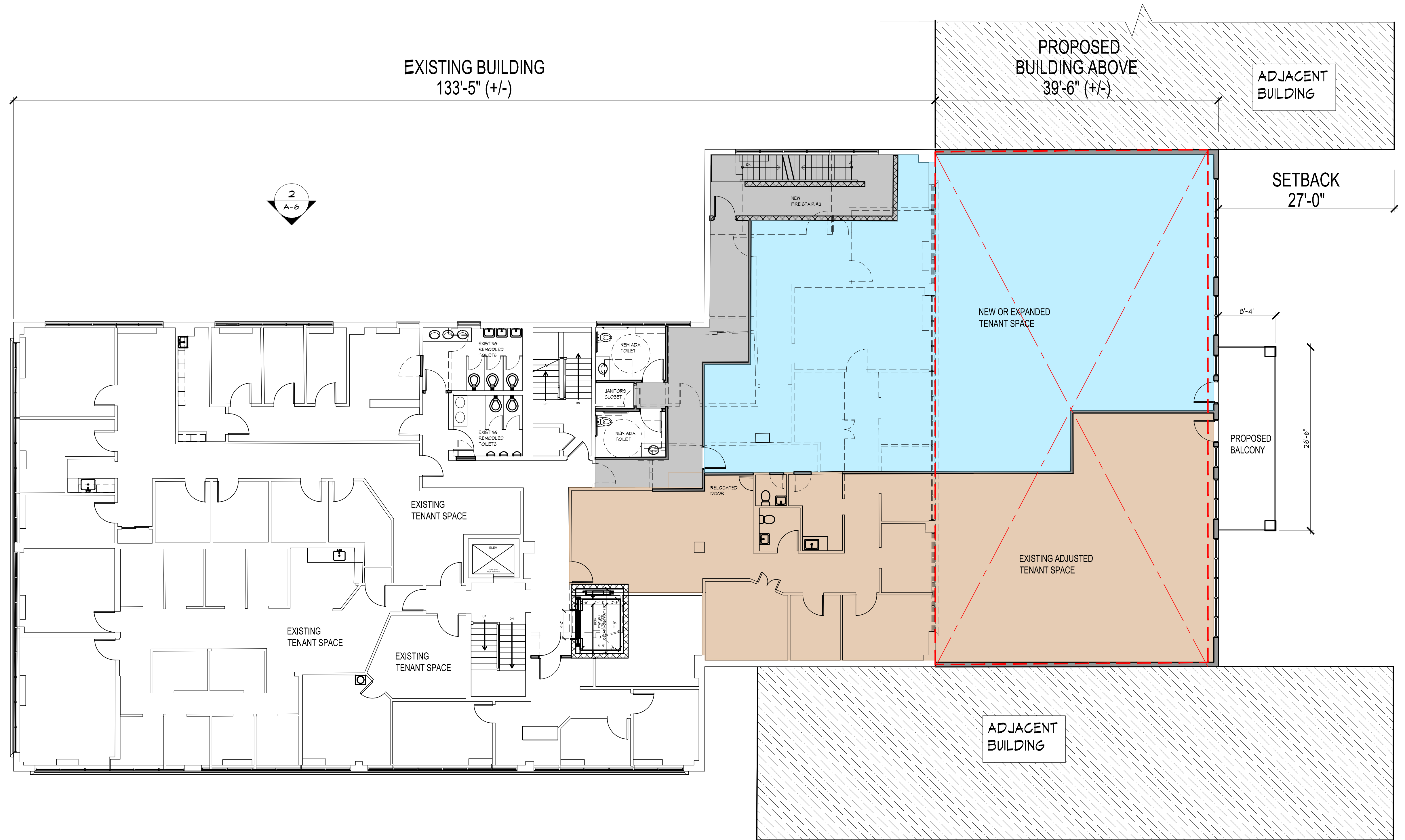
Project No. 202206  
Date 09.9.22  
Drawing By KA  
Scale NOTED



