

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: Aviles Residence

Project Street Address: 87 Kensington Rd, Bronxville NY 10708

Section: 23 **Block:** 6 **Lot(s):** 22 **Zone:** Res B

Applicant: Victor Aviles

Address: 87 Kensington Rd

City: Bronxville **State:** NY **Zip:** 10708

Phone #: 646-402-2392 **Email:** victor_h_aviles@outlook.com

Owner: Victor Aviles

Address: 87 Kensington Rd

City: Bronxville **State:** NY **Zip:** 10708

Phone #: 646-402-2392 **Email:** victor_h_aviles@outlook.com

Application is for:

An interpretation of the Zoning Law or a determination by the Superintendent of Buildings

Area variance(s) 310-11J, 310-22 D, 310-11D4 (a)
List Sections

Use Variance _____
List Sections

Special Permit Use _____
List Sections

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought:

310-1 IJ - No parking space shall be located in any front yard; Proposed new parking space in the front yd.

310- 22 D - Proposed driveways shall be setback 3ft from any side lot line; Proposed less than 3ft .

310-11 D 4 (a) - Fence & Walls - max combined ht - 6-1/2'; Proposed 7'- variance required - 6" for fence wall ht.

310-11 D 4(a) - Fence & Walls - required to be not more than 1/2 solid - stone retaining wall requires a variance.

When did present owner acquire title? 2019

Was the title acquired by purchase: (Yes or No), If so from whom? Yes

Are you seeking a variance from the provisions of the ordinance? (Yes or No)

If so, from which ordinance, from which provision thereof and to what extent? Yes

310-1 IJ - No parking space shall be located in any front yard; Proposed new parking space in the front yd

310- 22 D - Proposed driveways shall be setback 3ft from any side lot line; Proposed less than 3ft

310-11 D 4 (a) - Fence & Walls - max combined ht - 6-1/2'; Proposed 7'- variance required - 6" for fence wall ht.


310-11 D 4(a) - Fence & Walls - required to be not more than 1/2 solid - stone retaining wall requires a variance.

If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? (Yes or No) If so, in what respect and what is the cause of the difference?

Yes, see attached principal points letter

Does the owner of the premises involved in this application own any contiguous property? (Yes or No)
If so, in what respect and what is the cause of the difference?

No

Owners Signature:  Date: 3/21/24

Zoning Compliance Analysis

Property Address: 8 Kensington Rd

Zoning District: Residence B


Flood Zone: Yes: No: X

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	Residence	Residence	No Change	
LOT AREA	12000.0	6899.3	No Change	
LOT WIDTH	80.0	62.50	No Change	
LOT DEPTH	100.0	110.39	No Change	
FRONT YARD	20.0	40.15	No change	
SIDE YARD #1	12.0	8.39	No Change	
SIDE YARD #2	12.0	12.86	No Change	
REAR YARD	30.0	26.6	No Change	
HEIGHT (Feet & Stories)	30/2.5	25.7/2.5	No Change	
BUILDING COVERAGE	25%	17.8%	No Change	
USABLE OPEN SPACE	400.0	4661.3	4337.3	
F.A.R.				
PARKING	1	1	2	Exst Rear/ Prop Front
				Variance Rqd- Parking

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.

Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above? X Yes No


If yes, describe all additional variances: (1) Proposed parking space in the front yard; (2) Prop side lot line setbk to parking is less than 3ft; (3) Proposed fence 6" above allowed; (4) Proposed retaining wall solid > than 1/2 height

Form Prepared By: Nicholas Faustini
Name (Print): Nicholas Faustini
Signature: 

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)	--	-	n/a
1 ST FLOOR	--		n/a
2 ND FLOOR	--		n/a
3 RD FLOOR ^(d)			
ATTIC ^(d)	--		n/a
GARAGE ^(c)	--		n/a
Existing FAR	--		n/a
Proposed FAR	--		n/a
% Increase of FAR	--		n/a
ACTUAL TOTAL BUILDING FLOOR AREA =			n/a
ACTUAL LOT AREA =			n/a
PERMITTED F.A.R. (From Table, interpolate if necessary) =			n/a
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			n/a

*****Please refer to the Village of Bronxville Municipal Code Section 310- 22
Supplementary Regulations.**

Calculations Prepared By: Name (Print): Nicholas L Faustini RA
 Signature: 

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

PLAN REVIEW COMMENTS

APPLICATION NUMBER: ALT 074-24
DATE RECEIVED: March 6, 2024
LOCATION: 87 Kensington Road
SBL: 23./6/22
APPLICANT NAME: Nick Faustini
DESCRIPTION OF WORK : New driveway addition at front yard.

DISAPPROVED MARCH 14, 2024, 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 - ALT 074-24 87 Kensington Road Driveway/ drainage installation

Plans dated as Received 3/4/24

New Driveway proposed with surrounding retaining walls, and 2 new stone piers with lamps pedestrian entrance.

- 1) As per 310-11J - ..."No parking space shall be located in any front yard".. - proposed new parking space requires a variance - installation of a parking space in the front yard.
- 2) As per 310- 22 D Parking in front yards prohibited in residential districts. ...not permitted within front yard..In addition, all driveways shall be setback at least 3 feet from any side yard lot line... Variance is required for parking in front yard and for less than 3 feet to the side yard lot line.
- 3) As per 310-11D 4 (a) - fence and walls - maximum combined height - 6-1/2' proposed 7'. variance required - 6" for fence wall height.
- 4) 310-11D 4(a) - fence and walls - required to be not more than 1/2 solid – stone retaining wall requires a variance.

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.

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


APPLICATION REVIEW

- 1) Permit fee of \$800
- 2) Electrical Permit
- 3) Summary Project Statement must be sent out
- 4) Contractor's License and Insurances

PLAN REVIEW

Plan Review - Plans Dated as received 3/4/24

- 1) Complete drainage plan required to be submitted by NY State Licensed Engineer.
\$1000.00 fee required for village consulting engineer review.
- 2) All drywells required to be a minimum 10' from any lot line, building.
- 3) Tie into public storm sewer system is not allowed.

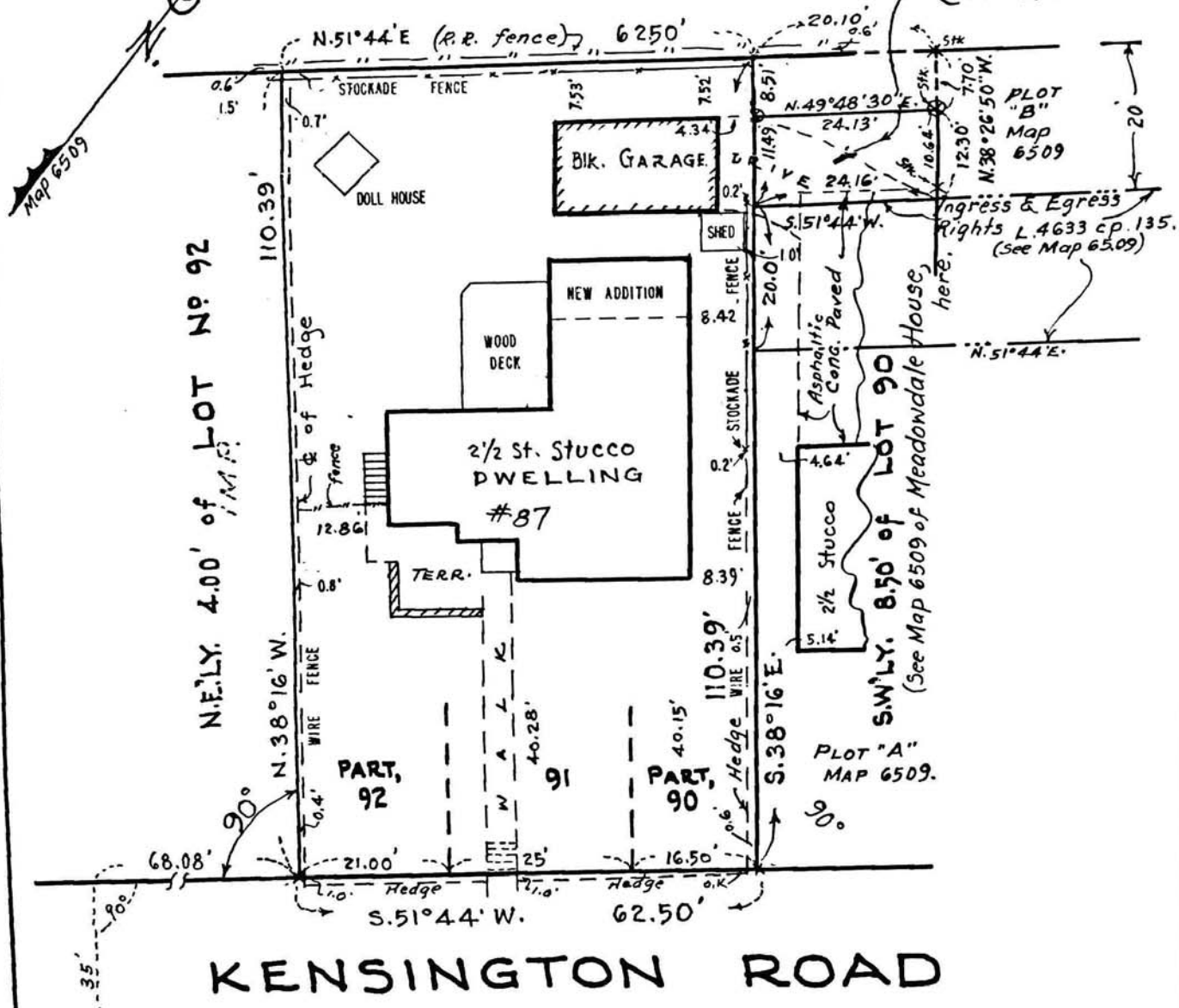


Paul Taft
Building Inspector

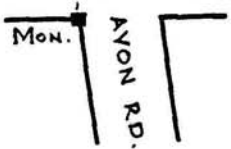
Jack.

HARLEM DIVISION OF N.Y.C.R.R.

Proposed Easement surveyed Nov. 9, 1963.



KENSINGTON ROAD



SCALE: 1" = 20'

I, Harold R. Becker, the surveyor who made this map, do hereby certify that the survey of the property shown hereon was completed on Aug. 11, 1959. Revised 11-9-63.

Harold R. Becker
 Lic. # 3981.

PAUL J. PETRETTI
 CIVIL ENGINEER & LAND SURVEYOR
 30 GOULD AVENUE
 DOBBS FERRY, N. Y., 10522

Paul J. Petretti

NYS. L.S. LIC. NO. 049371

SURVEY OF
 LOT No 91 and
 PART of LOTS 90 & 92
 AS SHOWN ON "MAP" OF
MEADOWDALE
 Pcty. of P. E. & A. L. BISLAND
 SITUATED IN VILLAGE OF
BRONXVILLE
 TOWN OF EASTCHESTER,
 WESTCHESTER COUNTY, N. Y.

Said "Map" filed, Office Div. of
 Land-Records Aug. 24, 1907 as Vol. 26, Pg. 19.

HAROLD R. BECKER
 CIVIL ENG. - SURVEYOR
 Tuckahoe, N. Y.

As of Nov. 9, 1963.
 BROUGHT TO DATE MAY 2, 1998.

March 22, 2024 – Revised 05.16.24

Village of Bronxville
Zoning Board of Appeals
200 Pondfield Rd
Bronxville, New York 10708

nicholas I faustini
architect pc

Re: Letter of Principle Points, Area Variance Request for:
87 Kensington Rd Bronxville NY; SBL: 23./6/22; Application#: ALT 074-24:

Dear Chairman Mackintosh and Members of the ZBA:

Please find revised principal points letter for your review and consideration.

Kindly note that our submission has been revised from the prior submittal to include the following:

- (1) The proposed driveway has been relocated 3ft away from the north property line to allow for a planter area adjacent to the driveway. The revision also includes a slight reduction in impervious surfaces and elimination of the previously cited area variance for proximity of the new driveway to side property line.*
- (2) The submission has been supplemented to include an exterior rendering of the proposed parking area*
- (3) The submission has been supplemented to include front yard street views of the structures north & south of the subject property with photo and tabular analysis of off-street parking*
- (4) The submission has been supplemented with letters of support from several neighbors in the area.*

We are writing to respectfully request area variance(s) related to the construction of a new one car driveway at the front yard of the above referenced single family residence located at 87 Kensington Rd. The subject property is located within a Residence B district composed primarily of Single Family and MultiFamily Residential Structures and immediately adjacent to the Metro North Railroad Line.

The addition of the new parking area at the property will not only increase the property value, but provide safe and convenient access for the homeowner. We feel that the benefit of constructing the driveway outweighs the detriment, if any, this variance would cause to the neighborhood.

Area Variances Requested /Cited

- 1. As per 310-11J- ..."No parking space shall be located in any front yard"... - proposed new parking space requires a variance - installation of a parking space in the front yard.*
- 2. As per 310- 22 D Parking in front yards prohibited in residential districts. ...not permitted within front yard. In addition, all driveways shall be setback at least 3 feet from any side yard lot line... Variance is required for parking in front yard and for less than 3 feet to the side yard lot line.*
- 3. As per 310-11D 4 (a) - fence & walls- max combined ht-6-1/2' proposed; 7' variance req'd- 6" for fence wall ht*
- 4. 310-11D4(a)-fence and walls -required to be not more than 1/2solid-stone retaining wall requires a variance.*

It is our understanding that consideration of our application for area variances for this project includes review of five Principle Points or factors, which we respectfully address below:

- 1. Whether the granting of the requested variance would create an undesirable change in the character of the neighborhood or detriment to nearby properties.**

Most similar homes in this neighborhood have driveways which provide access to front yard parking or garages directly visible from the street. As the subject residence is considerably set back from Kensington Rd, and the first floor elevation is located approximately 2.5 ft below street elevation, the proposed new driveway and parking area at the front yard would be a practical solution or alternative to the introduction of a new driveway at the south side extending to the rear or side yard of the property. A new driveway in the rear or side yard would

www.nlfarchitect.com · ph 914.329.1518 · Greenburgh: 6 Burns Street, Hartsdale, NY 10530 · Yonkers: 77 Remsen Rd, Yonkers, NY 10710

Registered /Licensed Architect · New York # 033398-1 · New Jersey # 21AI01852200 · Connecticut # ARI.0012086

NYC Registered Special Inspection Agency # 004555 · Member of the American Institute of Architects · Certified by NCARB, Washington, D.C.

considerably add to development/building coverage, disrupt existing mature landscaping and reduce green space.

The proposed parking area would be placed at approximate street elevation and surrounded with traditional picket fencing and vegetation to soften the appearance. The proposed fencing above street elevation would be less than 50% solid, below street elevation the driveway will be surrounded by a stone retaining wall (>50% solid and only minimally visible from the street). The overall design will honor the historic character of the house and the surrounding area.

With two new families joining the neighborhood (and their additional cars), this variance will also help alleviate what is an increasingly crowded parking environment in both the shared driveway and street side.

2. Whether the benefit sought can be achieved by some feasible method other than a variance.

The slope of the existing site, original placement of the existing home on the property and composition of the interior layout of the residence provide difficulties in locating a permitted, more optimal parking area at an alternative location on the site. The owner currently has an existing one car garage located at the rear of the property accessed by way of driveway easement through 10 properties at the north. The access easement is approximately 390 ft long. While seemingly beneficial to the property owner, the board should be made aware that the access easement is a narrow driveway, typically bound on both sides by adjacent resident's parking, which often times will not allow our client to turn around his vehicle to egress the property in a forward direction. This results in our client needing to proceed in reverse through most of the existing 390 feet driveway, often times at night. It is also important to note that a portion of the subject driveway slopes up approximately 10% toward Kensington Rd, making it hazardous to exit in reverse, particularly during extreme weather conditions.

3. Whether the requested area variance is substantial.

We believe the requested front yard parking area variance is minimal. The proposed parking area is 12ft wide x 20ft long and simply long enough and wide enough to park a vehicle off street and off the ROW and accommodate vehicle door swings.

The fencing and wall area variances requested are also minimal as the solid areas of the retaining wall/ fence are below street elevation or street view and the height variance request is a function the house and property being located at a lower elevation than the street.

4. Whether the requested variance has an adverse effect or impact on the physical or environmental conditions in the existing neighborhood.

We do not believe the requested area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

We have proposed the installation of a substantial trench drain and drywell system (above and beyond what would be required) to mitigate the anticipated additional stormwater runoff created by the proposed increase in impervious surfaces. The stormwater mitigation design has been proposed to capture the new runoff created by the parking area as well as improve the capture of existing stormwater run-off in an effort to redirect and store/detain the run-off in recharger (drywell) chambers below ground, not only at the front by the proposed parking area, but also at the rear yard of the property to the benefit of the homeowner and the adjacent neighbors.

