

# Planning & Development Advisors



Creating value by unlocking opportunities

January 28, 2024

Hon. Alan Pilla, Chairman and  
Zoning Board Members  
Hon. James Bonanno, Chairman and  
Planning Board Members  
Town Hall, 40 Mill Road  
Eastchester, NY 10709

Re: Eastchester Manor Developers LLC – 249 Main Street

Dear Chairman Pilla and Zoning Board Members and Chairman Bonanno and Planning Board Members:

Provided herewith in furtherance of the subject application for the redevelopment of certain parcels of land known locally as 249 Main Street and 27 New Street ((aka Section 69, Block 5, Lots 6,6b and 6c.) the “Subject Site”) please find the following: at the request of the Zoning Board of Appeals at their last meeting, renderings of the proposed residential community; and, at the request of the Planning Director, a technical memo on the anticipated economic benefits of the Proposed Project, including projected real estate taxes. The package is submitted to you on behalf of Angelo Agovino and Eastchester Manor Developers LLC (the “Applicant”).

In addition to the above, the Applicant recently met with the Eastchester Fire Department and the Building Inspector to discuss fire access. As part of the presentations, the Applicant had indicated that with the addition of the 27 New Street lot, this provided enhanced access to the rear of the building, thus avoiding the overhead wires present on Main Street. Both the Fire and Building Department have indicated that while access can be provided from New Street, in order to properly accommodate the necessary apparatus six parking spaces would need to be removed (see revised plans), which will require an update to the variance request related to parking. Previously, the plan included 36 parking spaces where 43 are required by code, and given the new configuration 30 spaces are now being proposed. The Applicant is considering a ride sharing concept that will help address this issue. We intend on having our traffic engineer review this matter in more detail with your Honorable Board at the upcoming meetings.

The Project Team looks forward to discussing these items with your respective Boards. In the meantime, should you have any questions or comments on the above or attached please do not hesitate to reach out.

101 Lee Avenue  
Yonkers, New York 10705  
914.552.8413 |  
email: davidbsmith1992@gmail.com

We look forward to your favorable action. Thank you.

Kind regards,

A handwritten signature in black ink, appearing to read 'D.B. Smith', with a stylized flourish at the end.

David B. Smith

Cc: Angelo Agovino  
Antonio Freda  
Brian Dempsey



January 28, 2024

To: Hon. Allan Pilla, Chairman and  
Zoning Board Members  
Hon. James Bonanno, Chairman and  
Planning Board Members

From: David B. Smith

Re: Economic Evaluation 249 Main Street

## Introduction

At the request of the Planning Director, this office has prepared the following technical report on the anticipated economic benefits from the redevelopment of the currently under-utilized 249 Main Street and 27 New Street properties ((aka Section 69, Block 5, Lots 6,6b and 6c.) the “Subject Site”) in the Town of Eastchester. This technical evaluation was prepared on behalf of Eastchester Manor Developers, LLC (the “Applicant”). The Applicant has revised the previously approved plan that included a four-story building with 15 multi-family residential units to the now proposed plan to include a six-story building with 25 units consisting of fifteen (15) one-bedroom units and ten (10) two-bedroom units supported by 30 parking spaces in both covered and surface parking configurations (the “Proposed Project”). The Project Site is an approximately 0.49-acre parcel with existing single-family residences and garages.

The new residential community is expected to attract single and young married professionals, as well as empty nesters and “baby boomers” who are downsizing from larger single-family homes and want to remain in the area to be near family and friends. The target market is attracted to social environments and downtown areas that tend to patronize local business and restaurants. The introduction of 25 new households within convenient walking district of the Town Center commercial area will help support the local merchants and commercial interests while enhancing municipal tax revenue over existing conditions. The project is located within the Main Street commercial corridor and approximately 0.6 miles from the Tuckahoe Metro-North train station. The proximity of these amenities means that this type of development is in keeping with Smart Growth and Transit Oriented Development goals and policies, including:

- Fostering development in downtown and villages;
- Directing development towards communities with the existing infrastructure to support it;
- Fostering distinctive, attractive communities with a strong sense of place;
- Create walkable neighborhoods; and,

- Take advantage of existing transportation infrastructure.

The Main Street Eastchester Shopping District, along with other services and amenities, is located within a convenient walking distance from the Site, a radius of less than one-half mile. These uses include: services, such as barber, hair and nail salons, eye care, florists, and dry cleaners; retail uses such as hardware, general retail, liquor stores, stationary, clothing, jewelry; multiple restaurants and other food establishments such as bakeries, and ice cream shops; banks and professional offices; and, religious institutions. Each of the anticipated 25 households will spend a portion of its disposable income on goods and services within the greater Eastchester community. This would provide a direct benefit to the Eastchester business community. An analysis of the extent of the anticipated economic benefit is provided below. The analysis provides the Town with an initial evaluation of the projected real estate tax revenue for all taxing jurisdictions (exclusive of special districts), as well as the economic ripple effect on the local economy related to construction activity and the introduction of 25 new households.

### **Proposed Program**

The proposed action calls for redevelopment of the entire property and constructing a new six-story building with 25 residential units consisting of fifteen (15) one-bedroom units and ten (10) two-bedroom units. The following table provides a breakdown of the proposed program. The entire project is supported by 36 off-street parking spaces.

### **Assessment Methodology**

As part of the initial petition to the Zoning Board of Appeal, refer to Exhibit 4 in the December 2023 submission, there were a number of multi-family residential buildings five stories or more in height that were identified. The Town Roll was then used to provide the most up to date assessed value/market value for the surveyed properties that were rental only, not condominium or coop. The estimates presented herein provide an order of magnitude of anticipated benefits resulting from the development program with the understanding that the final assessment will be prepared once the building is constructed and the units occupied. The actual assessment and resulting tax revenues for the subject proposal will be determined in consultation with the Eastchester Tax Assessor at a later stage in the development process.

As noted above, the property tax data collected for the several multi-family rental developments in Eastchester that are proximate to the Subject Site White Plains included: 9 New Street, 69 Glen Road, 110 Fisher Avenue and 2 Park Avenue. There are a total of approximately 159 individual units that comprise the residential survey which yields an average assessed value per unit of approximately \$1,424, refer to Table 2. It is noted that all of these comparables are of older vintage and that it is most likely that when the Proposed Project finally comes on-line that the assessments will be higher in comparison given that this would be new development.