SECOND FLOOR PLAN

Drawing No.  
**A-2**





1 THIRD FLOOR PLAN  
1/8" = 1'-0"

COPYRIGHT ©2022

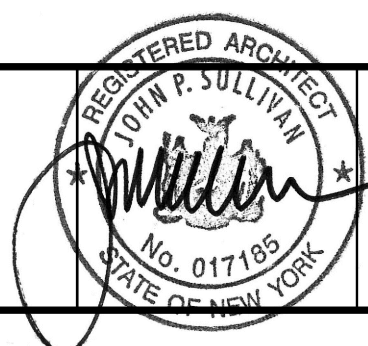
**Sullivan Architecture, P.C.**  
31 Mamaroneck Avenue  
White Plains, New York 10601  
914-761-6006 (F) 914-761-4919

**RA MV Properties, LLC**  
506 S 9th Ave, Mt Vernon, NY 10550  
914-664-7244  
dgccontracting.com

Project Title  
**One Stone Place**  
Bronxville, New York 10708  
Proposed Building Addition / Alterations

Date Issue  
07.11.22 EXISTING CONDITIONS PLANS  
07.28.22 CONCEPT PLANS  
09.19.22 PLANNING BOARD SUBMISSION

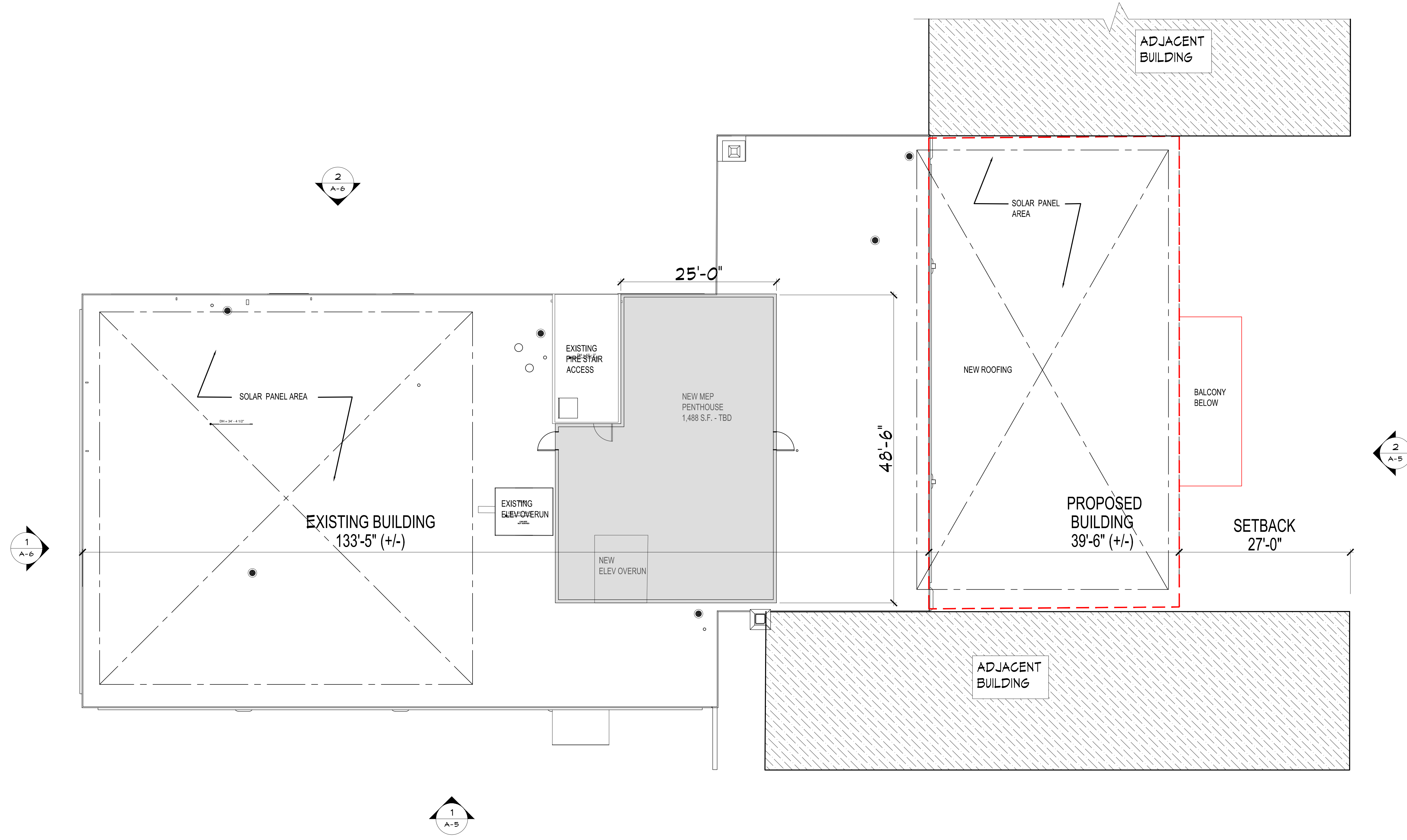
Project No. 202206  
Date 09.9.22  
Drawing By KA  
Scale NOTED