Additionally, we have reviewed the existing off-street parking conditions along Kensington Rd (approx 350-400 feet in both directions and both sides of the street) and have provided photo documentation for the Board's review. Our sample area included 18 structures along the street and we observed the following:

Existing Structures with Front Yard Parking: 10 of 18 or 56% (of which, 16% have garages)
 Existing Structures with Front Yd Access to Side Yd Parking: 01 of 18 or 06%
 Existing Structures with Front Yd Access to Rear Yard Parking: 07 of 18 or 38%

In consideration of the analysis above, we believe our application would fit well within the context of the existing neighborhood as a majority of properties along Kensington Rd already have off-street parking located in the front yard or front yard access to off street side or rear yard parking. We have supplemented our submission with a street view rendering and photos of adjacent properties to convey that our proposal will fit well and has been designed in a manner to enhance the street view of the property. We have provided a tabular analysis of existing properties along Kensington Rd below for reference:

West Side of Kensington Rd (10 Structures)	Dwelling Type	Front Yd Parking	Front Yd Access to Side Parking	Front Yd Access to Rear Parking
63-65 Kensington Rd	Semi-Attached	Yes		
67-69 Kensington Rd	Semi-Attached	Yes		
71-73 Kensington Rd	Semi-Attached	Yes		
73A Kensington Rd	Detached		Yes	
75 Kensington Rd	Detached			Yes + Garage
77-83 Kensington Rd	Townhome			Yes + Garage
85 Kensington Rd	Detached			Yes
87 Kensington Rd	Detached			Yes + Garage
89-105 Kensington Rd	Townhome			Yes + Garages
111 Kensington Rd	Townhome			Yes + Garages

East Side of Kensington Rd (8 Structures)	Dwelling Type	Front Yd Parking	Front Yd Access to Side Parking	Front Yd Access to Rear Parking
66-68 Kensington Rd	Semi-Attached	Yes		
72-74 Kensington Rd	Semi-Attached	Yes		
76-78 Kensington Rd	Semi-Attached	Yes		
2 Avon Rd	Detached	Yes + Garage		
3 Avon Rd	Detached			Yes + Garage
2 Oval Court	Detached	Yes + Garage		
1 Oval Court	Detached	Yes		
94 Kensington	Detached	Yes + Garage		

5. **Whether the difficulty is self-created.**

We feel that the difficulty is not self-created as the location and orientation of the existing home on the property does not allow for a favorable parking area location without significantly increasing development/building coverage. The area also has a history of flooding during extreme weather events and therefore the rear yard is not an ideal location for the creation of further impervious surfaces as the western side of the Kensington Rd properties forms a valley between Kensington Rd and the Metro-north train tracks.

We believe complications caused by the slope of the existing site, prior historical flooding of the area and access complications related to the private easement, as discussed above, allow our proposed design to provide the maximum benefit for the home owner and adjacent neighbors.

Thank you for your consideration of our application. We respectfully request that the ZBA grant our area variance request.

Sincerely,
 Nicholas L. Faustini, AIA, Nicholas L Faustini Architect PC

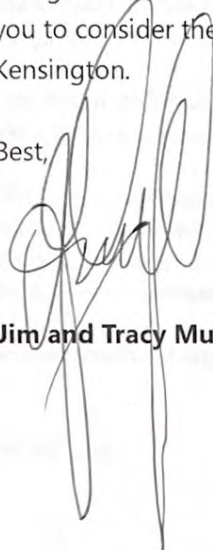
Attention: Bronxville Zoning Board of Appeals
Re: 87 Kensington Road Parking Spot Proposal

April 19, 2024

We're writing in support of our neighbors at 87 Kensington. As you know, we spent months renovating the house next door to them (85 Kensington) and during that time have had the pleasure of interacting with Victor and his family. They have been nothing but patient and cooperative during the length of the construction.

In our estimation as builders with years of experience working in Bronxville, theirs is a well thought-out, and elegant solution that suits the dynamics of Kensington Road. We encourage you to consider their proposal as it will ease their burden — without inconveniencing anyone on Kensington.

Best,

A handwritten signature in black ink, appearing to read "Jim and Tracy Murray". The signature is written in a cursive, somewhat stylized font and is positioned to the right of the word "Best,".

Jim and Tracy Murray

Valerie Otto

4 Avon Road, Bronxville NY, 10708 (646)884-0650 valerotto@gmail.com

April 20, 2024

The Village of Bronxville
200 Pondfield Road
Bronxville NY 10708

RE: 87 Kensington Road curb parking spot

Dear Zoning Board,

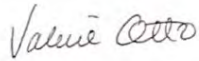
I wish to express my support of the Aviles Family creating a cut out on the curb in front of their home at 87 Kensington, for the purpose of an additional parking spot. Parking in our neighborhood can get quite congested and the proposed cut out would not only alleviate parking challenges but also ease traffic flow.

The Aviles' proposal is very much in line with what many of our neighbors on Kensington Road have already done in past years to accommodate their parking needs.

The Aviles' are wonderful neighbors and have very thoughtfully and conscientiously approached the question of creating an additional parking spot for their home. I believe that an additional parking spot created in front of their home is a very sensible solution that would help the neighborhood's parking and traffic flow challenges.

Please reach out any time should you have any questions.

All my best



Valerie Otto

Attention: Bronxville Zoning Board of Appeals

Re: in Support of 87 Kensington Road Parking Spot Proposal

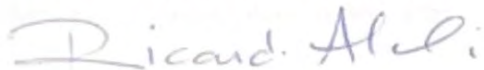
Dear members of the Zoning Board,

Ours neighbors, Victor, and Elba, have notified us via email and personally about their proposal. We are writing to express our support.

Not only will it ease the Aviles family's parking challenges (one spot in crowded and often difficult to navigate shared driveway), but it will also ease the street side parking situation as well. We have seen first-hand how they have gracefully dealt with commuters, workers and construction crews parking directly in front of their home for years. It's admirable that rather than complain about it, they're proposing a constructive solution.

We don't see any downside to their proposal, and we don't believe it will inconvenience anyone. In fact, we understand that their immediate neighbors next to them and across the street are all supportive of the idea and frankly, judging by their design, it will make the block look more polished and thought out, which benefits us all.

Feel free to reach out with any questions.



Ricardo and Erica Alcalá
917-502-3053

Spyros Makras
97 Kensington Rd.
Bronxville, NY 10708
April 18, 2024

To whom it may concern,

I am writing to express my support for the proposed housing project in our neighborhood. I was personally notified of the project by Victor Aviles and wanted to convey my endorsement for this initiative.

Having learned more about the proposed plans and understanding the scope of the project to commence at 87 Kensington Rd, I am confident that it will not cause any inconvenience to me or my neighbors. In fact, I believe it will significantly enhance the aesthetic appeal and overall look of our community.

Please consider this letter as an official statement of support from a resident who is genuinely excited about the positive changes to our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Spyros Makras