### Current Real Estate Property Tax

The currently under-utilized Subject Site has a current assessment of \$16,650. Table 1 provides a breakdown as to current real estate taxes paid to all taxing jurisdictions.

**Table 1**  
**Current Real Estate Tax Revenue**

Jurisdiction	Rate/\$1,000 AV	Assessed Value	Taxes
Town	309.0404	\$16,650.00	\$5,145.52
County	251.419101	\$16,650.00	\$4,186.13
Town wide	\$39.64880	\$16,650.00	\$660.15
EFD	\$193.43170	\$16,650.00	\$3,220.64
Sewer	\$47.07970	\$16,650.00	\$783.88
Town Sewer	\$7.31240	\$16,650.00	\$121.75
Co. Waste	\$29.66790	\$16,650.00	\$493.97
Eastchester UFSD	\$1,579.79690	\$16,650.00	\$26,303.62
	\$2,457.39691		\$40,915.66

Source: Town of Eastchester Receiver of Taxes

### Projected Real Estate Taxes

Real estate taxes anticipated as part of the redevelopment of the Project Site were calculated using a desk top survey of multi-family residential rental communities located proximate to the Subject Site.

Table 2 applies the estimated assessed value methodology to the Proposed Project.

**Table 2**  
**Assessed Value Methodology**

Address	# units	Lot area s.f.	AV total	AV Building	AV Land	AV/Unit	AV/sf land
9 New Street	53	30056.4	\$70,000	\$55,200	\$14,800	\$1,042	\$0.49241
69 Glen Road	34	20037.6	\$56,250	\$32,250	\$24,000	\$949	\$1.19775
110 Fisher Avenue	37	22215.6	\$50,000	\$38,000	\$12,000	\$1,027	\$0.54016
2 Park Avenue	35	17859.6	\$50,200	\$37,100	\$13,100	\$1,060	\$0.73350
	159	90169.2					
			\$1,424.21	Average Assessed Value per unit with land			

Source: Town of Eastchester 2023 Final Tax Roll; Apartments.com

As noted previously, given the age of the multi-family units surveyed, this analysis is using the highest value surveyed for both the assessed value for land and building, understanding that upon completion the Proposed Project will likely be assessed at a higher comparative value given the newness of the development. Table 3 applies the highest assessed values from the properties identified in Table 2 to the Proposed Project to arrive at a projected Assessed Value.

**Table 3**  
**Projected Assessed Value**

		AV(\$)/unit		
Units	25	1,060	\$26,500.00	
Land s.f.	21,344	1.19775	\$25,564.78	
			\$52,064.78	AV Total

*Compiled by Planning & Development Advisors*

Table 4 applies the tax rates for each municipal entity to arrive at an estimated projected tax revenue for the Proposed Project.

**Table 4**  
**Projected Tax Revenue**

Jurisdiction	Rate/\$1,000 AV	Projected Assesses Value	Projected taxes
Town	309.0404	\$52,064.78	\$16,090.12
County	251.419101	\$52,064.78	\$13,090.08
Town wide	\$39.64880	\$52,064.78	\$2,064.31
EFD	\$193.43170	\$52,064.78	\$10,070.98
Sewer	\$47.07970	\$52,064.78	\$2,451.19
Town Sewer	\$7.31240	\$52,064.78	\$380.72
Co. Waste	\$29.66790	\$52,064.78	\$1,544.65
Eastchester UFSD	\$1,579.79690	\$52,064.78	\$82,251.77
	\$2,457.39691		\$127,943.82

*Compiled by Planning & Development Advisors*

Based on the projections in Table 4, the proposed Project has the potential to yield an overall increase in tax revenue of approximately \$70,000 to all selected taxing jurisdictions. Table 5 below provides a comparison of the increase in projected tax revenue to existing conditions.

**Table 5**  
**Comparison of Existing and Projected**  
**Tax Revenue**

<b>Taxing District</b>	<b>Existing Revenue</b>	<b>Projected Revenue</b>	<b>Difference</b>
Town	\$7,277.90	\$16,090.12	\$8,812.30
County	\$5,920.92	\$13,090.08	\$7,169.88
Town-wide	\$933.73	\$2,064.31	\$1,130.58
EFD	\$4,555.32	\$10,070.98	\$5,515.66
Sewer	\$1,108.73	\$2,451.19	\$1,342.46
Town Sewer	\$172.21	\$380.72	\$208.51
Co. Waste	\$544.43	1,544.65	\$1,010.22
Eastchester UFSD	\$37,204.22	\$82,251.77	\$45,047.55
	\$57,869.70	\$127,943.82	\$70,074.12

Source: Figures compiled by Planning & Development Advisors

### **Construction Related Impacts**

For projection purposes, the Applicant has estimated that the cost of construction for the Proposed Project would be approximately \$200 per square foot which equates to an investment of approximately \$5.5 million.

### **Job Generation**

Based on the developer's experience in the development and construction field, the proposed project is expected to generate approximately 50 full-time construction jobs over an approximately 12-month construction period. According to the New York State Department of Labor statistics, construction laborers in the metropolitan area of New York State earned an annual mean wage of \$59,280 as of the first quarter of 2022<sup>1</sup>. It is anticipated that the development would generate approximately \$2.96 million in wages for temporary construction related employment. It is anticipated that some measure of construction related employment would utilize the retail shops and services during the construction process, which presents a direct economic benefit.

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<sup>1</sup> NYS DOL web-site <https://www.bls.gov/oes/current/oes472061.htm>

**Table 6**  
**Job Generation**

<b>Job Type</b>	<b>Number of Jobs (est.)</b>	<b>Annual Mean Wage</b>	<b>Cumulative Annual Mean Wage</b>
Temporary Jobs	50	\$59,280 <sup>1</sup>	\$2,964,000

1. Bureau of Labor Statistics, Occupational Employment and Wages, May 2022

### **Resident Spending**

The proposed residential development will contribute to the local economy through the purchasing power of its residents. This analysis assesses the anticipated economic impact of resident spending by calculating the expected purchasing power of the proposed 25 new households associated with the proposed development. Households in the New York area can be expected to spend approximately 31 percent of pretax household income on goods and services, according to the Consumer Expenditure Survey published by the U.S. Bureau of Labor Statistics<sup>2</sup>. The same survey shows that households in the New York area spend approximately 32 percent of pre-tax household income on housing for a two-person household. Based on the projected rents of \$4,000 for a 1-bedroom unit and \$5,000 for a 2-bedroom unit, a renter would need a household income of between \$150,000 and \$187,500, which is 32 percent of annual household income.