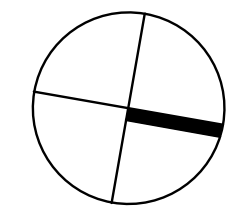
THIRD FLOOR PLAN

Drawing No.

A-3



1 ROOF PLAN  
1/8" = 1'-0"



COPYRIGHT ©2022

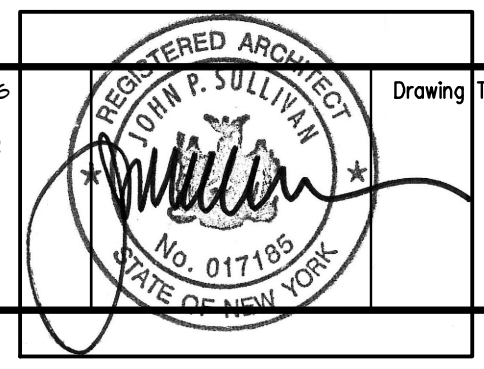
**Sullivan Architecture, P.C.**  
31 Mamaroneck Avenue  
White Plains, New York 10601  
914-761-6006 (F) 914-761-4919

**RA MV Properties, LLC**  
506 S 9th Ave, Mt Vernon, NY 10550  
914-664-7244  
dgccontracting.com

Project Title  
**One Stone Place**  
Bronxville, New York 10708  
Proposed Building Addition / Alterations