87 Kensington Rd
(Front View)



87 Kensington Rd
(Rear View)



87 Kensington Rd
(Left Side View from rear)



87 Kensington Rd
(Right Side View from
driveway access easement)

87 Kensington Rd Bronxville NY 10708



89 Kensington Rd
(Neighbor Next Door
to the North)



85 Kensington Rd
(Neighbor Next Door
to the South)



3 Avon Rd
(Neighbor across the street
to the East)

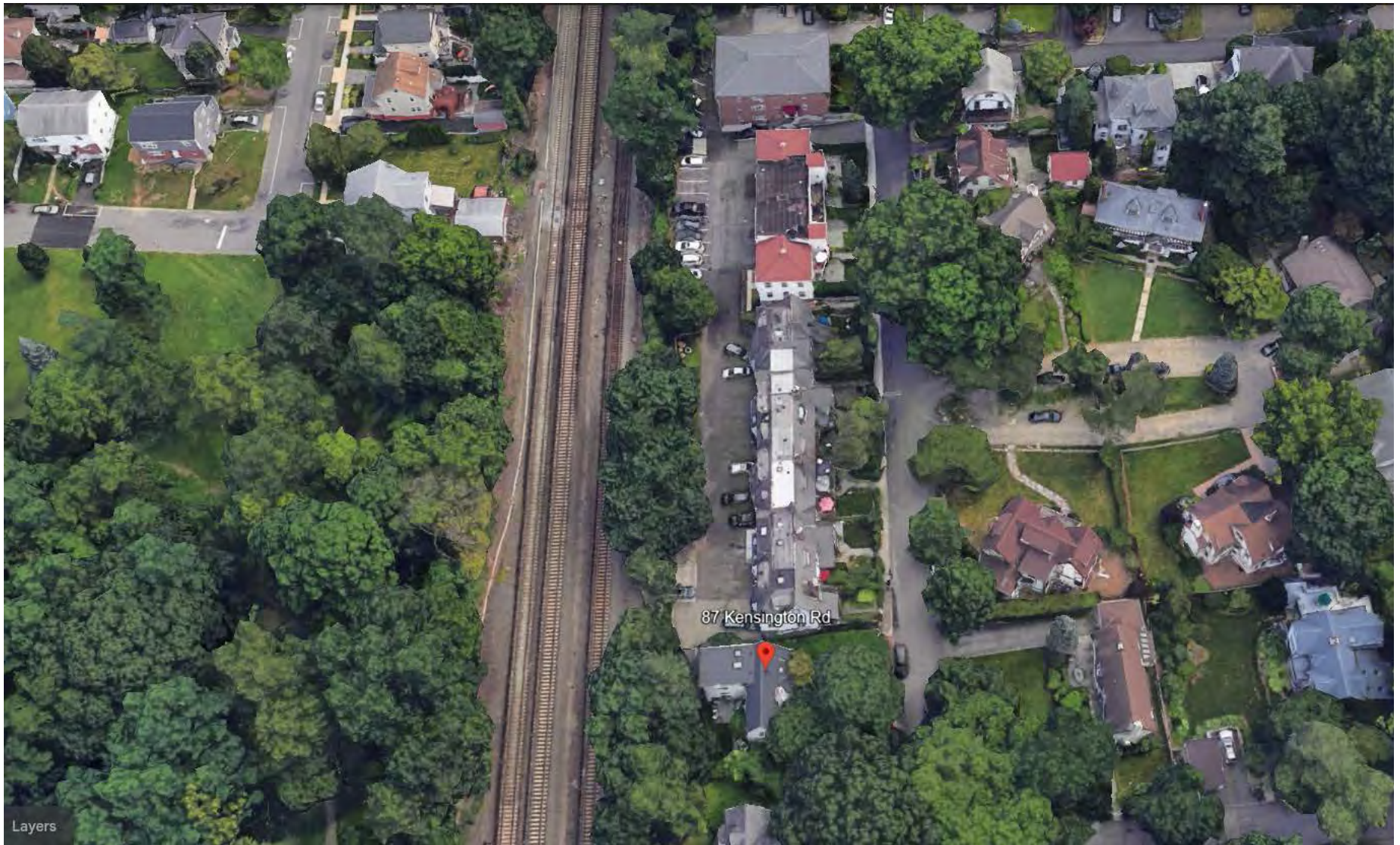


2 Oval Ct
(Neighbor directly
across the street to the
South)

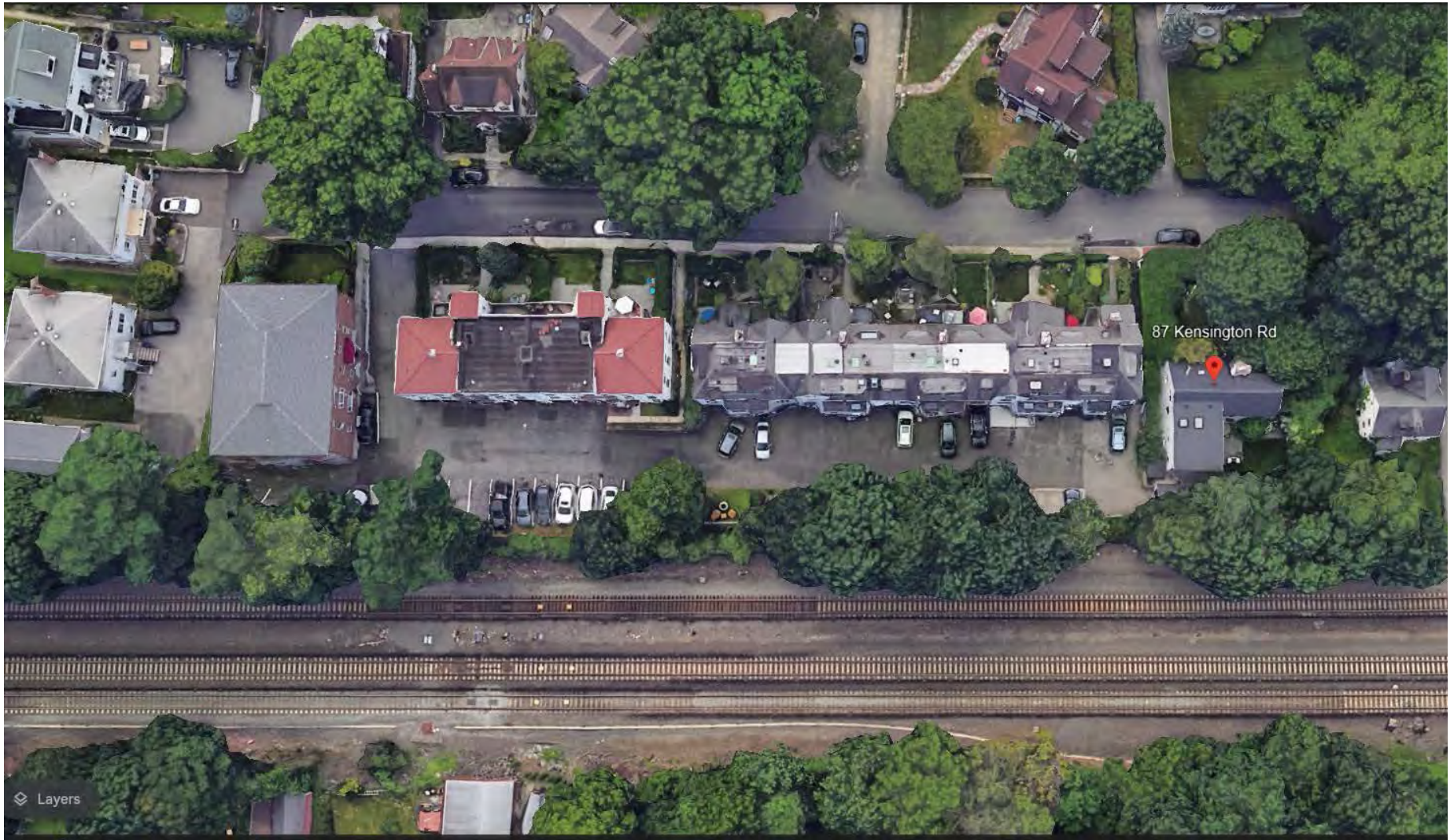


Rear Driveway access
easement through
neighbor's parking areas

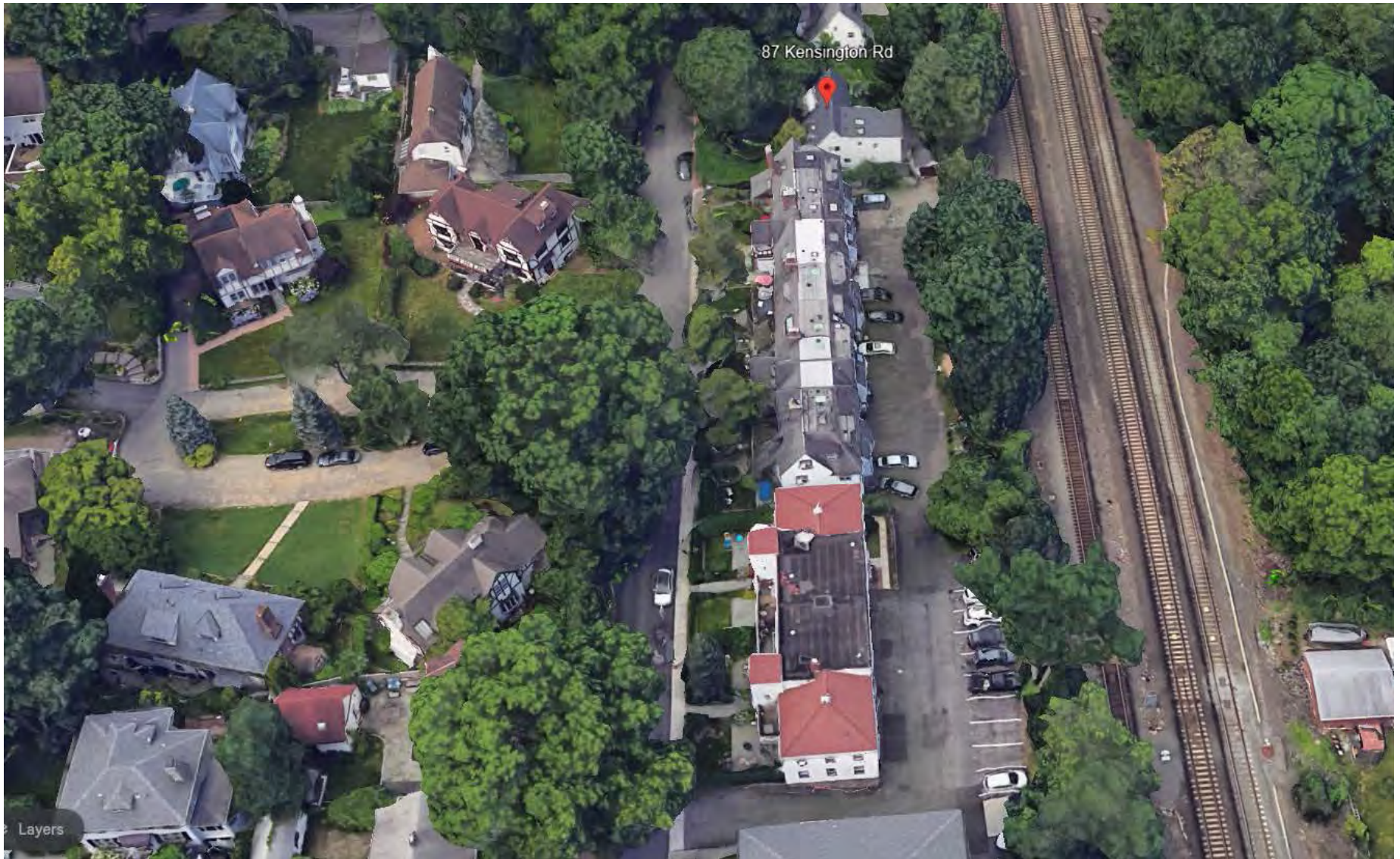
87 Kensington Rd Bronxville NY 10708



Google Earth View NORTH



Google Earth View EAST

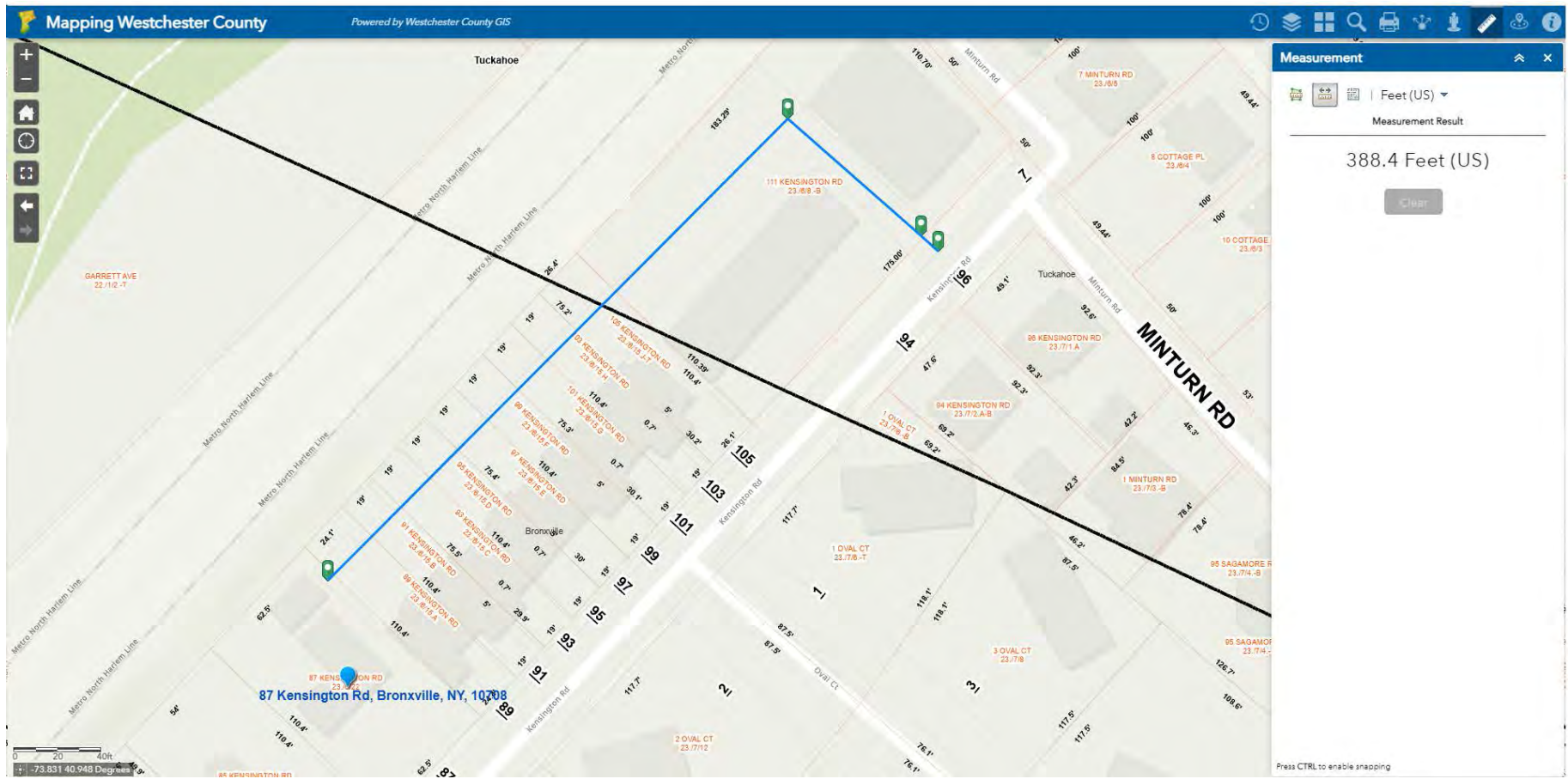


Google Earth View SOUTH

87 Kensington Rd Bronxville NY 10708



Google Earth View WEST



Existing Driveway Travel Distance to Kensington Rd through Access Easement

Search by owner's name

87 KENSINGTON

Search

16 parcels found. Click row for map. Clear

Owner	Prop Address	Printkey
CAMPBELL J & E	3 AVON RD	23.17/20
ALCALA, RICHARD A.	99 KENSINGTON RD	23.16/15.F
MELLY A J	85 KENSINGTON RD	23.16/25
CAMPBELL J & E	3 AVON RD	23.17/19
MELLY M	85 KENSINGTON RD	22.12/4.A
FROST, VICTORIA	2 OVAL CT	23.17/12
MCDONALD, JOHN M	83 KENSINGTON RD	22.12/4
MURRAY M & B	89 KENSINGTON RD	23.16/15.A
IANNOTTI, LAUREN E	91 KENSINGTON RD	23.16/15.B
GREALY W & B	95 KENSINGTON RD	23.16/15.D
WEST CO PARK COMM	GARRETT AVE	22.11/2.-T
DEVEREUX, ROBERT	2 AVON RD	23.11/1
AVILES, VICTOR H	87 KENSINGTON RD	23.16/22
COLANGELO JOHN JR	93 KENSINGTON RD	23.16/15.C
CAMPBELL J & E	3 AVON RD	23.17/18
MAKRAS SPYROS	97 KENSINGTON RD	23.16/15.E



**CAMPBELL J &
E**
3 AVON RD
BRONXVILLE, NY 10708

ALCALA, RICHARD A.
99 KENSINGTON RD
TUCKAHOE, NY 10707

MELLY A J
85 KENSINGTON RD
BRONXVILLE, NY 10708

**CAMPBELL J &
E**
3 AVON RD
BRONXVILLE, NY 10708

MELLY M
85 KENSINGTON RD
BRONXVILLE, NY 10708

FROST, VICTORIA
2 OVAL CT
BRONXVILLE, NY 10708

MCDONALD, JOHN M
83 KENSINGTON RD
BRONXVILLE, NY 10708

**MURRAY M &
B**
89 KENSINGTON RD
TUCKAHOE, NY 10707

IANNOTTI, LAUREN E
91 KENSINGTON RD
TUCKAHOE, NY 10707

**GREALY W &
B**
95 KENSINGTON RD
TUCKAHOE, NY 10707

WEST CO PARK COMM
GARRETT AVE
BRONXVILLE, NY 10708

DEVEREUX, ROBERT
2 AVON RD
BRONXVILLE, NY 10708

AVILES, VICTOR H
87 KENSINGTON RD
BRONXVILLE, NY 10708

COLANGELO JOHN JR
93 KENSINGTON RD
TUCKAHOE, NY 10707

**CAMPBELL J &
E**
3 AVON RD
BRONXVILLE, NY 10708

MAKRAS SPYROS
97 KENSINGTON RD
TUCKAHOE, NY 10707

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF BRONXVILLE, NY BUILDING CODE AND ZONING ORDINANCES, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AS WELL AS ENGINEERING & FIRE DEPT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REGULATIONS, & THE BEST TRADE PRACTICES.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR OR ANY SUBCONTRACTOR(S) DOING ANY WORK UNDER THIS CONTRACT SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH BUILDINGS DEPARTMENT, AND SHALL BE ENTIRELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION ON THIS MATTER, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL & ASBESTOS REMOVAL PERMITS, IF SO REQUIRED BY OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYING PERMIT FEES REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND FEES REQUIRED BY ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION THEREOF.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL WRITTEN MEASUREMENTS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS BY ALL AUTHORITIES AND/OR GOVERNMENTAL AGENCIES HAVING JURISDICTION ON THIS MATTER, AS MAY BE NECESSARY.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL COMPLY WITH AND KEEP HIMSELF INFORMED OF ALL FEDERAL, STATE, MUNICIPAL AND DEPARTMENTAL LAWS, ORDINANCES, RULES AND REGULATIONS, NOTICES, ORDERS AND REQUIREMENTS.
- THE ARCHITECTURAL FIRM HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR SUPERVISION. ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO PLANS & SPECIFICATIONS UNLESS SPECIFICALLY AUTHORIZED BY HIM IN WRITING. ARCHITECT HAS NOT BEEN RETAINED FOR ASBESTOS INVESTIGATION. ARCHITECT IS NOT RESPONSIBLE FOR ANY KIND OF DESIGN & SPECIFICATIONS RELATED TO ASBESTOS PRESENCE.
- DAMAGED WORK: EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY WORK ON THIS PROJECT BY HIS OWN FORCES OR THOSE OF HIS SUB-CONTRACTORS, OR BY OTHERS CONNECTED WITH HIS OPERATION ON THIS PROJECT IN ANY WAY AND SHALL MAKE ALL NECESSARY REPAIRS AND REPLACEMENT OF SUCH DAMAGED WORK AT HIS EXPENSE TO THE REASONABLE SATISFACTION OF THE OWNER.
- SAFETY REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE NECESSARY BRACING AND BARRICADES INCLUDING TEMPORARY WALLS, FENCES AND OTHER PROTECTIVE STRUCTURES TO SAFEGUARD CONSTRUCTION AND PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL APPROPRIATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: ELECTRICAL, PLUMBING, ETC. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRS AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK REQUIRED TO COMPLETE THE JOB. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES WHO SHALL ARRANGE FOR & OBTAIN INSPECTIONS AND RECD SIGN-OFFS.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- JOB MAINTENANCE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. CONTRACTORS WORKING UNDER SEPARATE CONTRACTS WILL COOPERATE IN THIS REQUIREMENT, BUT THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REQUIRED CLEANING AND MAINTENANCE OF THE SITE.
- WASTE MATERIALS, RUBBISH, DEBRIS, BROKEN CONCRETE, PACKING CASES, ETC. SHALL BE REMOVED.
- PRIOR TO TURNING BUILDING OVER TO OWNER REMAINING RUBBISH SHALL BE REMOVED, THE GROUND AREAS RAKED CLEAN AND THE ENTIRE BUILDING CLEANED AS SPECIFIED UNDER "CLEANING".
- CLEANING: IMMEDIATELY BEFORE TURNING THE PROJECT OR PARTS OF SAME OVER TO THE OWNER, THE GENERAL CONTRACTOR SHALL WASH AND CLEAN THE FOLLOWING:
 - REMOVE TEMPORARY PROTECTION.
 - REMOVE MARKS, STAINS AND OTHER DIRT FROM PAINTED DECORATED AND FINISHED WOODWORK.
 - REMOVE SPOTS, MORTAR, PLASTER, SOIL AND PAINT FROM CERAMIC TILES AND OTHER FINISH MATERIALS AND WASH OR WIFE CLEAN.
 - CLEAN FIXTURES, CABINET WORK AND EQUIPMENT AND LEAVE IN UNDAMAGED NEAT APPEARING CONDITION.
 - CLEAN ALUMINUM AND OTHER FINISH METALS IN ACCORDANCE WITH MFG. RECOMMENDATIONS.
 - CLEAN RESILIENT FLOORS THOROUGHLY TO REMOVE ANY SURFACE DIRT AND POLISH TO UNIFORM SHEEN.
 - CLEAN BOTH SIDES OF GLASS.

GENERAL SPECIFICATIONS SITE WORK

- THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, APPLIANCES AND EQUIPMENT AND PERFORMING ALL OPERATIONS NECESSARY FOR COMPLETE EXECUTION OF CLEARING, EXCAVATING, BACKFILLING AND GRADING AS INDICATED HERE AND IN WORKING DRAWINGS.
- REMOVE ALL BRUSH WITHIN CONTRACT AREA.
- REMOVE UNNECESSARY WALLS, FOUNDATIONS, CURBS AS INDICATED ON PLANS.
- EXCAVATION OF BATH, ROCK, AND OBSTRUCTIONS BELOW PRESENT GRADES AS NECESSARY FOR NEW FOUNDATIONS, UTILITY TRENCHES AND SITE GRADING.
- MIN 6" POROUS FILL UNDER INTERIOR CONCRETE GROUND SLAB.
- FURNISHING AND PLACING SHORING AND BRACING REQUIRED AND REMOVAL OF SAME FROM SITE.
- BACKFILLING AGAINST FOUNDATION WALLS, PIERS AND FOOTINGS WHERE INDICATED UNDER NO CIRCUMSTANCES SHALL EXCAVATION CONTRACTOR BACKFILL AGAINST FOUNDATION WALLS. DIAGONAL SHORING AT INSIDE OF FOUNDATION WALLS SHALL BE PROVIDED & 8'-0" O.C. PRIOR TO BACKFILLING.
- SITE DRAINAGE SHALL BE EXECUTED ACCORDING TO A SEPARATE DRAINAGE PLAN PREPARED BY A CERTIFIED ENGINEER.
- EXCAVATING: EXCAVATING SHALL INCLUDE REMOVAL OF ALL MATERIALS TO PERMIT PROPER WORKING CLEARANCE AND INSTALLATION OF CONCRETE FOOTINGS, WALLS, PIERS, AREAWAYS, SLABS, POROSIS FILL UNDER SLAB AND ANY BRACING, UNDERPINNING AND WATERPROOFING. ALL ROCK REMOVED SHALL BE DONE BY MEANS OF MECHANICAL HAMMER OR HYDRAULIC SPLITTER. ARCHITECT'S COST ESTIMATE FOR REMOVAL OF UNDERGROUND ROCK FORMATIONS & ROCK BED FOR COMPLETION OF PROJECT SHALL BE FINAL & BINDING. UNDER NO CIRCUMSTANCES SHALL ROCK-BLASTING BE PERMITTED ON THIS JOB SITE.
- BACKFILLING & GRADING: CONTRACTOR SHALL BACKFILL AS PROMPTLY AS THE WORK SITE PERMITS, COMPLYING WITH GRADES AND ELEVATIONS INDICATED ON WORKING DRAWINGS.
- EARTH FOR BACKFILL SHALL CONSIST OF CLEAN, EASILY COMPACTED BACKFILL, FREE FROM EXCESS CLAY, DEBRIS OR ORGANIC MATTER.
- BACKFILL SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS OF NOT MORE THAN 12" DEPTH, FLOODED AND TAMPED OR ROLLED, SO AS TO PREVENT FUTURE SETTLEMENT.
- ENTIRE AREAS UNDER INTERIOR CONCRETE SLAB SHALL BE BACKFILLED WITH 4" TO 6" DURABLE CLEAN BRUSHED TRAP ROCK COMPACTED AND LEVELLED TO A REASONABLY EVEN SURFACE OR AS PER SITE PLAN.
- UTILITY TRENCHES: ALL UTILITY TRENCHES SHALL BE EXCAVATED TO ALLOW UTILITY LINES TO BE PLACED BELOW THE FROST LINE, MIN. 3'-6".
- SEEDING: LANDSCAPING IS NOT THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. OWNER SHALL PROVIDE A SEPARATE LANDSCAPING CONTRACTOR AT HIS OWN EXPENSES. COST OF ANY DAMAGES TO BUILT STRUCTURES OR SITE STRUCTURES DUE TO LANDSCAPING CONTRACTOR'S NEGLIGENCE ARE SOLELY THE RESPONSIBILITY OF THE LANDSCAPING CONTRACTOR.

CONCRETE & MASONRY

- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR EQUIPMENT AND APPLIANCES REQUIRED FOR THE COMPLETION EXECUTION OF ALL CONCRETE FOUNDATION WORK, CONCRETE SLABS AND PLATFORMS, CONCRETE FOOTINGS AND MASONRY WALLS AS INDICATED IN WORKING DRAWINGS.
- ALL CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS, INCLUDING FOOTINGS, PIERS, SLABS AND PLATFORMS. ALL CONCRETE EXPOSED TO WEATHER MUST BE AIR ENTRAINED.
- CONCRETE SLAB, PIER AND FOOTINGS SHALL BE OF THE SIZE AND THICKNESS INDICATED ON PLANS. INTERIOR CONCRETE SLAB SHALL BE PROVIDED WITH CONTRACTION EXPANSION JOINTS PART STOP WHERE INDICATED ON PLANS. PERIMETER OF SLAB ADJOINING WALLS SHALL HAVE 1/2" EXPANSION JOINT WITH BITUMINOUS FILLER.
- CONCRETE SLAB SHALL BE PROVIDED WITH #6@10"X10" WELDED WIRE MESH REINFORCING THROUGHOUT. PERIMETER OF SLAB AREA ON BACKFILL SHALL RECEIVE #4 RE-BARS 24" O.C. TIED INTO FOUNDATION WALL OR AS INDICATED ON PLANS.
- VAPOR BARRIER UNDER INTERIOR SLAB SHALL BE (2) 8 MILS THICK UNLESS OTHERWISE INDICATED ON DRAWINGS.
- TOP OF CONCRETE SLAB TO RECEIVE CERAMIC TILE OR CARPETING AND SHALL BE SCREEMED TO AN EVEN, TRUE LEVEL PLANE, FLOATED AND TROWELED TO A HARD SMOOTH AND EVEN FINISH.
- ALL MASONRY UNITS SHALL BE OF THE SIZE INDICATED ON THE PLANS, NON-CORROSIVE DUAL-WALL TIES TO BE PROVIDED EVERY OTHER COURSE BETWEEN MASONRY JOINTS & 14 VERTICAL REBARS @ 32" O.C. OR AS INDICATED ON PLANS. SEE SPECIFICATIONS ON DRAWINGS FOR POURED CONCRETE WALLS REINFORCING.
- CEMENT FOR MASONRY SHALL BE PORTLAND CEMENT CONFORMING TO ASTM DESIGNATION C150 TYPE 1. 8 SIEVE, HYDRATED LIME SHALL CONFORM TO ASTM DESIGNATION C-6.
- MORTAR FOR THE ENTIRE WORK EXCEPT OTHERWISE SPECIFIED SHALL BE PROPORTIONED BY VOLUME, 1 PART PORTLAND CEMENT, 1/4 PART HYDRATED LIME, AND 3 PARTS SAND. WATER / CEMENT RATIO SHALL BE 0.35 - 0.40 MAXIMUM.
- STRUCTURAL STEEL - ALL STRUCTURAL STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM - A - 36 LATEST EDITION. SIZE AND LOCATION OF ALL STRUCTURAL STEEL IS INDICATED ON WORKING DRAWINGS. THIS INCLUDES STEEL BEAMS, STEEL PIPE COLUMNS, STEEL ANGLES, AND STEEL BEAMS USED AS HEADERS OVER DOORS AND WINDOWS.