**Table 7**  
**Estimated Discretionary Spending**

Household	#	Est. Household Income	Total HH Income	31% on Goods and services
1-BR	15	\$150,000	\$2,250,000	\$697,500
2-BR	10	\$187,500	\$1,875,000	\$581,250
				\$1,278,750

Source: BLS Consumer Expenditures Survey 2022

Based on information from the U.S. Bureau of Labor Statistics' Consumer Expenditure Survey, households in areas such as Eastchester can typically be expected to spend approximately 31 percent of their incomes on goods and services that might be purchased locally, such as food, apparel, entertainment, personal care products and services. Therefore, it can be estimated that the 25 households, would inject roughly \$1.3 million into the local and regional economy each year, as shown in Table 7.

<sup>2</sup> News Release Bureau of Labor Statistics Consumer Expenditures – 2022, Chart 4

It is not expected that the entirety of these households' expenditures will be made at the shops in the Eastchester commercial district. However, the Subject Site is located right in the midst of the Main Street commercial corridor—well within walking distance. Secondly, the Main Street commercial corridor consists of neighborhood-scale shops such as restaurants, retail, and personal service providers that would serve a household's daily needs. Thirdly, the site could be considered a transit-oriented development (TOD) located approximately 0.6 miles from the Tuckahoe Train Station. As a general planning guideline, residents of a TOD would be less likely to rely on automobiles for daily activities than a conventional suburban household, and, as a result, could reasonably be expected to make more purchases within the walkable local area. Lastly, the majority of the unit types (2-bedroom apartments) tend to target smaller households such as young professionals and empty nesters. As discussed in earlier sections, such households are more likely to spend on dining out, entertainment, and other activities available on Main Street.

### **Projected School Impacts**

As part of our December 2023 submission, a public school age child generation impact evaluation (the "School Impact Study") was prepared which utilized nationally recognized demographic standards for evaluating the projected number of public school age children. The methodology also included survey data of almost 4,000 multi-family units from Westchester County which confirmed the projections. The Eastchester Union Free School District (the "School District") has a current enrollment of approximately 3,056 students. Based on the most recent School District budget the amount of the budget raised through the local property tax levy is \$79.308 million which translates to an estimated cost of \$25,952 per year per student. The School Impact Study indicated that 2 public school age children would be generated by the Proposed Project equating to an approximate cost to the School District of \$52,000. As indicated in Table 5 above the Proposed Project is anticipated to generate approximately \$82,000 in annual revenue to the School District, in excess of project costs.

### **Summary**

The proposed project takes a currently under-utilized and under-performing property and through significant investment of approximately \$5.5 million, creates value that is translated into the following:

- Projected real estate tax revenue of approximately \$128,000, an increase in real estate tax revenue estimated at \$70,000 for all taxing jurisdictions over existing conditions;
- Creation of approximately 50 construction related jobs with approximately \$2.9 million in annual wages; and
- Injection of an annually projected \$1.3± million of discretionary spending into the greater Eastchester community economy.

**NOTICE OF DENIAL**

To: MANOR EASTCHESTER  
SUITE 206  
%SAL ATTINA  
SCARSDALE, NY, 10583

SBL: 69./5/6  
Application Date: 11/28/2023  
NOD Date: 12 December 2023  
Revision Dates: 31 December 2023  
Zone: RB as regulated in an M700

For Property Located At: **249 MAIN ST**

Please be advised your application for a building permit has been denied. For additional notes, see below.

1. In Section 4-C-6, the maximum height in stories is 4. Your submission lists the stories at 6. An excess of 2 or 50%.
2. In section 4-C-6, the maximum height of building is 45'. Your submission lists the height at 67.12'. An excess of 22.12' or 49.16%.
3. In Section 13-D, the required number of parking spaces is 43. Your submission lists the number of spaces at 30, a deficiency of 13 of 30.23%.
4. Section 4-C-5, the maximum impervious surface coverage allotted is 14,751 sq. ft or 70%. Your submission lists the coverage at 19,165 sq. ft. or 91% and excess of 4,414 sq. ft. or 21%.
5. In Section 13-C-7-e, it states that a landscaped area shall be provided along the perimeter of any parking area except that portion of the parking area which provides access to a street or parking facility on an adjacent lot. The landscaped area shall be planted with grass or shrubs and shall include at least one tree of not less than four-inch caliper at breast height for every 30 feet along the perimeter of the parking area, or equivalent plant materials as determined and required by the Planning Board. The plans as submitted indicate an area approximately 130 feet in length where there is no perimeter landscaping.
6. In Section 13-C-7 b, it states landscaping shall be provided in a safe, convenient and attractive manner needing a minimum amount of maintenance, including plant care, snow plowing and the removal of leaves and other debris. The plans as submitted indicate no area reserved for snow placement.
7. In Section 13-C -5-a, states that if the parking angle is between 80 degrees and 90 degrees and the parking spaces are at least 10 feet wide, the backup and maneuvering aisles shall be at least 24 feet wide. The plans as submitted indicate a backup aisle of 22.6', a deficiency of 1.4' or 6%.