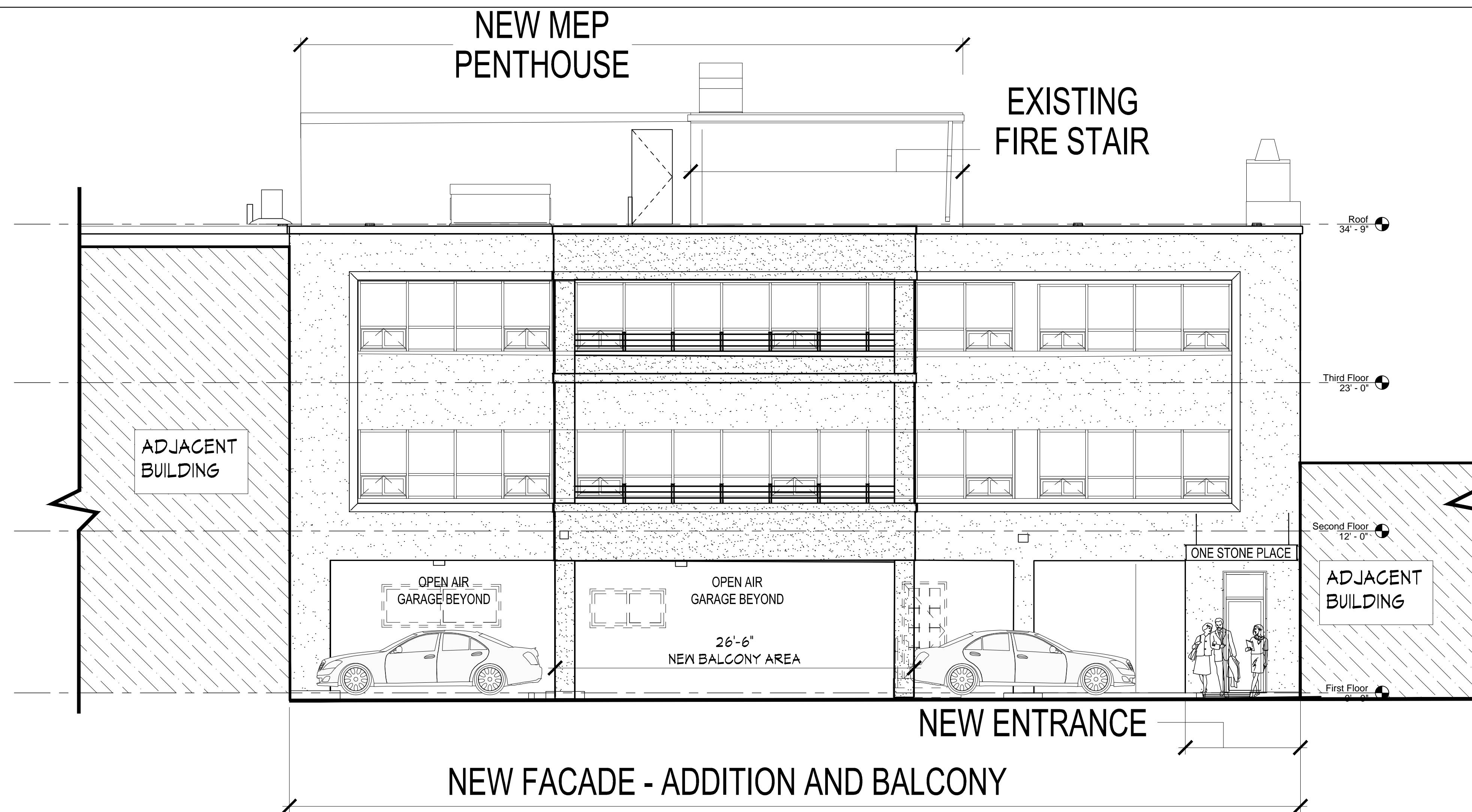
Date Issue  
01.11.22 EXISTING CONDITIONS PLANS  
07.28.22 CONCEPT PLANS  
09.19.22 PLANNING BOARD SUBMISSION