ELECTRICAL

- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A NY STATE REGISTERED COUNTY LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM WITH ALL PROVISIONS OF THE NYS BUILDING CODE, NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL CODES.

NYS ENERGY COMPLIANCE STATEMENT

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPOSED WORK WHICH IS SHOWN IN THE PLANS OR SPECIFICATIONS IS IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

SURVEY NOTE

SURVEY INFORMATION TAKEN FROM SURVEY DATED 08/11/1991 BY HAROLD BECKER, SURVEYOR - TUCKAHOE NY, UPDATED ON MAY 2, 1999 BY PAUL J. DIPIETRETTI, SURVEYOR, DOBBS FERRY NY. ARCHITECT NOT RESPONSIBLE FOR SURVEY INFO. AND DIMENSIONS.

THE AVILES RESIDENCE

BLDG COVRGE, IMPERV. SURFACES & OPEN SPACE CALCULATIONS

EXISTING COVERAGE		PROPOSED COVERAGE	
EXIST FRONT WALK & STEPS	157.0 SF	EXIST FRONT WALK & STEPS	157.0 SF
EXISTING FRONT PATIO & SIDE STEPS	220.0 SF	EXISTING FRONT PATIO & SIDE STEPS	220.0 SF
EX PRINCIPAL BLDG FOOTPRINT	1229.0 SF	EX PRINCIPAL BLDG FOOTPRINT	1229.0 SF
EX ASPHALT DRIVEWAY	49.0 SF	EX ASPHALT DRIVEWAY	49.0 SF
EX DETACHED GARAGE	271.0 SF	EX DETACHED GARAGE	271.0 SF
EX PATIO AT REAR	21.0 SF	EX PATIO AT REAR	21.0 SF
EX SHED:	35.0 SF	EX SHED TO BE REMOVED	-35.0 SF
TOTAL EX. COVERAGE	2238.0 SF	PROPOSED NEW DRIVEWAY & STEPS	321.0 SF
EX BUILDING COVERAGE	1506.0	OR	21.8%
EX ASPHALT DRIVEWAY	49.0	OR	0.007%
EX IMPERVIOUS SURFACES	2238.0	OR	52.4%
EX OPEN SPACE	4661.3	OR	67.6%
		TOTAL PROPOSED COVERAGE	2548.0 SF
		NET INCREASE:	310.0 SF
		EX BUILDING COVERAGE	1506.0 OR 21.8%
		EX ASPHALT DRIVEWAY	348.0 OR 5.1%
		EX IMPERVIOUS SURFACES	2548.0 OR 57.0%
		EX OPEN SPACE	4351.3 OR 63.0%

87 KENSINGTON RD BRONXVILLE NY

ZONING INFORMATION SCHEDULE

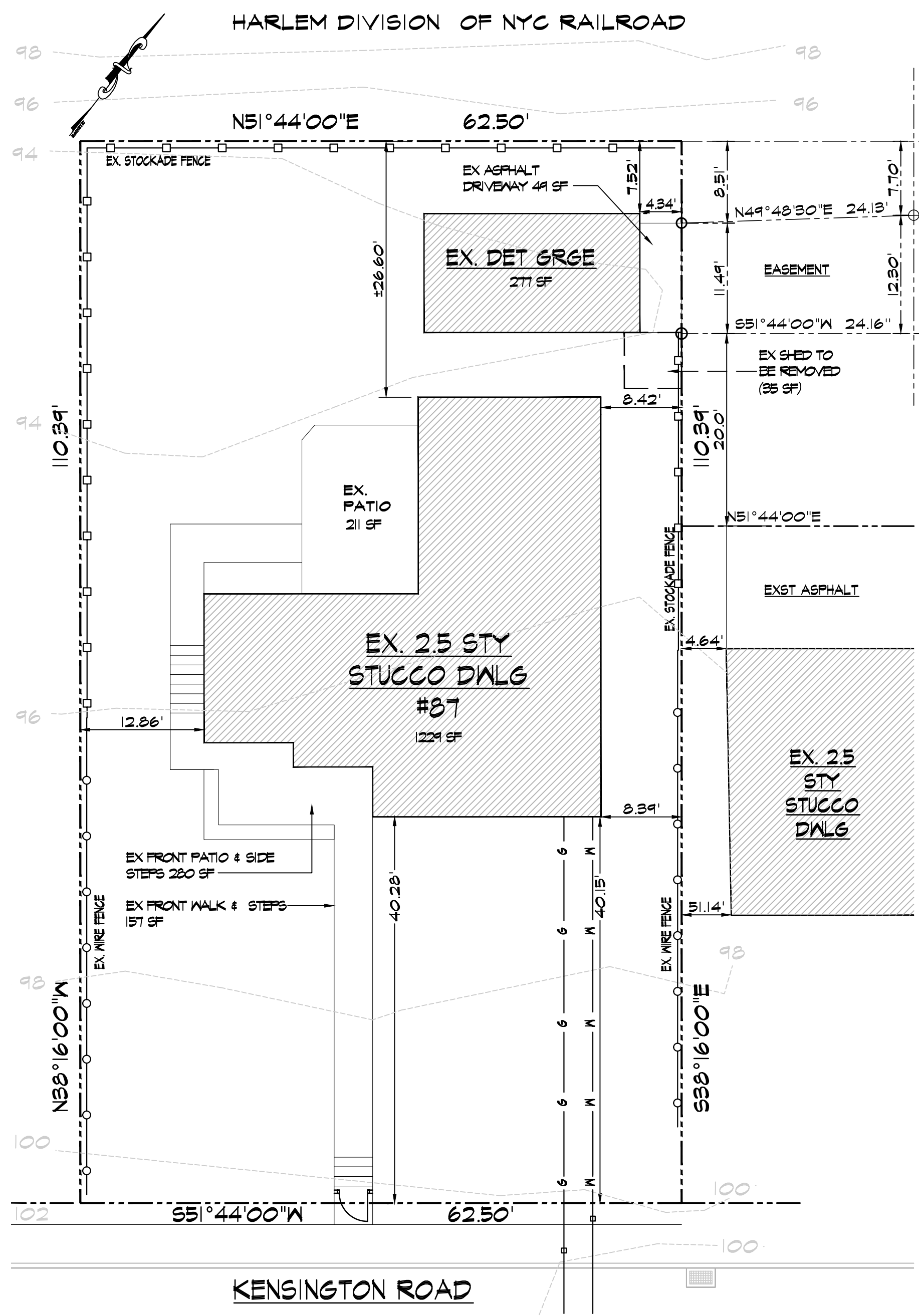
ITEM	REQ/ALLOWED	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	12,000.0	6849.3 (1)	NO CHANGE
LOT WIDTH (FT.)	80.0	62.50 (1)	NO CHANGE
LOT DEPTH (AVERAGE)	100.0	110.34	NO CHANGE
FRONT YARD (FT.)	20.0	40.15	NO CHANGE
• PPAL BLDG	--	--	0.0 (2)
• GARAGE	30.0	26.6(1)	NO CHANGE
• GARAGE	3.0	1.52	NO CHANGE
SIDE YARD ONE/BOTH (FT.)	12.0/24.0	0.34 (1)/(2)25	NO CHANGE
• PPAL BLDG	3.0	4.34	NO CHANGE
• GARAGE	4.00	4661.3	4351.3
USABLE OPEN SPACE (MIN. SF)	400.0	4661.3	4351.3
MAX BUILDING COVERAGE	25.0%	17.8%	NO CHANGE
• PPAL	10.0%	4.0%	NO CHANGE
• GARAGE			

NOTES: (1) DENOTES EXISTING NON CONFORMING CONDITION; (2) DENOTES AREA VARIANCE REQUIRED

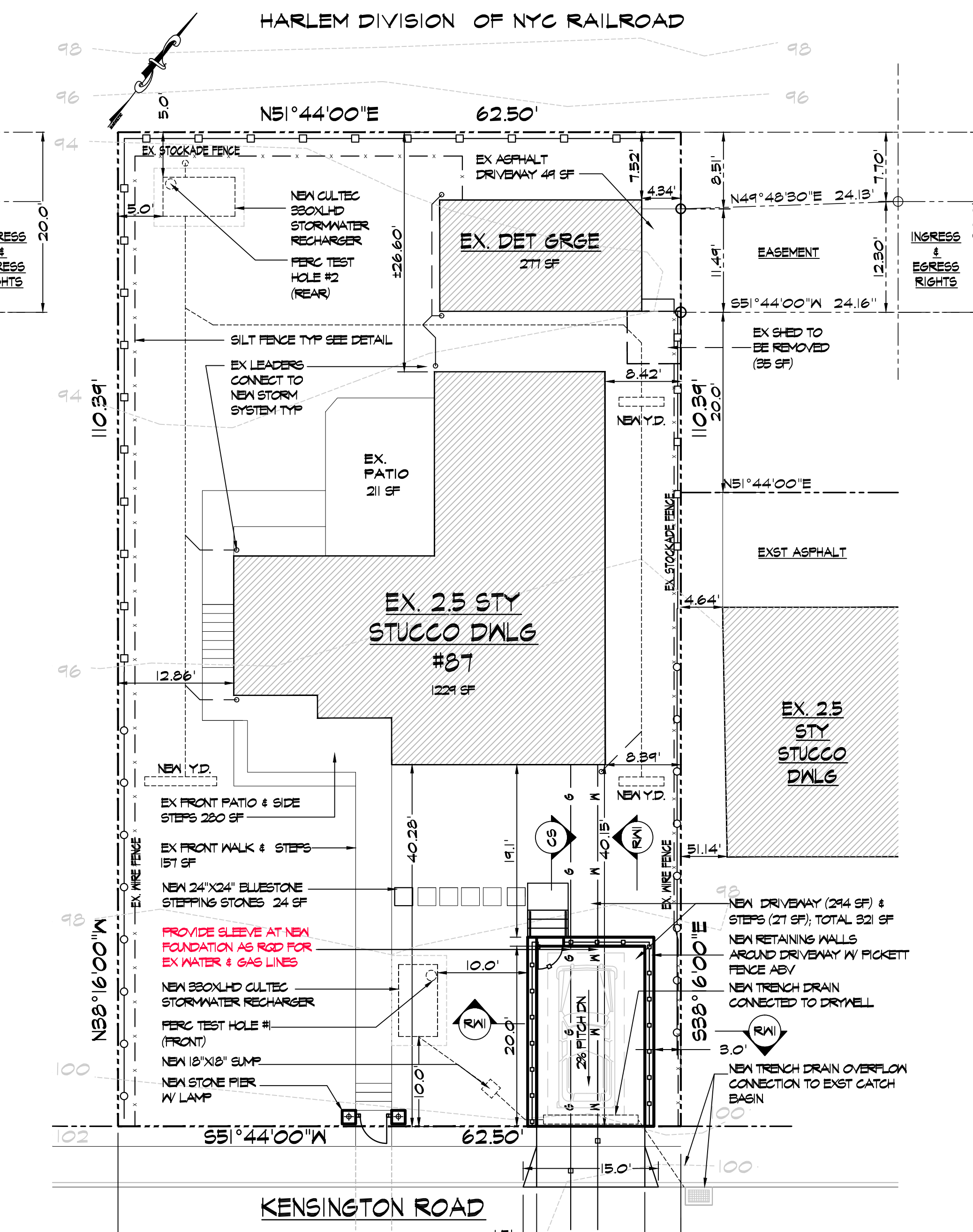
Nicholas L. Faustini Architect PC
 T 914.329.1518
 nfaarchitect.com
 Greenburgh: 6 Burns Street, Hartsdale, NY 10530
 Yonkers: 77 Remsen Road, Yonkers, NY 10710

General Notes
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EXISTING PLOT PLAN



PROPOSED PLOT PLAN

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4	0.32	0.55	0.4	49	20 or 13+5	8/13	19	10/13	10, 2 FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4	0.32	0.55	0.026	0.06	0.098	0.047	0.059			0.065

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND	WIND DESIGN				SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM			WINTER DESIGN	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS g	AIR FREEZING INDEX I	MEAN ANNUAL TEMP
	Speed	Topographic effects k	Special wind region l	Wind-borne debris zone m		Weathering a	Frost line depth b	Termitic c					
20 psf	115	NO	YES	NO	B	SEVERE	3'-6"	MODERATE	TEMP e	REQUIRED h	See Below	1500	52deg.F

FLOOD HAZARDS:
 (a) first code date of adoption July 9, 1980 (b) date of Flood Insurance Study Jan. 21, 1998 (c) map panel numbers 36119C03077 through 36119C0338F effective Sept. 28, 2007

NOTE: Drawings may be printed at reduced scale

TAX MAP ID#: 23.6/22 ZONE: RES. B

LIST OF DRAWINGS

- A-1 PLOT PLAN & ZONING INFO SCHEDULE
- A-2 PROPOSED EXTERIOR ELEVATIONS & DETAILS
- A-3 PROPOSED DETAILS

NO.	DATE	ISSUE/REV.
--	05.18.24	REV FOR ZBA REVIEW
--	02.24.24	ISSUED FOR DOB FILING

CLIENT
 VICTOR AVILES
 87 KENSINGTON RD
 BRONXVILLE NY 10708

PROJECT
 PROPOSED NEW DRIVEWAY AND RELATED RETAINING WALL DESIGN FOR:
 87 KENSINGTON RD BRONXVILLE NY 10708

DRAWINGS TITLE

TITLE SHEET, SITE PLAN, & NOTES

DRAWN BY	CHECKED BY	PROJECT NO.
SI	NF	23.1125
		DATE
		02.24.24
		DRAWING NO.



Soil Percolation Rate Site Data	(FRONT)	Rate Used for Calculations	
Test Cylinder Diameter	14.0 inches	Time as Sampled	30.00 minutes
Test Cylinder Depth	54.0 inches	Avg Drop in inches	3.00 inches
Avg Height of Water	12.0 inches	Avg Perc Rate	12.00 min/inch
Drainage Area	310.0 sq.ft	Avg Drop/15min	1.67 inches
		Field Tested	12-Feb-24

1- Design Storm Event Criteria		
25 Yr Rain Storm Event	6.47 inches	Rainfall, 24 Hour, Zero Increase in Runoff

2- Type of Subsurface Disposal System	
Stormwater Recharger:	Cultec 330XLHD
Unit Width	4.3 ft
Unit Length	7.0 ft
Unit Height	2.5 ft
12 Gravel Border, 6" gravel below and 6" gravel above	

3- Soil Percolation Rate

a. Area of Percolation (Ap):

1) Surface Area of Test Cylinder (Ac)

$$Ac = \pi \times \text{Diam (ft)} \times \frac{h}{12 \text{ in/ft}} = 3.14 \times 1.166667 \times \frac{12.0}{12} = 3.66 \text{ SF}$$

2) Bottom Area

$$Ab = \pi \times r^2 = 3.14 \times 0.5833333^2 = 1.07 \text{ SF}$$

Therefore

$$Ap = Ac + Ab = 3.66 + 1.07 = 4.73 \text{ SF}$$

b. Volume of Percolation (Vp):

$$Vp = \frac{Ab \times h}{12 \text{ in/ft}} = \frac{1.07 \text{ ft}^2 \times 3}{12} = 0.267 \text{ ft}^3$$

c. Soil Percolation Rate (Sr):

PTH	Drop	Rate
15 Min	30 Min	/Min
1	3.00	5.00
2	1.00	2.00
3	1.00	2.00
Avg	1.67	3.00

Sr = volume/area/time = 0.267 ft³ / 4.73 ft² / 12.00 min = 0.0047 ft³/ft²/min

or 0.0047 x 60 min x 24 hr = 6.8

Sr = 6.8 - 25% (clogging factor) = 5.08 ft³/ft²/day

4. Required Storage Volume

For 25 Year Storm, 24 Hour Rainfall is: 6.47 Inches
 Westchester County Stormwater Management Best Management Practices
 Using Table 3-1 on Page 3.5 & Soil Comp per USDA Soil Survey
 Using Table 3-2 on Page 3.7, Lawn with 50-75% Grass Cover

Using Table 3-4 on Page 3.10 for a 25 year Storm, the interpolated runoff depth is:
 Existing CN 79 therefore Runoff Depth: 3.94 inches 0.33 ft A Vr 2.12 in
 Proposed CN 98 therefore Runoff Depth: 6.06 inches 0.51 ft 0.18 ft

Required Storage Volume (Vs)

Vs =	A V	x	Area of Impervious Surfaces
Vs =	0.18 FT	x	310.0 SF
Vs =	55 CF		

5. Calculate Volume per Drywell (Vw)

Provide subsurface detention system consisting of Cultec Recharger 300XLHD Units
 Foundation Depth: 6 inches Inches of 1" to 2" crushed stone
 Border Width: 12 inches Inches of 1" to 2" crushed stone
 Total Unit Height: 36.5 inches Includes Chamber Ht + Gravel Base
 Volume Provided per installed Chamber with Gravel Voids (Per Cultec Specs) Vw 79.26 CF

6. Calculate 24 hour percolation volume per drywell (Vp)

24 Hour Percolation Rate of Perimeter Gravel Border per Installed Chamber (Vp)
 (Assume minimum of 12" wide Gravel Border to each side of unit installed)