Carlo Valente - Building Inspector



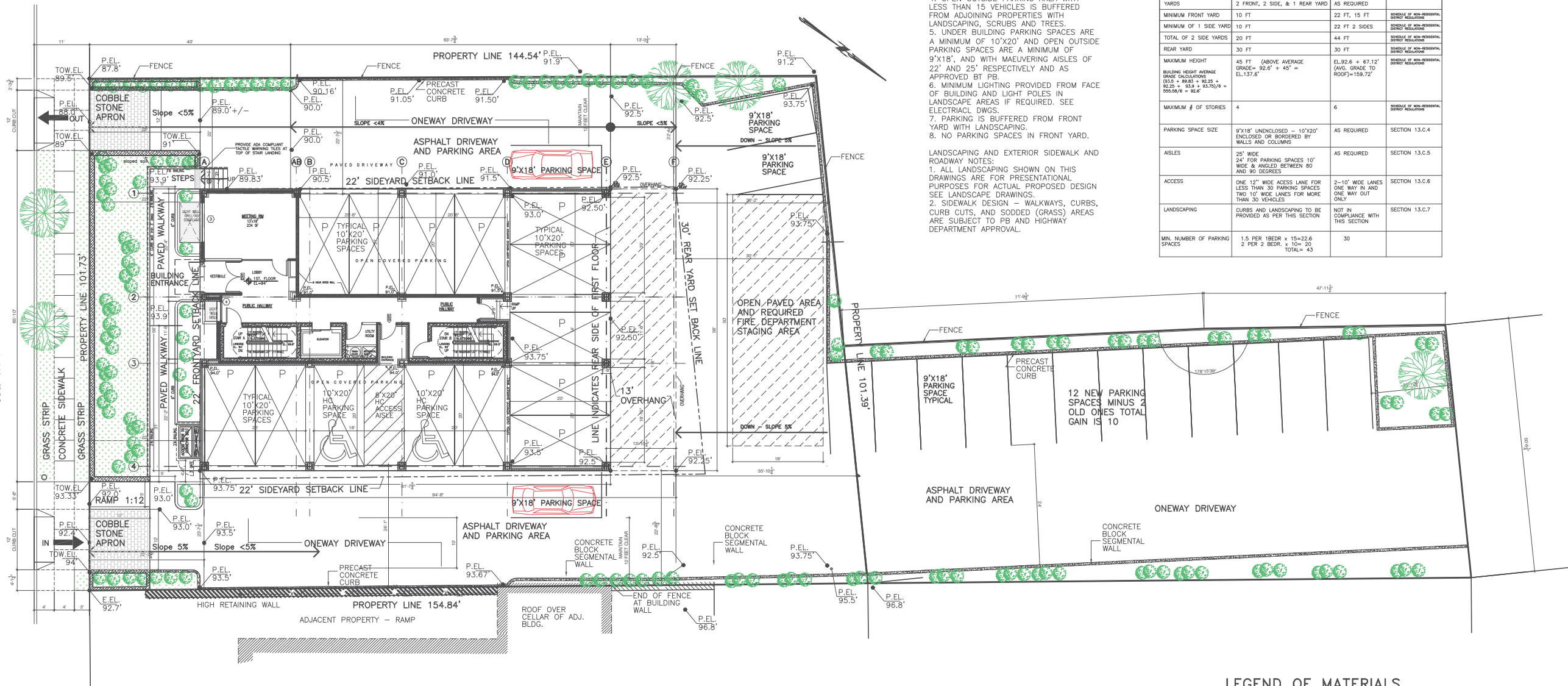
Project Rendering – Front Elevation  
249 Main Street, Eastchester, NY  
Eastchester Manor Developers



Project Rendering – Front Elevation  
249 Main Street, Eastchester, NY  
Eastchester Manor Developers



MAIN STREET



## PLOT PLAN

SCALE: 3/32"=1'-0"

CELLAR LEVEL GFA = 3,651.53 SF  
1ST FLOOR GFA = 4,532.7 SF  
2ND FLOOR GFA = 5,263.33 SF  
3RD FLOOR GFA = 5,263.33 SF  
4TH FLOOR GFA = 5,263.33 SF  
5TH FLOOR GFA = 5,263.33 SF  
6TH FLOOR GFA = 5,263.33 SF  
TOTAL GFA = 30,849.35 SF

## GROSS FLOOR AREA TABLE

PARKING NOTES:  
1. 14 UNDER BUILDING AND 12 OPEN OUTSIDE PARKING SPACES ARE PROVIDED  
2. A ONE WAY 12' WIDE DRIVEWAY IS PROVIDED ENTERING AND EXITING ONTO MAIN STREET VIA SEPARATE CURB CUTS  
3. ROADWAY IS PAVED WITH DUSTLESS POROUS SURFACE  
4. OPEN OUTSIDE PARKING AREA WITH LESS THAN 15 VEHICLES IS BUFFERED FROM ADJOINING PROPERTIES WITH LANDSCAPING, SCRUBS AND TREES.  
5. UNDER BUILDING PARKING SPACES ARE A MINIMUM OF 10'X20' AND OPEN OUTSIDE PARKING SPACES ARE A MINIMUM OF 9'X18', AND WITH MAEUVERING AISLES OF 22' AND 25' RESPECTIVELY AND AS APPROVED BY PB.  
6. MINIMUM LIGHTING PROVIDED FROM FACE OF BUILDING AND LIGHT POLES IN LANDSCAPE AREAS IF REQUIRED. SEE ELECTRICAL DWGS.  
7. PARKING IS BUFFERED FROM FRONT YARD WITH LANDSCAPING.  
8. NO PARKING SPACES IN FRONT YARD.

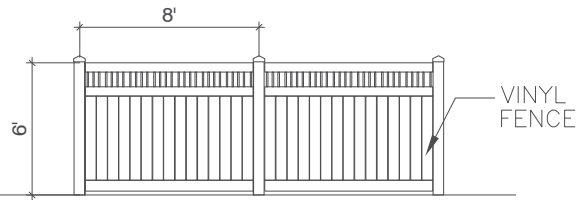
LANDSCAPING AND EXTERIOR SIDEWALK AND ROADWAY NOTES:  
1. ALL LANDSCAPING SHOWN ON THIS DRAWINGS ARE FOR PRESENTATIONAL PURPOSES FOR ACTUAL PROPOSED DESIGN SEE LANDSCAPE DRAWINGS.  
2. SIDEWALK DESIGN - WALKWAYS, CURBS, CURB CUTS, AND SODDED (GRASS) AREAS ARE SUBJECT TO PB AND HIGHWAY DEPARTMENT APPROVAL.