Project No. 202206  
Date 03.9.22  
Drawing By KA  
Scale NOTED

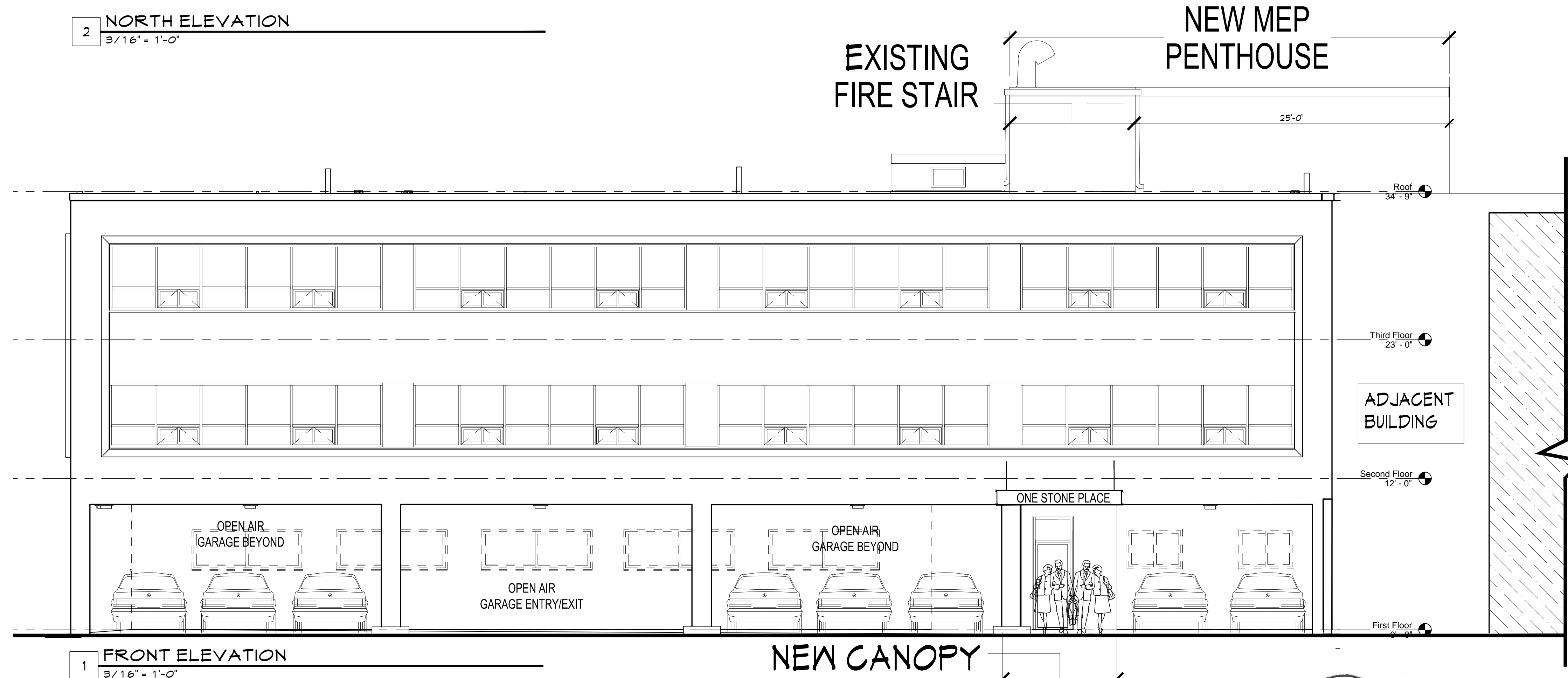


ROOF PLAN

Drawing No.  
**A-4**



2 NORTH ELEVATION  
3/16" = 1'-0"



1 FRONT ELEVATION  
3/16" = 1'-0"

COPYRIGHT ©2022

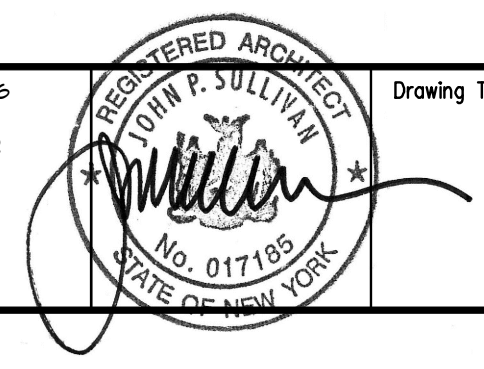
**Sullivan Architecture, P.C.**  
31 Mamaroneck Avenue  
White Plains, New York 10601  
914-761-6006 (F) 914-761-4919

**RA MV Properties, LLC**  
506 S 9th Ave, Mt Vernon, NY 10550  
914-664-7244  
dgccontracting.com

Project Title  
**One Stone Place**  
Bronxville, New York 10708  
Proposed Building Addition / Alterations