Unit Width	Unit Height	Unit Length:	7.0 ft
Vp = Perimeter Surface Area x Gravel Border Width x Total Unit Ht x Soil Perc Rate (Sr)			
Vp = 1 x L x Bw x H x Sr			
Vp = 1 x 7.0 x 1.0 x 2.5 x 5.08			
Vp = 17.5 ft ³			
Vp = 88.91 ft ³ /day/drywell			

*Bottom of drywell not included

7. Calculate the total 24 hour volume per drywell (Vt)

Vt = volume of drywell (Vw) + percolation volume (Vp)

Vt =	79.26 ft ³	x	88.9 ft ³
Vt =	168.2		

8. Determine number of drywells required (DW_n)

DW_n = Required volume of storage (Vs) / Total volume per drywell (Vt)

DW _n =	54.8	=	168.2
DW _n =	0.3257		

Use 1 Cultec Recharger 300XLHD Units

Soil Percolation Rate Site Data	(REAR)	Rate Used for Calculations	
Test Cylinder Diameter	14.0 inches	Time as Sampled	30.00 minutes
Test Cylinder Depth	54.0 inches	Avg Drop in inches	4.33 inches
Avg Height of Water	12.0 inches	Avg Perc Rate	7.00 min/inch
Drainage Area	2238.0 sq.ft	Avg Drop/15min	3.00 inches
		Field Tested	12-Feb-24

1- Design Storm Event Criteria		
25 Yr Rain Storm Event	6.47 inches	Rainfall, 24 Hour, Zero Increase in Runoff

2- Type of Subsurface Disposal System	
Stormwater Recharger:	Cultec 330XLHD
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2) Bottom Area

$$Ab = \pi \times r^2 = 3.14 \times 0.5833333^2 = 1.07 \text{ SF}$$

Therefore

$$Ap = Ac + Ab = 3.66 + 1.07 = 4.73 \text{ SF}$$

b. Volume of Percolation (Vp):

$$Vp = \frac{Ab \times h}{12 \text{ in/ft}} = \frac{1.07 \text{ ft}^2 \times 3}{12} = 0.267 \text{ ft}^3$$

c. Soil Percolation Rate (Sr):

PTH	Drop	Rate
15 Min	30 Min	/Min
1	3.00	5.00
2	3.00	4.00
3	3.00	4.00
Avg	3.00	4.33

Sr = volume/area/time = 0.267 ft³ / 4.73 ft² / 7.00 min = 0.0081 ft³/ft²/min

or 0.0081 x 60 min x 24 hr = 11.6

Sr = 11.6 - 25% (clogging factor) = 8.71 ft³/ft²/day

4. Required Storage Volume

For 25 Year Storm, 24 Hour Rainfall is: 6.47 Inches
 Westchester County Stormwater Management Best Management Practices
 Using Table 3-1 on Page 3.5 & Soil Comp per USDA Soil Survey
 Using Table 3-2 on Page 3.7, Lawn with 50-75% Grass Cover

Using Table 3-4 on Page 3.10 for a 25 year Storm, the interpolated runoff depth is:
 Existing CN 79 therefore Runoff Depth: 3.94 inches 0.33 ft A Vr 2.12 in
 Proposed CN 98 therefore Runoff Depth: 6.06 inches 0.51 ft 0.18 ft

Required Storage Volume (Vs)

Vs =	A V	x	Area of Impervious Surfaces
Vs =	0.18 FT	x	2238.0 SF
Vs =	395 CF		

5. Calculate Volume per Drywell (Vw)

Provide subsurface detention system consisting of Cultec Recharger 300XLHD Units
 Foundation Depth: 6 inches Inches of 1" to 2" crushed stone
 Border Width: 12 inches Inches of 1" to 2" crushed stone
 Total Unit Height: 36.5 inches Includes Chamber Ht + Gravel Base
 Volume Provided per installed Chamber with Gravel Voids (Per Cultec Specs) Vw 79.26 CF

6. Calculate 24 hour percolation volume per drywell (Vp)

24 Hour Percolation Rate of Perimeter Gravel Border per Installed Chamber (Vp)
 (Assume minimum of 12" wide Gravel Border to each side of unit installed)

Unit Width	Unit Height	Unit Length:	7.0 ft
Vp = Perimeter Surface Area x Gravel Border Width x Total Unit Ht x Soil Perc Rate (Sr)			
Vp = 1 x L x Bw x H x Sr			
Vp = 2 x 7.0 x 1.0 x 2.5 x 8.71			
Vp = 35 ft ³			
Vp = 304.84 ft ³ /day/drywell			

*Bottom of drywell not included

7. Calculate the total 24 hour volume per drywell (Vt)

Vt = volume of drywell (Vw) + percolation volume (Vp)

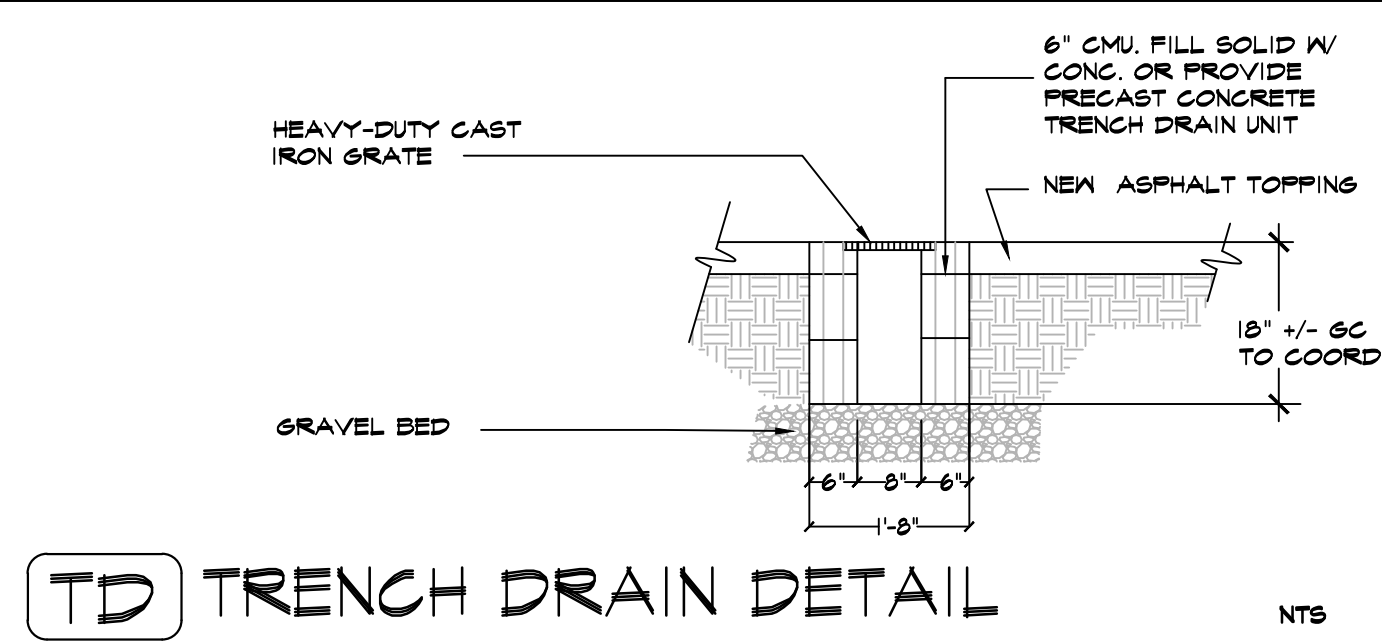
Vt =	79.26 ft ³	x	304.8 ft ³
Vt =	384.1		

8. Determine number of drywells required (DW_n)

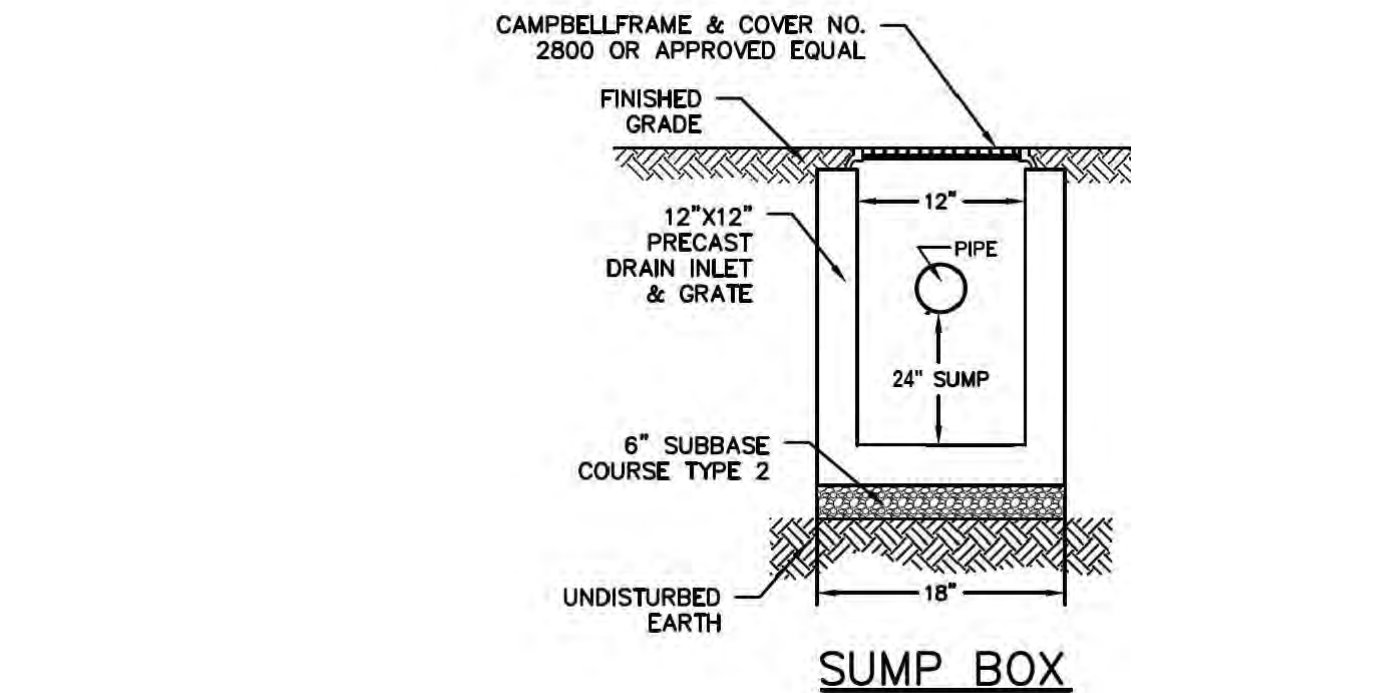
DW_n = Required volume of storage (Vs) / Total volume per drywell (Vt)

DW _n =	395.4	=	384.1
DW _n =	1.0		

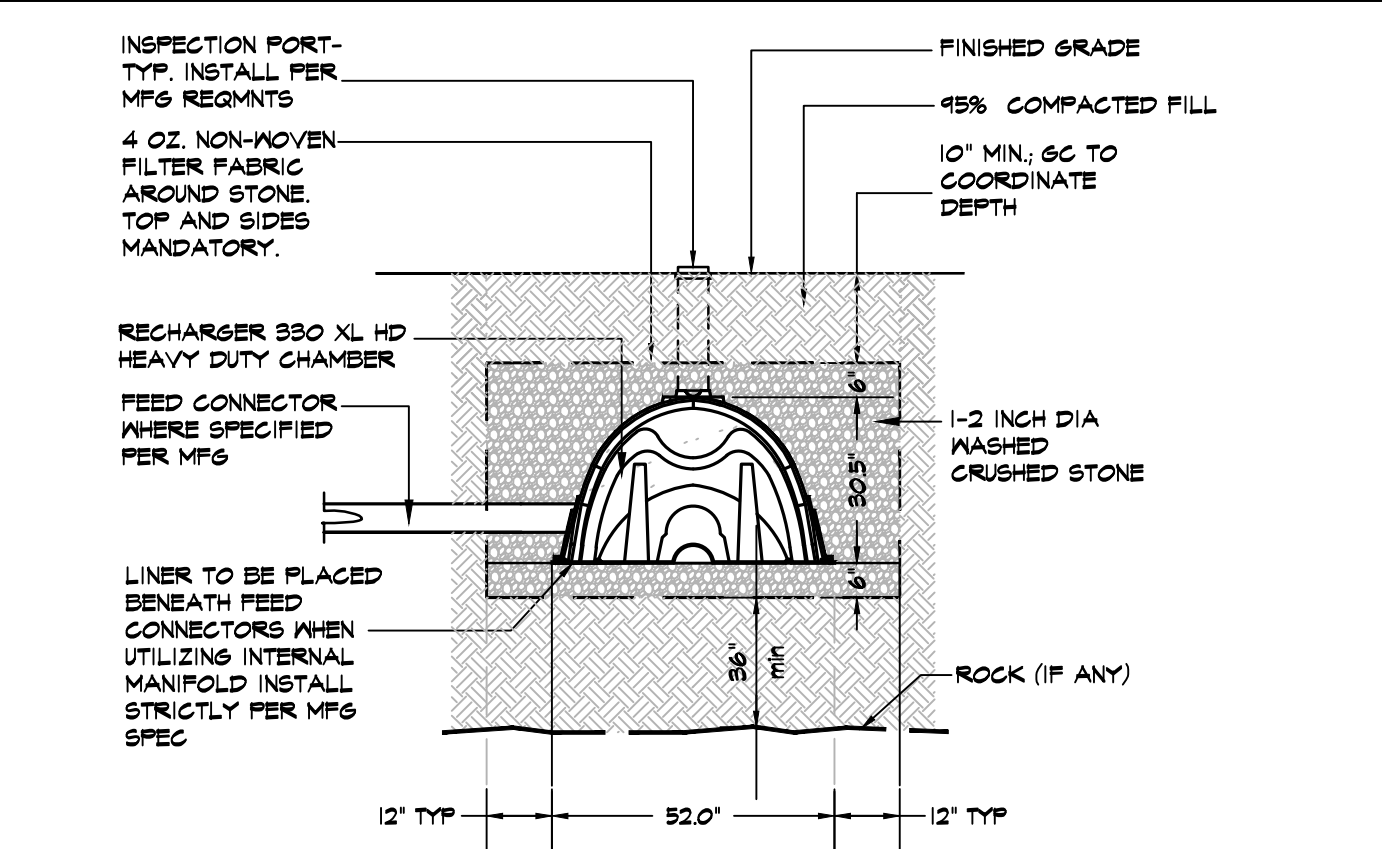
Use 1 Cultec Recharger 300XLHD Units



TD TRENCH DRAIN DETAIL N.T.S.



SW2 SUMP BOX N.T.S.