## ZONING ANALYSIS TABLE IN A "R.B." ZONE

REQUIRED	REQUIRED / ALLOWED	PROPOSED	ZONING SECTION
ALLOWABLE USE	ANY USE ALLOWED IN W700 DISTRICT.	MULTIPLE DWELLING	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
MINIMUM LOT AREA	700/DW UNIT (21073.12 ÷ 30 UNITS = 702.44)	25 UNITS	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
MAXIMUM LOT COVERAGE	60% (.60X21073.12=12,644)	25% (5,291.54)	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
LOT WIDTH	NR	101.73 FT	
YARDS	2 FRONT, 2 SIDE, & 1 REAR YARD	AS REQUIRED	
MINIMUM FRONT YARD	10 FT	22 FT, 15 FT	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
MINIMUM OF 1 SIDE YARD	10 FT	22 FT 2 SIDES	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
TOTAL OF 2 SIDE YARDS	20 FT	44 FT	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
REAR YARD	30 FT	30 FT	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
MAXIMUM HEIGHT	45 FT (ABOVE AVERAGE GRADE CALCULATIONS: (93.5 + 93.83 + 92.55 + 92.25 + 93.8 + 93.75)/6 = 93.58/6 = 92.6')	EL.92.6 + 67.12' (AVG. GRADE TO ROOF)=159.72'	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
MAXIMUM # OF STORES	4	6	SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS
PARKING SPACE SIZE	9'X18' UNENCLOSED - 10'X20' ENCLOSED OR BORDERED BY WALLS AND COLUMNS	AS REQUIRED	SECTION 13.C.4
AISSLES	25' WIDE 24' FOR PARKING SPACES 10' WIDE & ANGLED BETWEEN 80 AND 90 DEGREES	AS REQUIRED	SECTION 13.C.5
ACCESS	ONE 12' WIDE ACCESS LANE FOR LESS THAN 30 PARKING SPACES TWO 10' WIDE LANE FOR MORE THAN 30 VEHICLES	2-10' WIDE LANES ONE WAY IN AND ONE WAY OUT ONLY	SECTION 13.C.6
LANDSCAPING	CURBS AND LANDSCAPING TO BE PROVIDED AS PER THIS SECTION	NOT IN COMPLIANCE WITH THIS SECTION	SECTION 13.C.7
MIN. NUMBER OF PARKING SPACES	1.5 PER 1BEDR x 15=22.6 2 PER 2 BEDR. x 10= 20 TOTAL= 43	30	

## LEGEND OF MATERIALS

- GRASS AND PLANTING AS PER LANDSCAPE PLANS
- POROUS TYPE ASPHALT PAVING
- BLANKED OUT AREA
- COBBLE STONE PAVERS
- OPEN AREA COVERED BY CANTERLEVERED BUILDING
- STONE WALL
- CONCRETE OR PRECAST CONCRETE WALL OR CURB
- SHRUBS AND SMALL TREES AS PER LANDSCAPE PLAN.



## PERIMETER FENCE ELEVATION

SCALE: 1/4"=1'-0"

## FREDA DESIGN ARCHITECT PLLC

2480 HOFFMAN ST.  
BRONX, N.Y. 10458  
TEL 718-564-8200  
FAX 718-564-2244  
freda.design@hotmail.com

## ARCHITECT

EASTCHESTER MANOR  
DEVELOPERS, LLC

## BUILDING OWNER

## REVISIONS

## SUBMISSIONS

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## APPLICATION NUMBER:

## PROJECT

249 MAIN STREET  
EASTCHESTER NY

## DRAWING TITLE

PARKING SITE PLAN

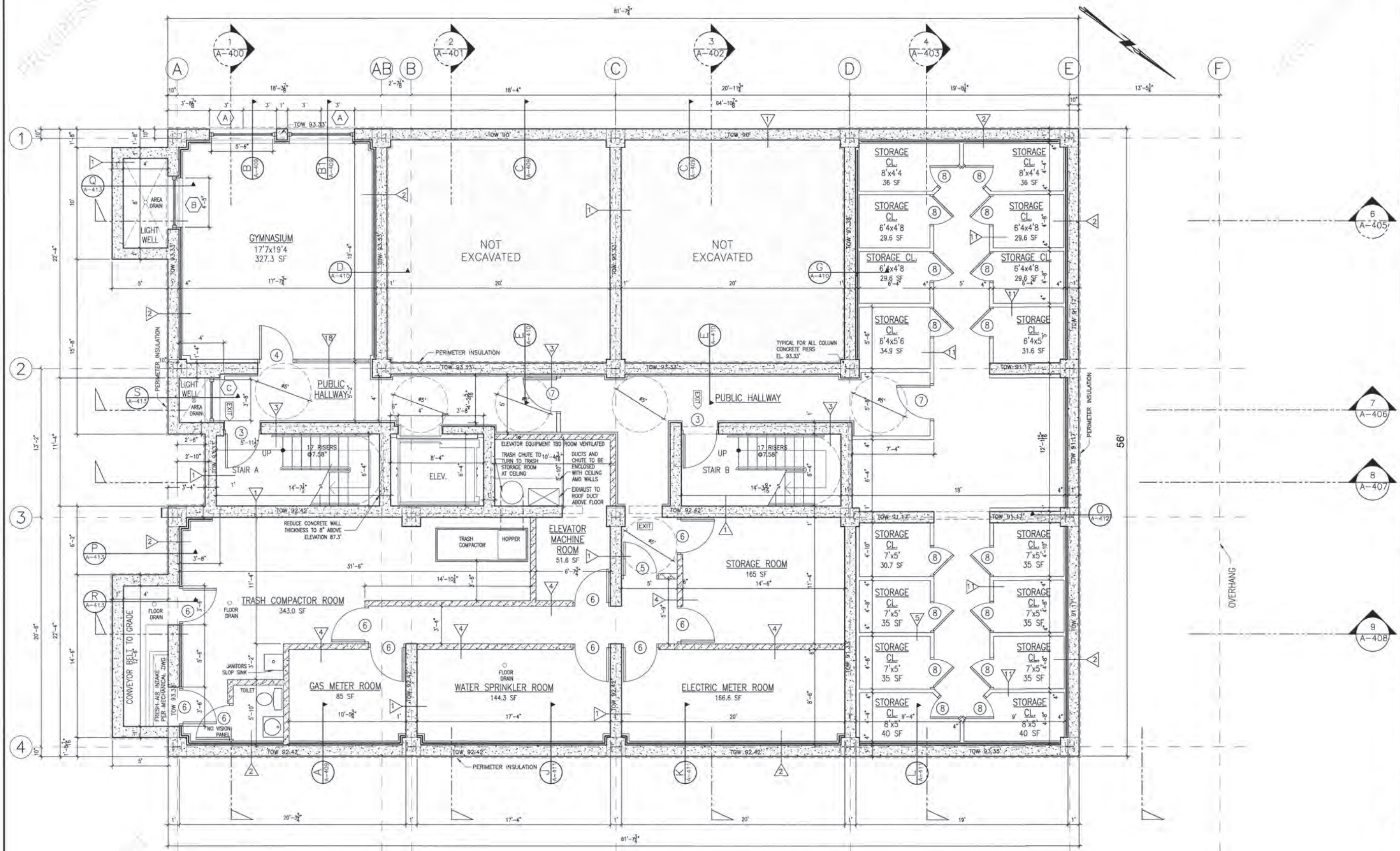
DATE	02-02-2022
PROJECT NO.	201925
DRAWN BY:	A.F
CHECKED BY:	