Date Issue  
01.11.22 EXISTING CONDITIONS PLANS  
07.28.22 CONCEPT PLANS  
09.19.22 PLANNING BOARD SUBMISSION

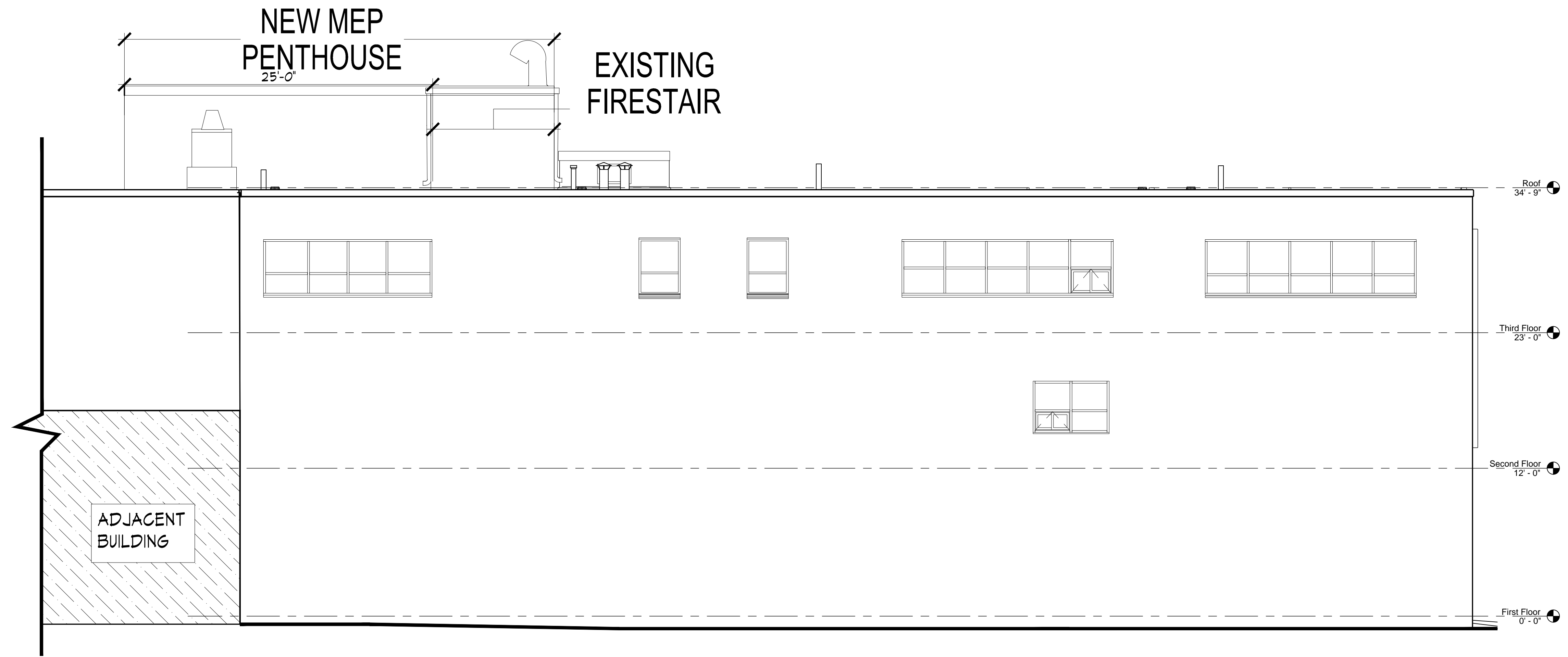
Project No. 202206  
Date 09.9.22  
Drawing By KA  
Scale NOTED