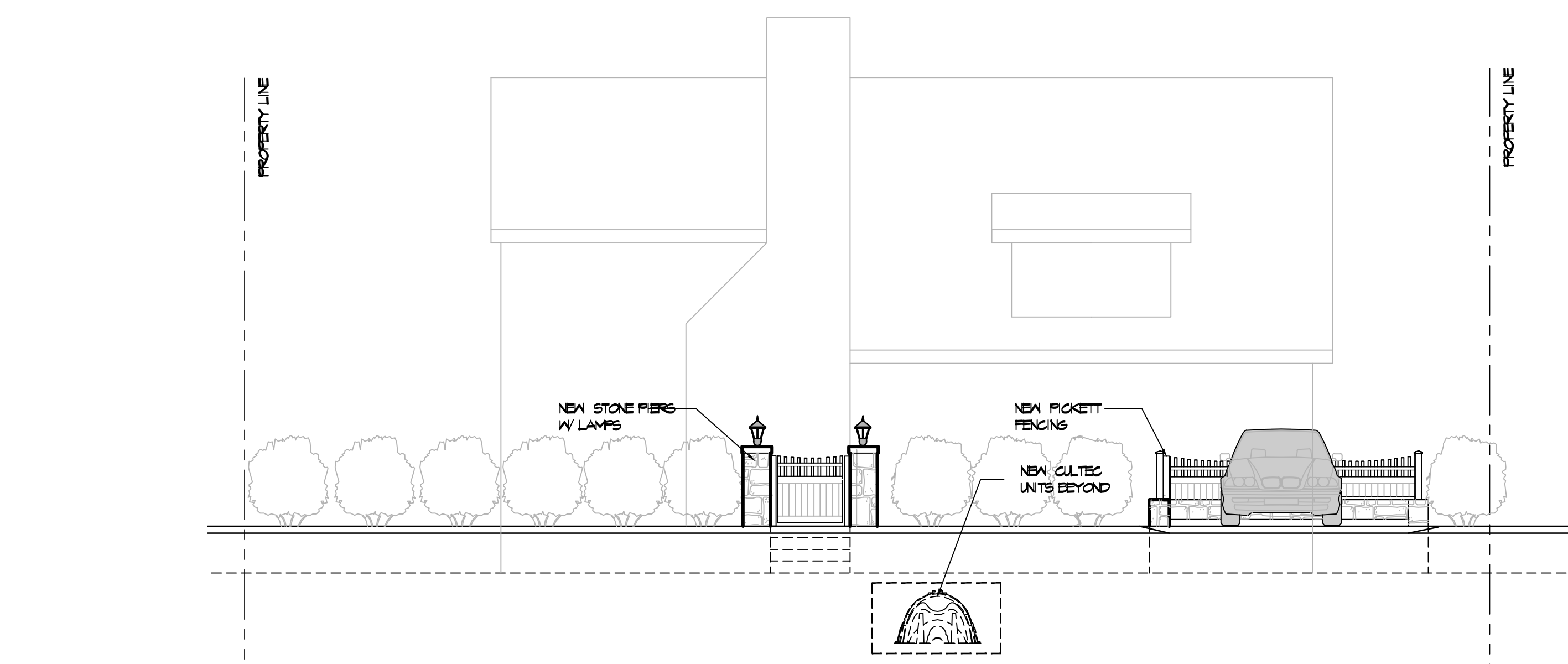


STORMWATER NOTES

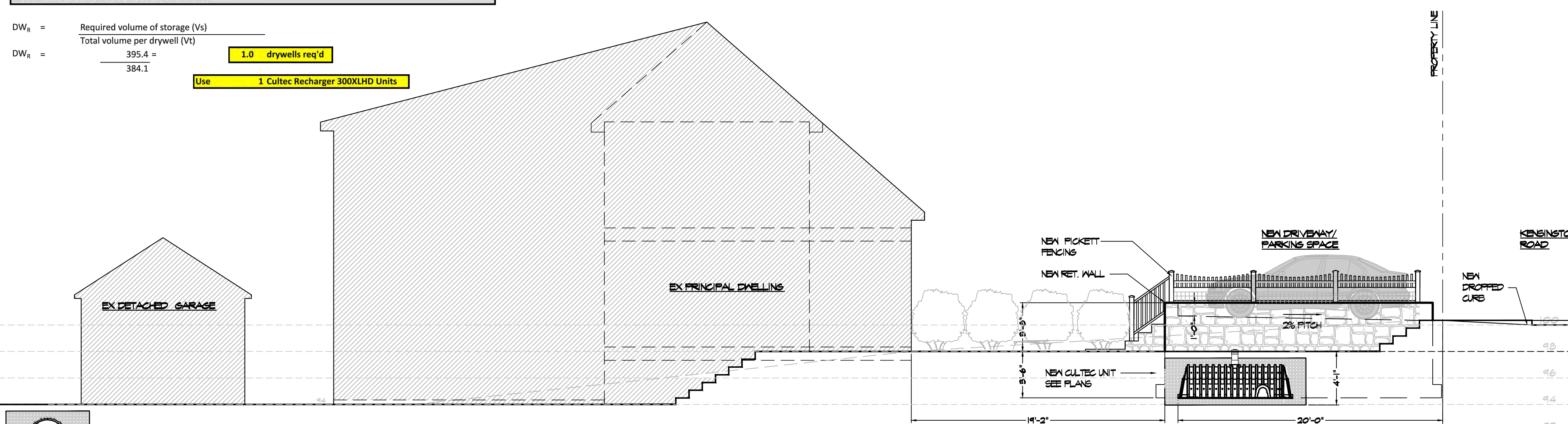
- THE BOTTOM OF ANY INFILTRATION DEVICE SHALL BE ABOVE THE SEASONAL HIGH GROUNDWATER MARK AND ABOVE BEDROCK PRIOR TO COMMENCEMENT OF WORK. DEEP TEST HOLES SHALL BE DUG AT THE LOCATION OF THE PROPOSED STORMWATER RECHARGERS.
- THE MIN. HORIZONTAL DISTANCE FROM AN INFILTRATION DEVICE TO A PROPERTY LINE IS 5 FT. THE MIN. HORIZONTAL DIST. FROM AN INFILTRATION DEVICE TO A STRUCTURE IS 10 FT.
- STORMWATER MANAGEMENT EQUIPMENT SHALL INCLUDE A SEDIMENTATION DEVICE TO PREVENT CLOGGING AND REDUCED PERFORMANCE OF THE DEVICE.

CULTEC RECHARGER GENERAL NOTES:
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS. ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

SW1 STORMWATER RECHARGER DTL N.T.S.



E1 PROPOSED FRONT EXTERIOR ELEVATION 3/16"=1'-0"



E2 PROPOSED LEFT SIDE EXTERIOR ELEVATION 3/16"=1'-0"

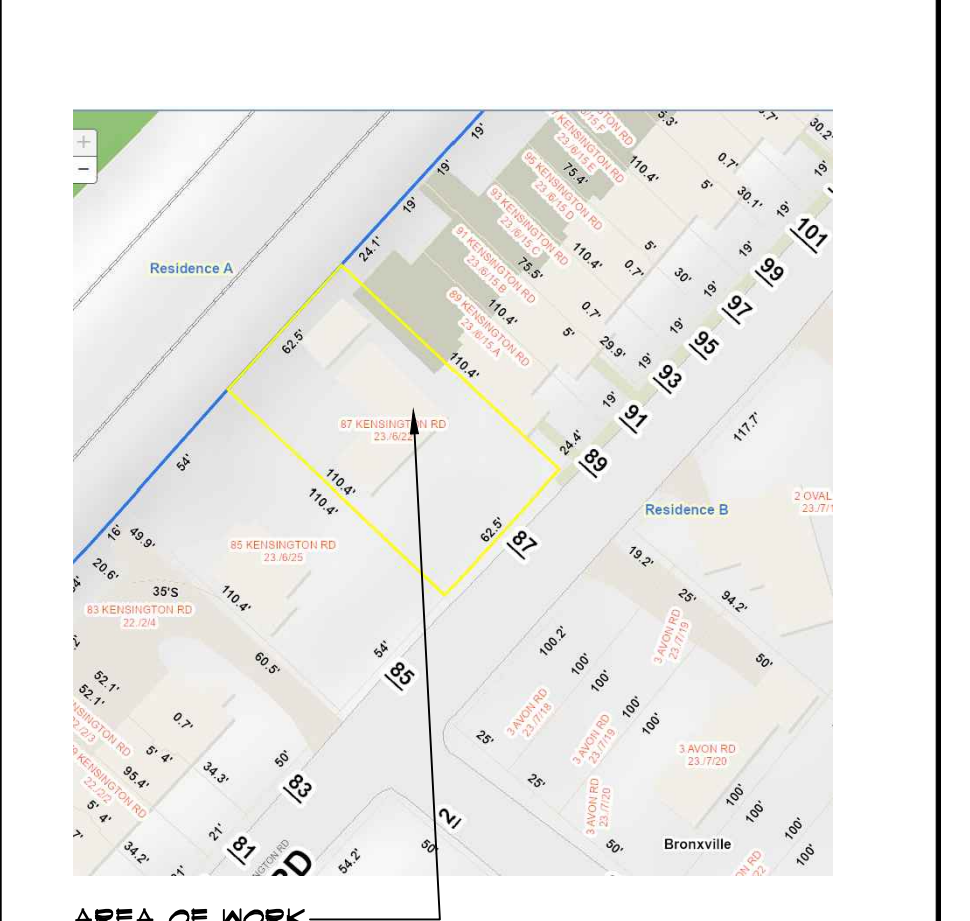
Nicholas L. Faustini Architect PC
 T 914.329.1518
 nfaarchitect.com
 Greenburgh: 6 Burns Street, Hartsdale, NY 10530
 Yonkers: 77 Remsen Road, Yonkers, NY 10710

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LOCATION MAP



NOTE:
 Drawings may be printed at reduced scale

TAX MAP ID#: 23/6/22 ZONE: RES. B

LIST OF DRAWINGS

- A-1 PLOT PLAN & ZONING INFO SCHEDULE
- A-2 PROPOSED EXTERIOR ELEVATIONS & DETAILS
- A-3 PROPOSED DETAILS

NO.	DATE	ISSUE/REV.
--	05.19.24	REV FOR ZBA REVIEW
--	02.29.24	ISSUED FOR DOB FILING

CLIENT
 VICTOR AVILES
 87 KENSINGTON RD
 BRONXVILLE NY 10708

PROJECT
 PROPOSED NEW DRIVEWAY AND RELATED RETAINING WALL DESIGN FOR:
 87 KENSINGTON RD BRONXVILLE NY 10708

DRAWINGS TITLE

DRAWN BY	CHECKED BY	PROJECT NO.
SI	NF	23.1125
		DATE
		02.29.24
		DRAWING NO.

REGISTERED ARCHITECT
 NICHOLAS L. FAUSTINI
 STATE OF NEW YORK
 03388-1

A2

EXISTING CONSTRUCTION NOTES

- BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING PROPERTY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

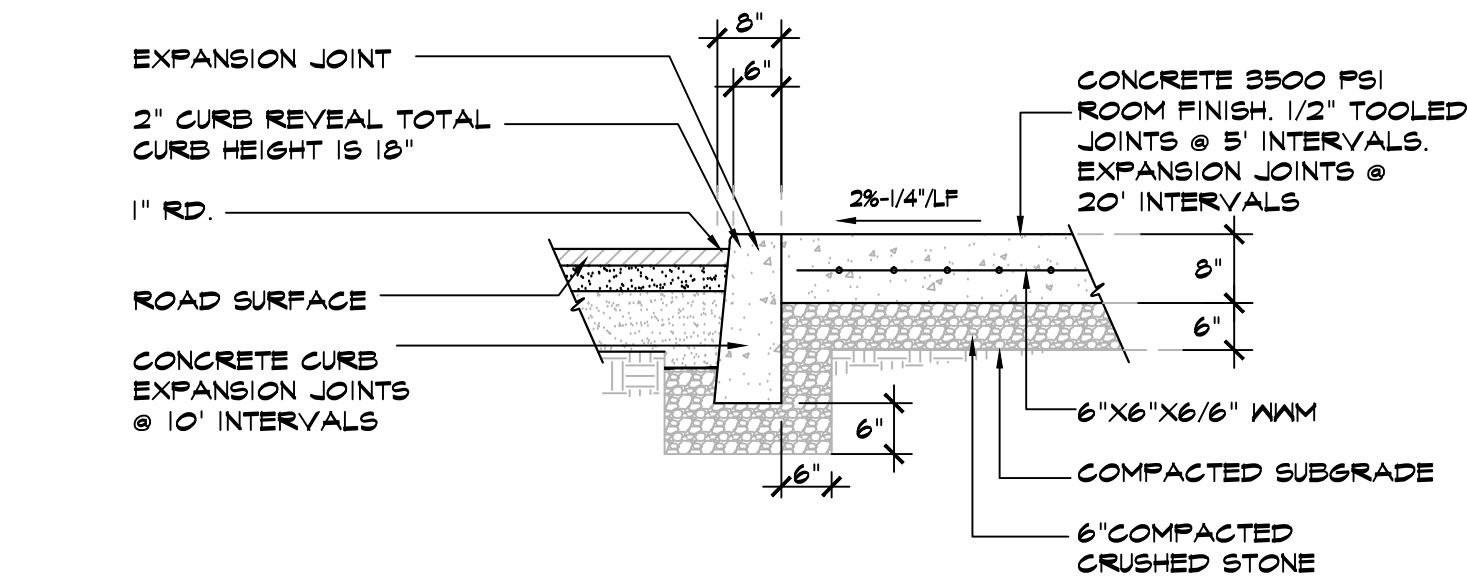
STEEL & CONCRETE DESIGN DATA

STEEL DESIGN DATA

STRUCTURAL STEEL: ASTM A992 GR 50
 W SHAPES: ASTM - A500, GRADE B
 TUBE COLUMNS: HIGH STRENGTH BOLTS: ASTM - A325
 SHAPES & PLATES: WELDING ELECTRODES - SERIES: E10
 ANCHOR BOLTS: F1554 (FY=36KSI)

CONCRETE DESIGN DATA

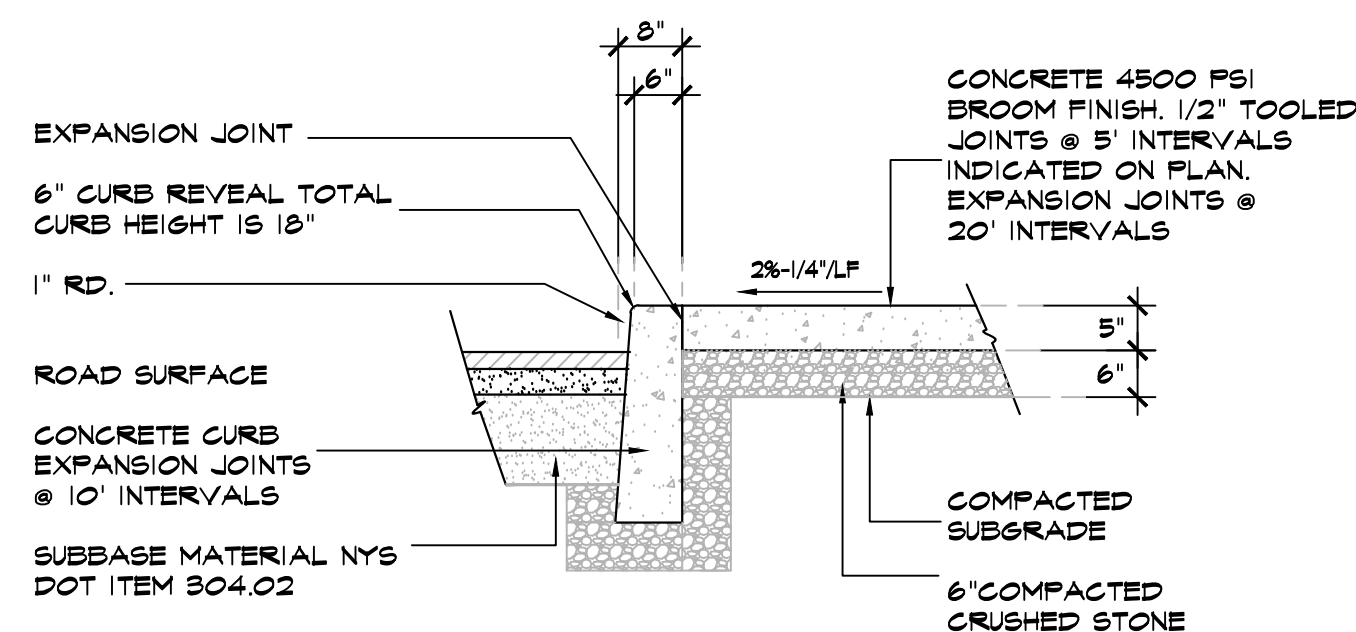
- ALL CONCRETE WORK (BOTH MATERIALS & CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH ACI 318-2005.
- CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615, GRADE 60. ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 915.
- CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS ADMIXTURES IN ANY CONCRETE.
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 BEAMS AND COLUMN TIES: 1/2" FOR #5 OR SMALLER
 2" FOR #6 OR LARGER SLABS: 3/4"
 FOOTINGS AND PADS POURED ON GROUND: 3".
- DETAILING AND FABRICATION OF REINFORCING UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH ACI 915, LATEST EDITION.
- PLACING AND SUPPORTS OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH CRSI, "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS AND ACI-915.



- GENERAL NOTES:**
- CONTRACTOR MUST HAVE INSPECTION PRIOR TO PLACING GRAVEL OR POURING CONC.
 - NO WORK TO BE DONE ON WEEKENDS OR HOLIDAYS UNLESS INSPECTOR IS NOTIFIED AND ARRANGEMENTS HAVE BEEN MADE WHERE AN INSPECTOR CAN BE PRESENT AT THE CONTRACTOR'S EXPENSE.
 - ENTIRE WORK AREA TO BE KEPT CLEAN AND PROPERLY BARRICADED. A MINIMUM OF 4 FEET OF PEDESTRIAN RIGHT OF WAY IS TO BE PROVIDED AND MAINTAINED AROUND THE CONSTRUCTION AREA. ALL DWELLINGS, UNITS & BUSINESSES MUST HAVE PROPER ACCESS.
 - NO ASH IS ALLOWED IN PLACE OF GRAVEL.
 - ALL UTILITY CASTINGS MUST BE FLUSH WITH SIDEWALK SURFACE. NO TRIPPING HAZARDS OR ENCROACHMENTS ARE PERMITTED.
 - NO TREE ROOTS ARE TO BE DAMAGED, CUT OR REMOVED WITHOUT CITY ARBORIST APPROVAL.