## SEAL & SIGNATURE



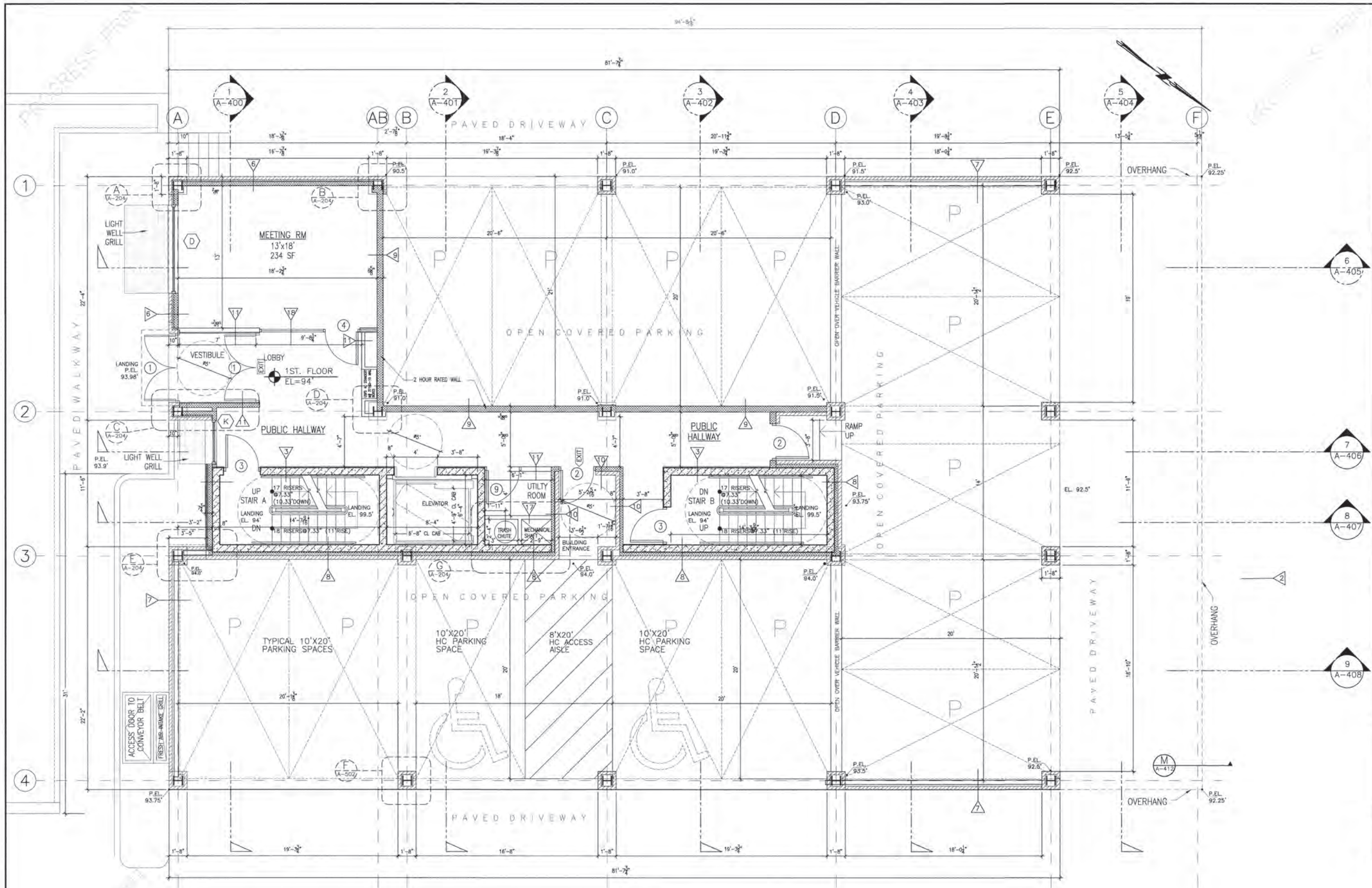
## DWG. NUMBER:

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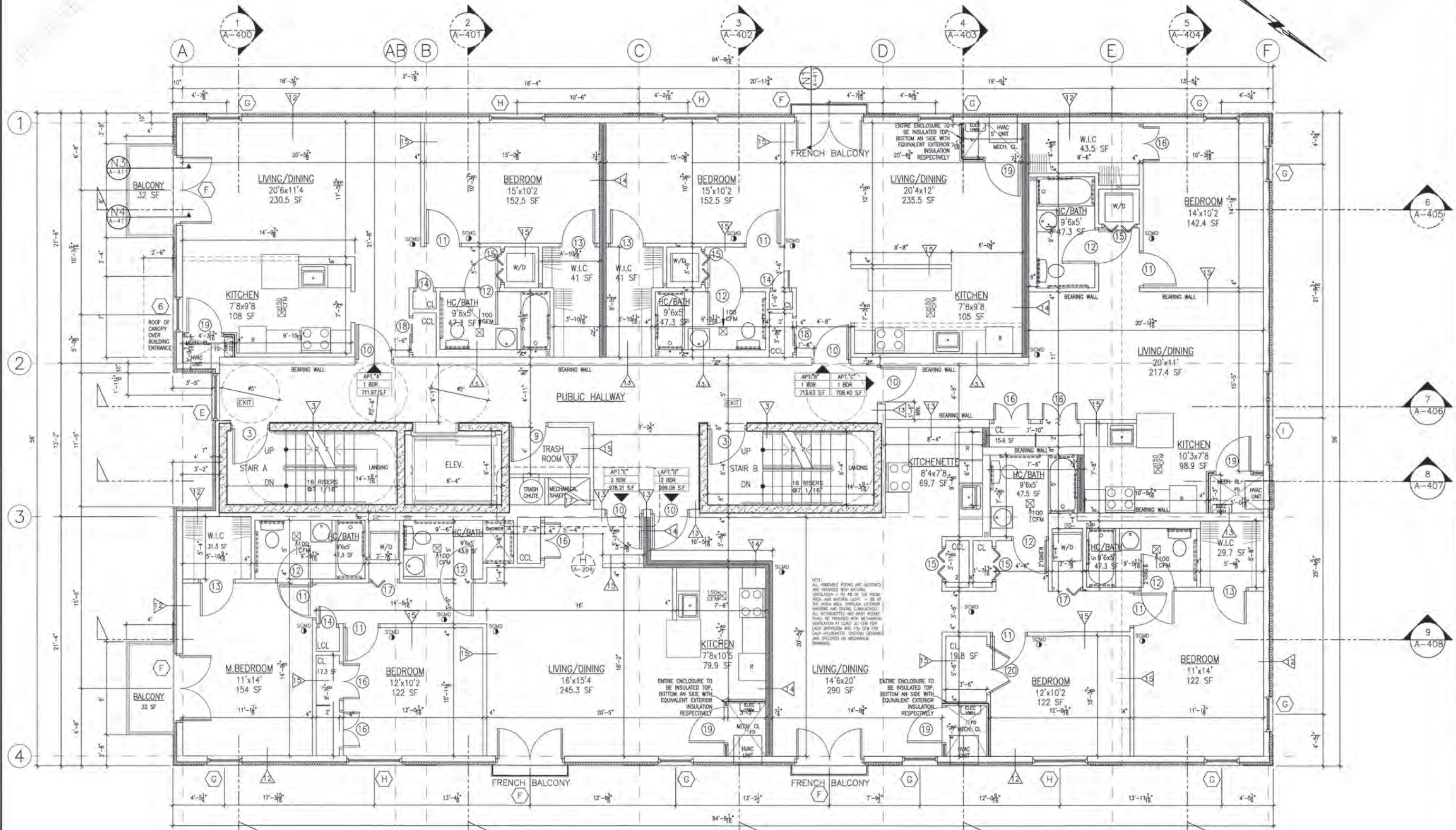
CELLAR PLAN

SCALE: 1/4"=1'-0"