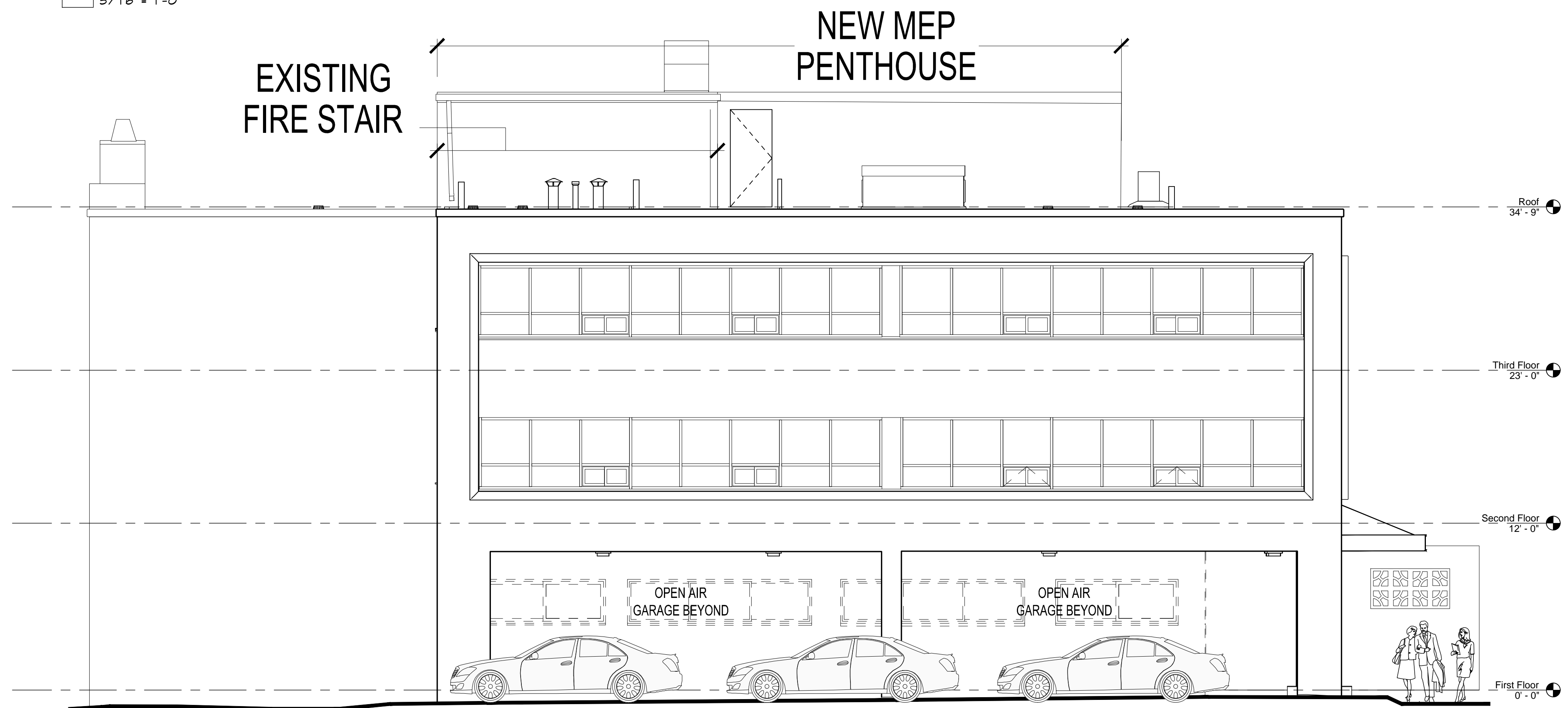
ELEVATIONS

Drawing No.  
**A-5**





2 WEST ELEVATION  
3/16" = 1'-0"



1 SOUTH ELEVATION  
3/16" = 1'-0"

COPYRIGHT ©2022

**Sullivan Architecture, P.C.**  
31 Mamaroneck Avenue  
White Plains, New York 10601  
914-761-6006 (F) 914-761-4919

**RA MV Properties, LLC**  
506 S 9th Ave, Mt Vernon, NY 10550  
914-664-7244  
dgccontracting.com

Project Title  
**One Stone Place**  
Bronxville, New York 10708  
Proposed Building Addition / Alterations

Date Issue  
01.11.22 EXISTING CONDITIONS PLANS  
01.28.22 CONCEPT PLANS  
04.14.22 PLANNING BOARD SUBMISSION

Project No. 202206  
Date 03.9.22  
Drawing By KA  
Scale NOTED



ELEVATIONS

Drawing No.

A-6