C1 DROP CURB DETAIL

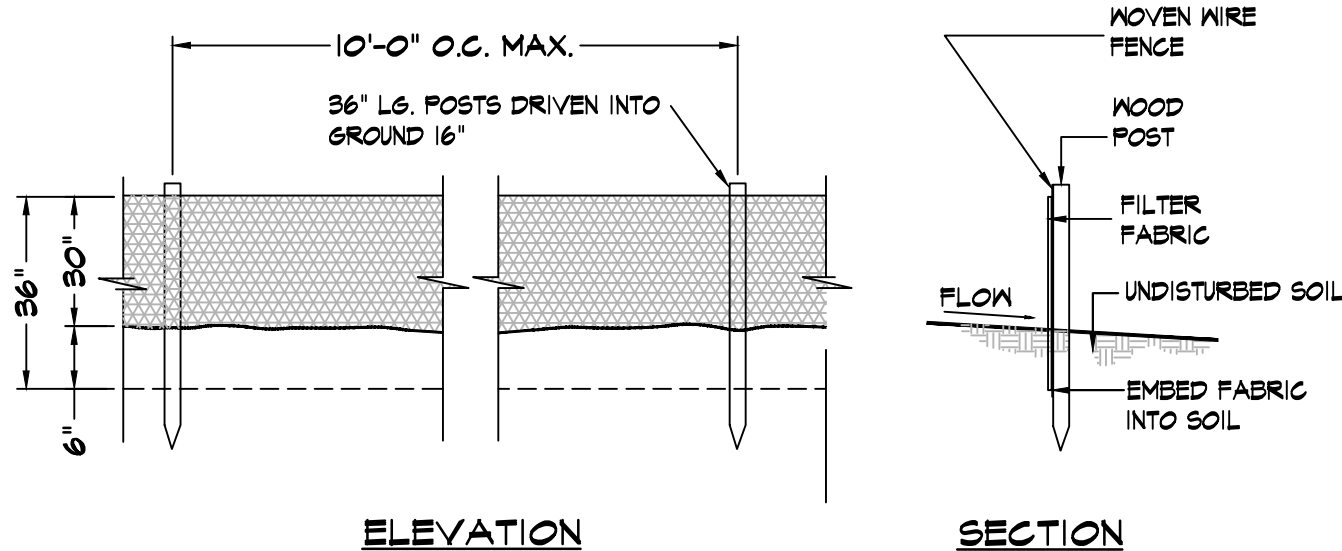
NTS



C2 SIDEWALK DETAIL

NTS

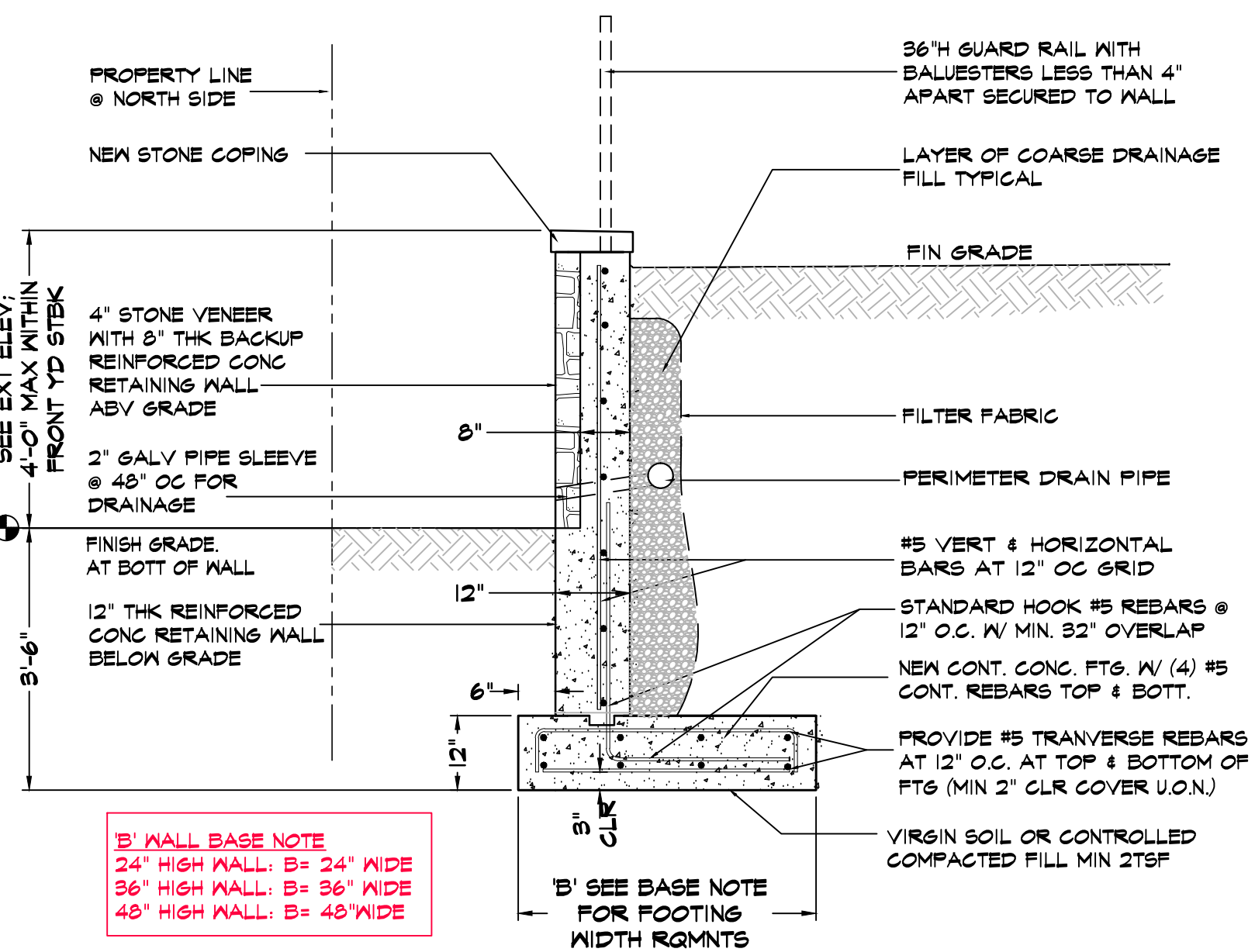
NOTE: WORK SHALL COMPLY WESTCHESTER COUNTY'S BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION RELATED ACTIVITIES, STANDARDS & SPECIFICATIONS AS APPLICABLE.



- SILT FENCE CONSTRUCTION SPECIFICATIONS:**
- MOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO MOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE MOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140X, OR APPROVED EQUIVALENT.
 - PRE-FABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN SILT FENCE.
 - NEW SILT FENCE TO BE PLACED 24" FROM PROPERTY LINES, FENCING & UNDISTURBED BUFFER AREAS AS REQ BY LOCAL CODE.

SF SILT FENCE DETAIL

NTS

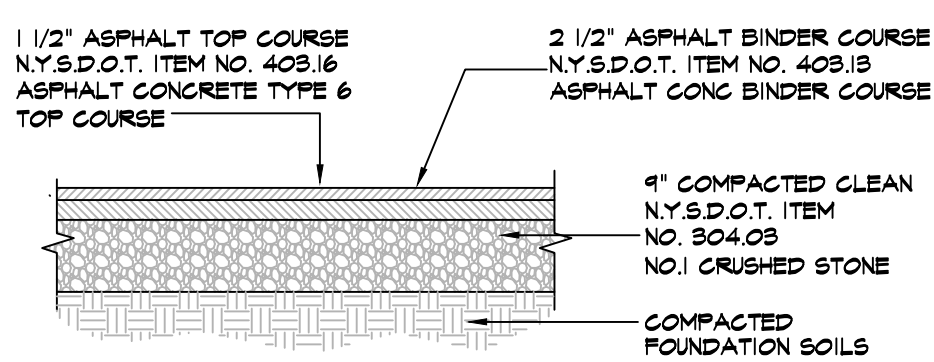


W WALL BASE NOTE
 24" HIGH WALL: B= 24" WIDE
 36" HIGH WALL: B= 36" WIDE
 48" HIGH WALL: B= 48" WIDE

- NOTES:**
- PROVIDE CONTROL JOINTS AT 25' OC AND VERTICAL EXPANSION JOINTS @ 75' OC.
 - DO NOT BACK FILL RETAINING WALL UNTIL THE CONCRETE HAS OBTAINED FULL 28 DAY DESIGN STRENGTH. BACKFILL THE LOW SIDE OF THE RETAINING WALL PRIOR TO BACKFILLING THE HIGH (RETAINED) SIDE.

RW RETAINING WALL SECTION DETAIL

NTS

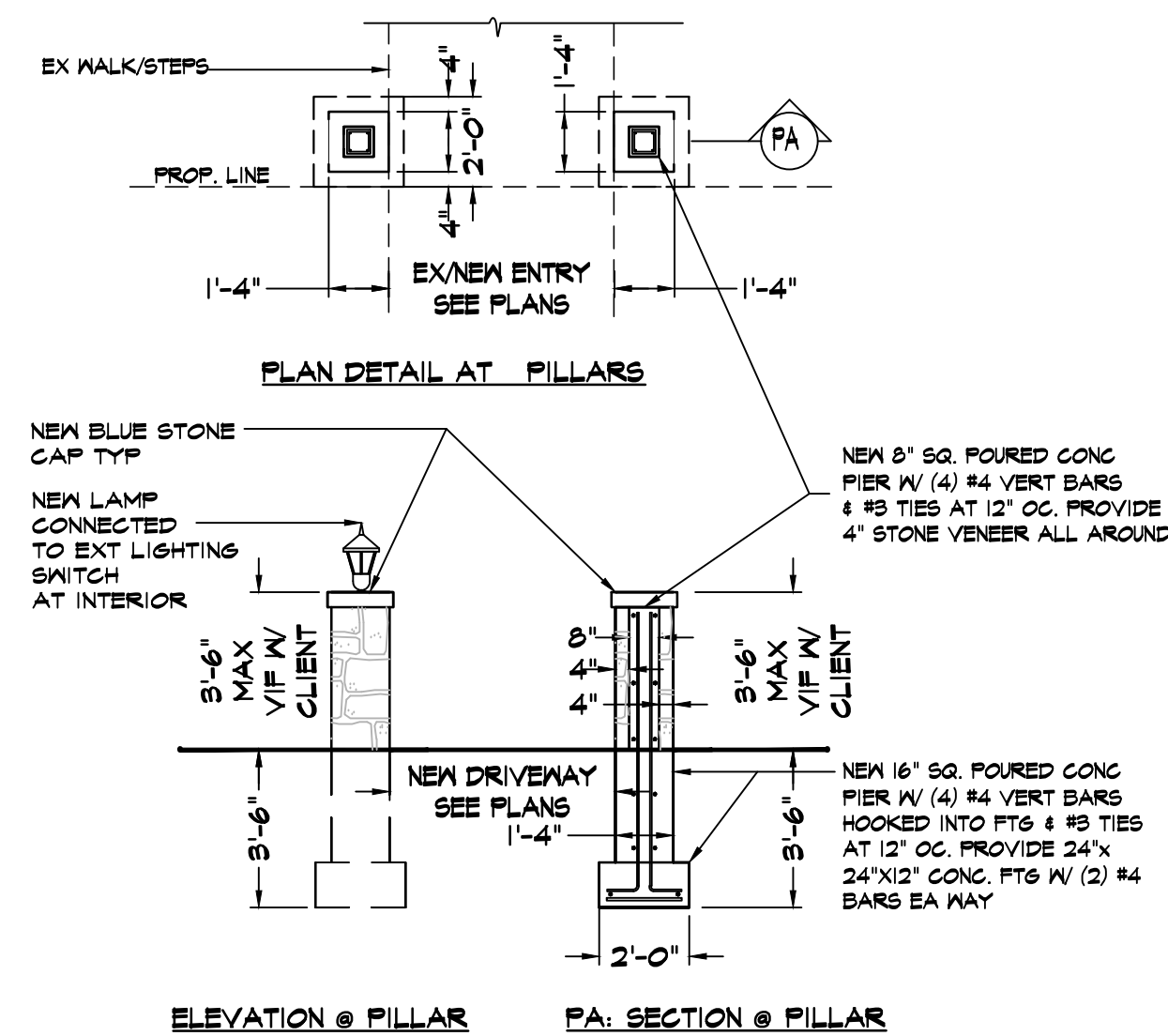


DI DRIVEWAY DETAIL

NTS

CS CONCRETE STAIR DETAIL

NTS



P PILLAR DETAIL

NTS



Nicholas L. Faustini Architect PC

T 914.329.1518
 nfaarchitect.com



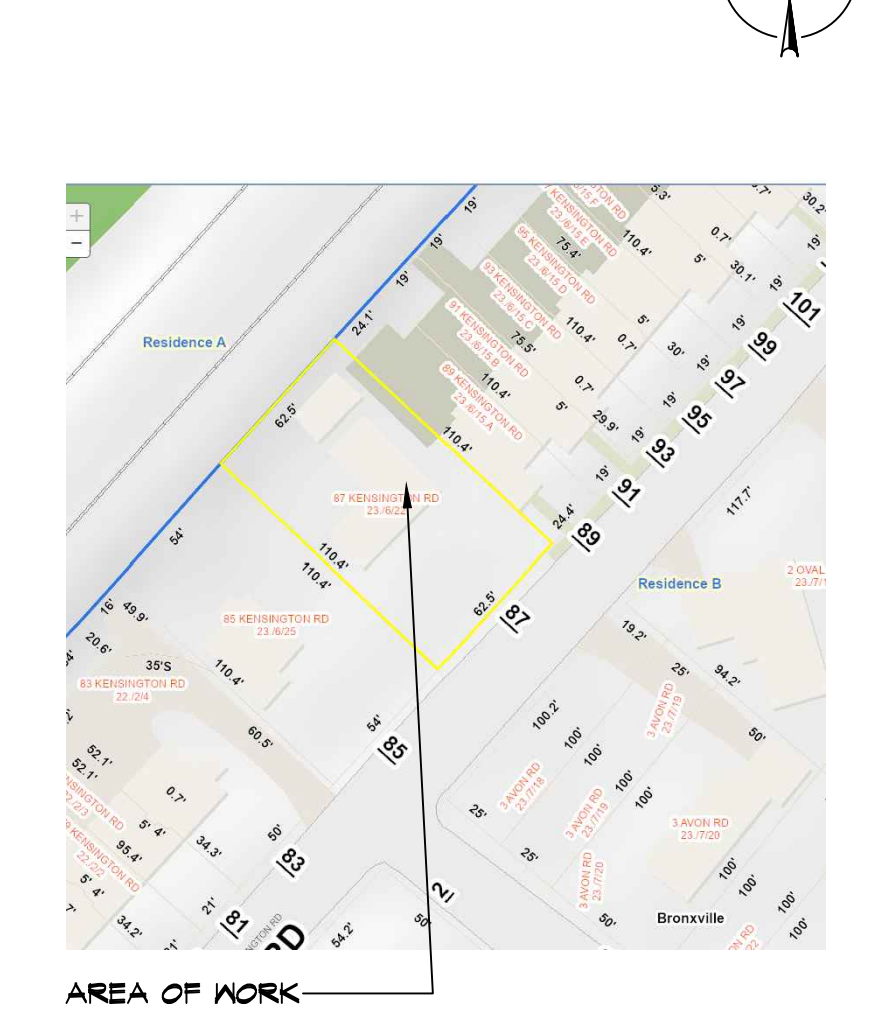
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LOCATION MAP



NOTE:
 Drawings may be printed at reduced scale

TAX MAP ID#: 23.6/22 ZONE: RES. B

LIST OF DRAWINGS

- A-1 PLOT PLAN & ZONING INFO SCHEDULE
- A-2 PROPOSED EXTERIOR ELEVATIONS & DETAILS
- A-3 PROPOSED DETAILS

NO.	DATE	ISSUE/REV.
--	05.19.24	REV FOR ZBA REVIEW
--	02.29.24	ISSUED FOR DOB FILING

CLIENT
 VICTOR AVILES
 87 KENSINGTON RD
 BRONXVILLE NY 10708

PROJECT
 PROPOSED NEW DRIVEWAY AND RELATED RETAINING WALL DESIGN FOR:
 87 KENSINGTON RD BRONXVILLE NY 10708

DRAWINGS TITLE

DRAWN BY	CHECKED BY	PROJECT NO.
SI	NF	23.11.23
		DATE
		02.29.24
		DRAWING NO.



A3





71-73 KENSINGTON AVE



73A & 75 & 77-83 KENSINGTON AVE



85 KENSINGTON AVE



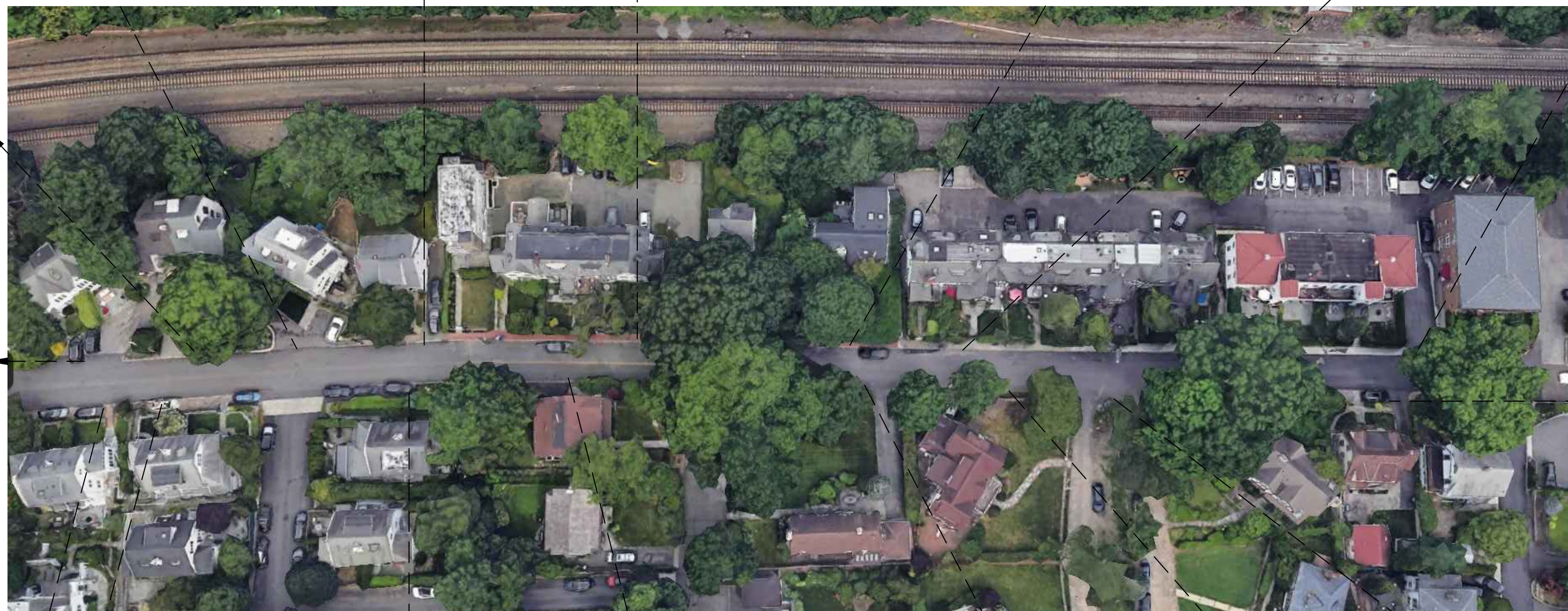
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SUBJECT PROPERTY
(EXISTING STREET VIEW)



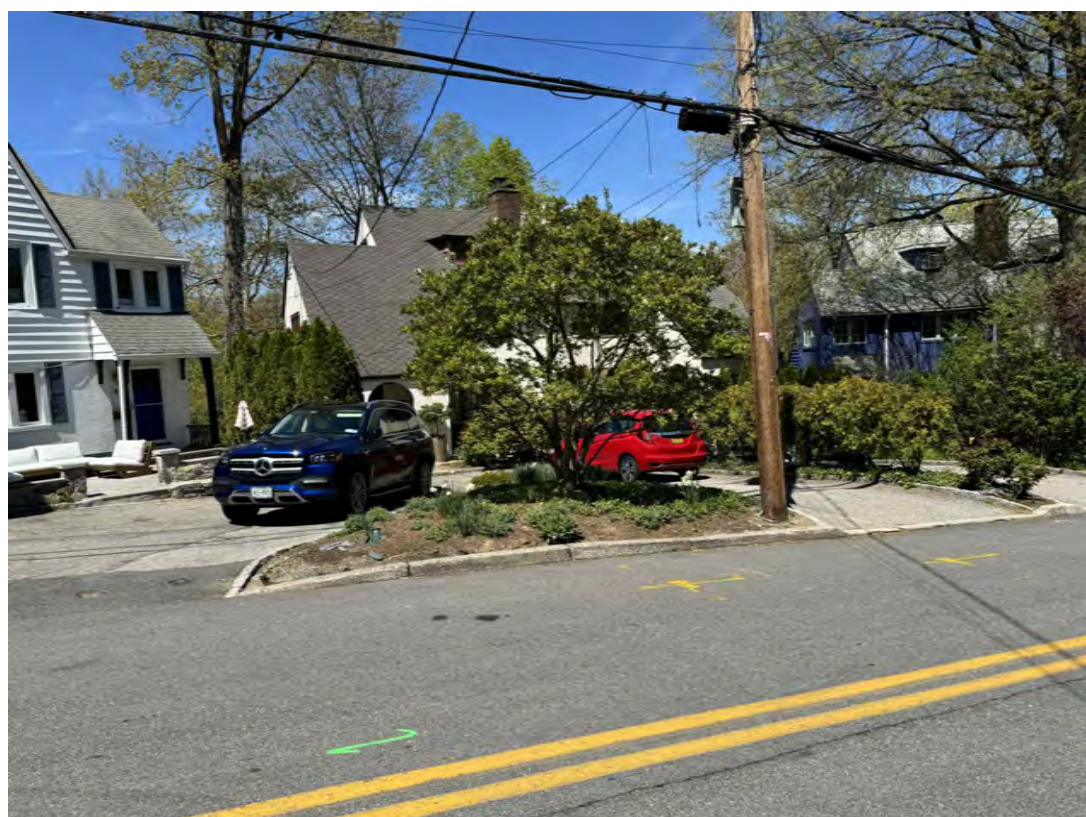
89-105 KENSINGTON AVE



67-69 KENSINGTON AVE



111 KENSINGTON AVE



63-65 KENSINGTON AVE



94 KENSINGTON AVE



66-68 KENSINGTON AVE



1 OVAL COURT



72-74 KENSINGTON AVE



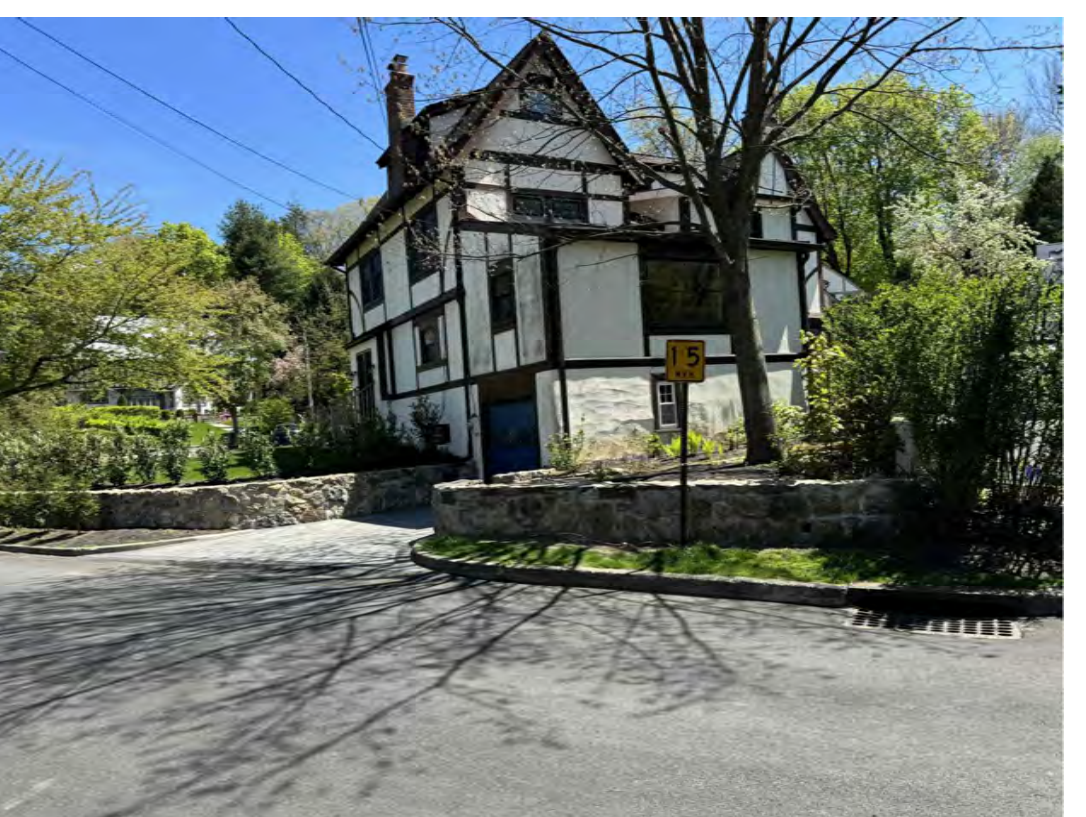
76-78 KENSINGTON AVE



2 AVON RD



3 AVON RD



2 OVAL COURT

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nfaarchitect.com

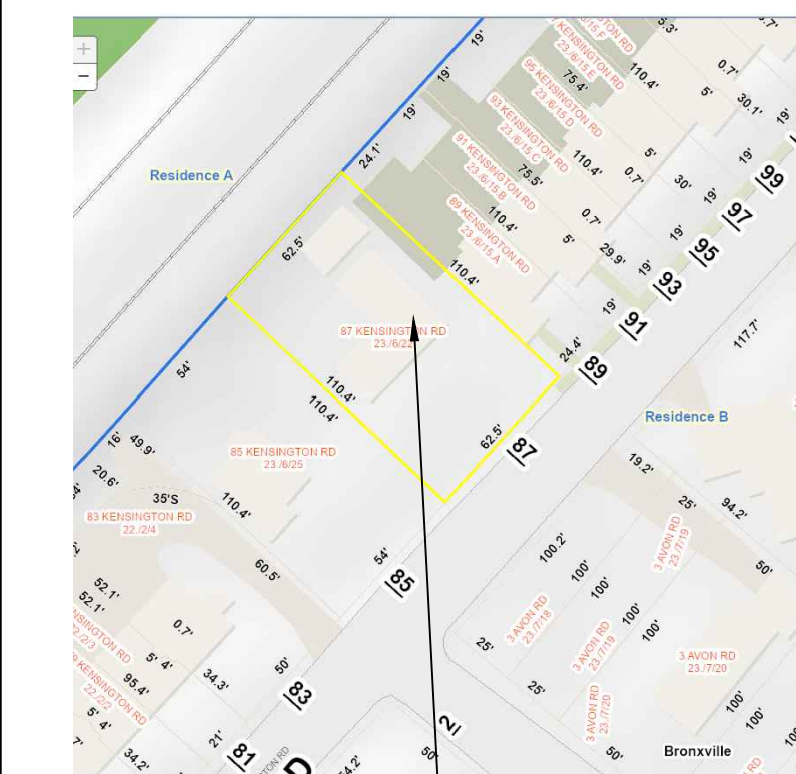
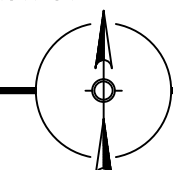
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LOCATION MAP



AREA OF WORK

NOTE:
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TAX MAP ID#: 23.6/22 ZONE: RES. B

LIST OF DRAWINGS

- A-1 PLOT PLAN & ZONING INFO SCHEDULE
- A-2 PROPOSED EXTERIOR ELEVATIONS & DETAILS
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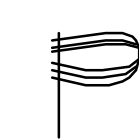
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CLIENT
VICTOR AVILES
87 KENSINGTON RD
BRONXVILLE NY 10708

PROJECT
PROPOSED NEW DRIVEWAY AND RELATED RETAINING WALL DESIGN FOR:
87 KENSINGTON RD BRONXVILLE NY 10708

DRAWINGS TITLE
PRESENTATION SHEET EXISTING

DRAWN BY	CHECKED BY	PROJECT NO.
SI	NF	23.11.23
		DATE
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71-73 KENSINGTON AVE



73A & 75 & 77-83 KENSINGTON AVE



85 KENSINGTON AVE



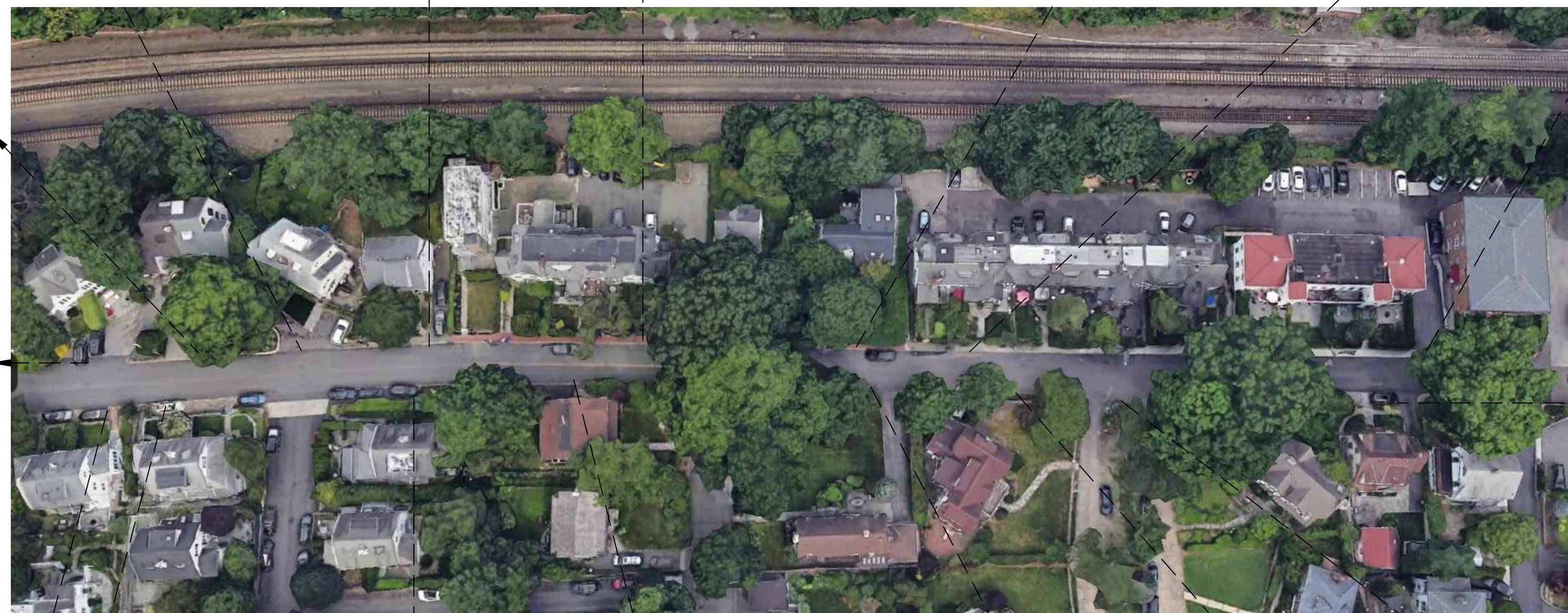
87 KENSINGTON AVE
SUBJECT PROPERTY
(PROPOSED STREET VIEW)



89-105 KENSINGTON AVE



67-69 KENSINGTON AVE



111 KENSINGTON AVE



63-65 KENSINGTON AVE



94 KENSINGTON AVE



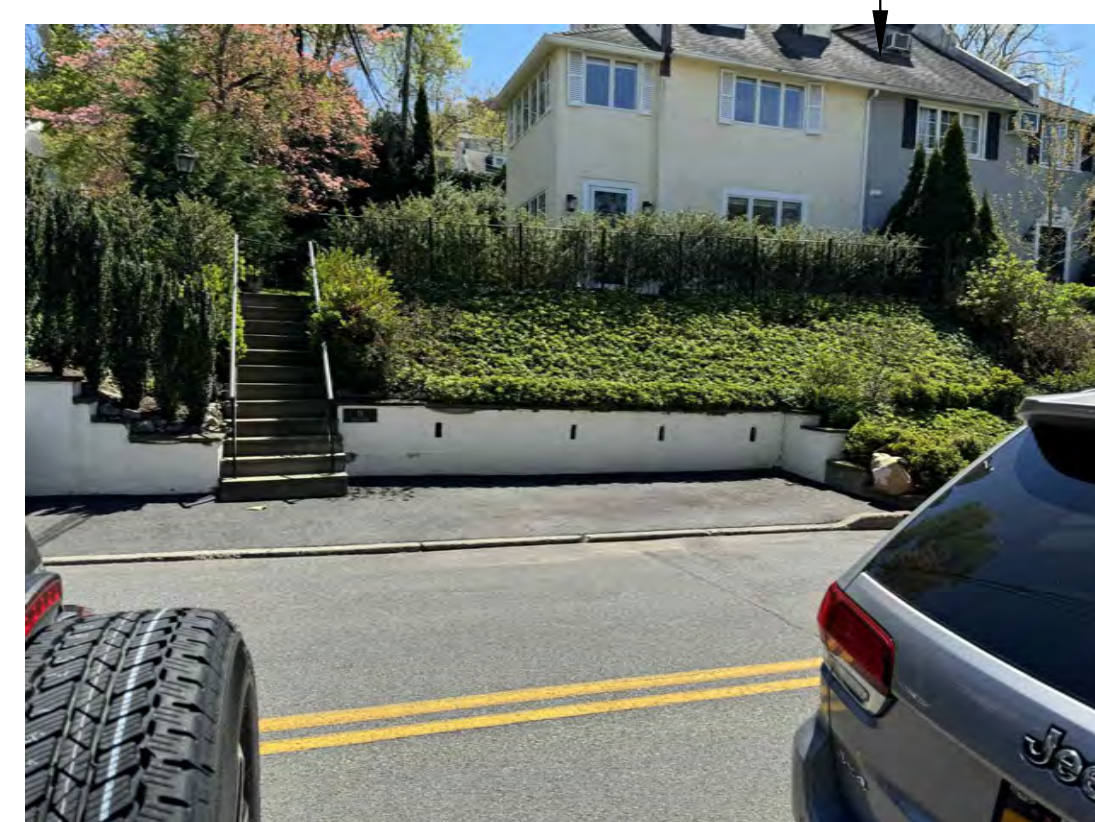
66-68 KENSINGTON AVE



1 OVAL COURT



72-74 KENSINGTON AVE



76-78 KENSINGTON AVE



2 AVON RD



3 AVON RD



2 OVAL COURT

Nicholas L. Faustini Architect PC



T 914.329.1518
nlfarchitect.com

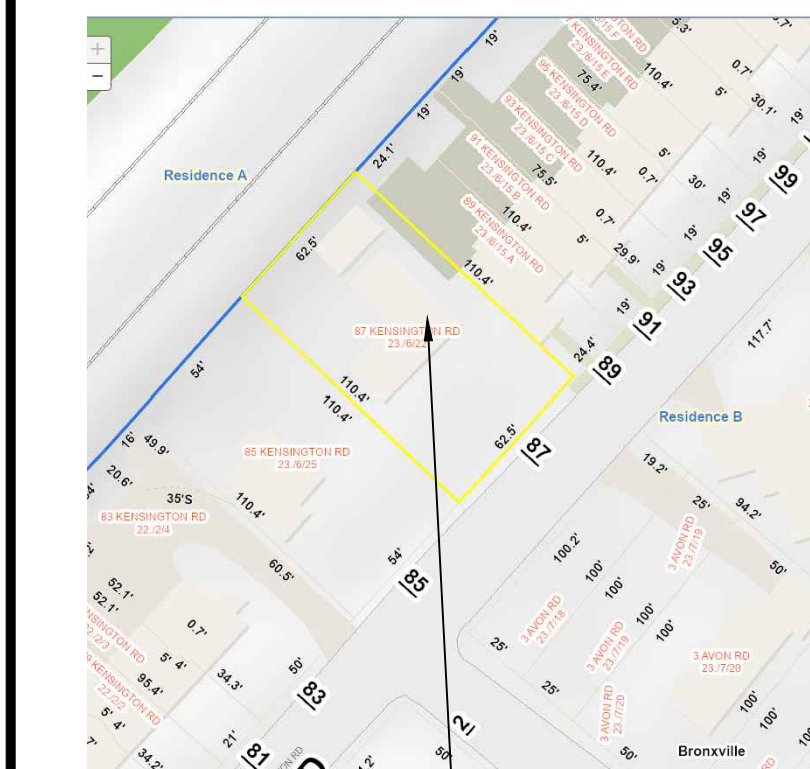
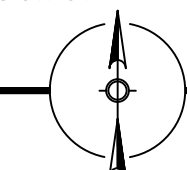
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LOCATION MAP



AREA OF WORK

NOTE:

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TAX MAP ID#: 23./6/22 ZONE: RES. B

LIST OF DRAWINGS

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--	05.18.24	REV FOR ZBA REVIEW
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CLIENT
VICTOR AVILES
87 KENSINGTON RD
BRONXVILLE NY 10708

PROJECT
PROPOSED NEW DRIVEWAY AND RELATED RETAINING WALL DESIGN FOR:
87 KENSINGTON RD BRONXVILLE NY 10708

DRAWINGS TITLE
PRESENTATION SHEET -PROPOSED

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

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Johanni Kari Sjauren Tancredi
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