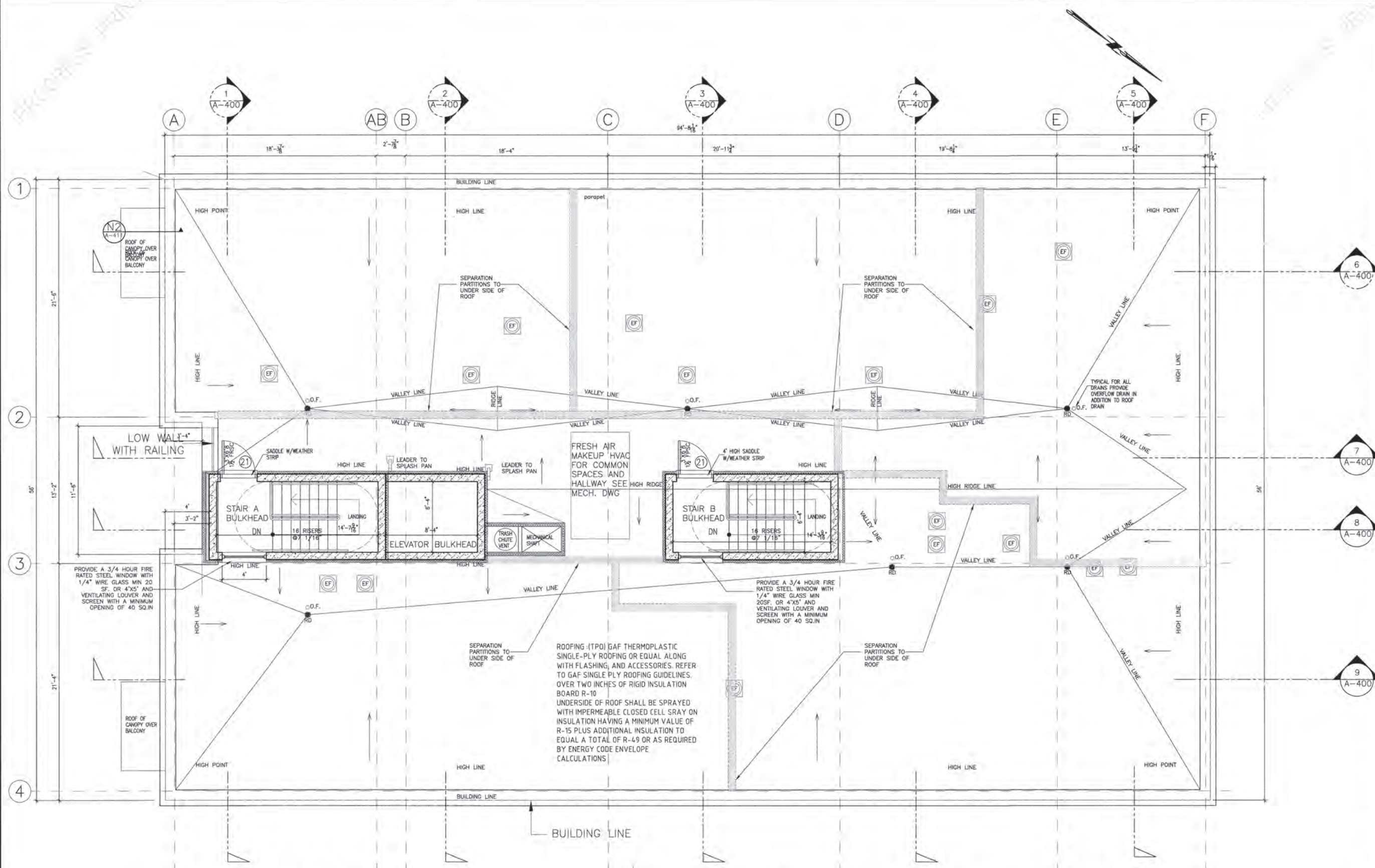


FIRST FLOOR PLAN

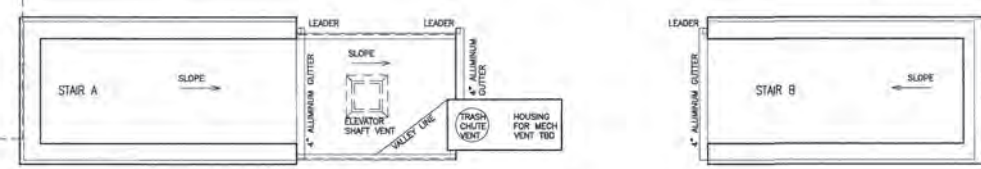
SCALE: 1/4"=1'-0"



SECOND TO SIXTH FLOOR PLAN  
SCALE: 1/4"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



**BULHEAD ROOF PLAN**  
SCALE: 1/4"=1'-0"

ARCHITECT

EASTCHESTER MANOR  
DEVELOPERS, LLC

BUILDING OWNER

REVISIONS

#2. 2019-12-16- REVISED DRAWING  
TO INDICATE YARD LEVEL &  
ELEVATION POINTS

#3. 2019-12-23- REVISED DRAWING  
TO INDICATE AVERAGE GRADE  
ELEVATION AND BUILDING HEIGHT

#4. 2020-02-15- REVISED  
EXTERIOR FINISH FROM STUCCO TO  
CEMENT FIBER AND COMPOSITE  
MATERIALS

#5. 2020-3-24 CHANGED FINISHES  
ON FRONT STAIR TOWER AND  
ADJACENT AREA TO MATCH  
RENDERING

SUBMISSIONS

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ANY WAY.

APPLICATION NUMBER

PROJECT

249 MAIN STREET  
EASTCHESTER NY

DRAWING TITLE

FRONT ELEVATION  
& STREET SCAPE

DATE 2019-06-02

PROJECT NO.

DRAWN BY:

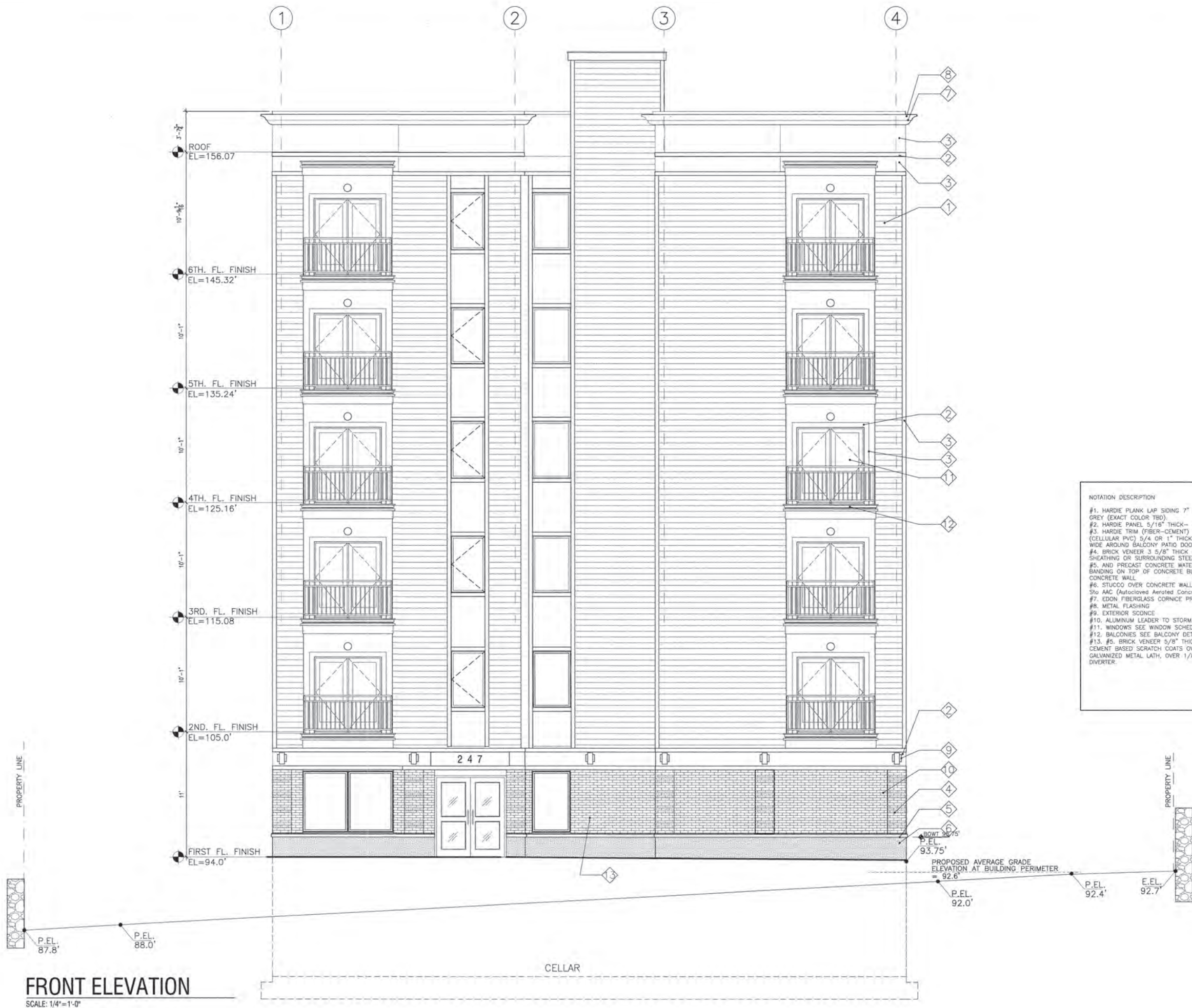
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SEAL & SIGNATURE



DWG. NUMBER:

A-300.00  
EAD FILE: 01 OF 1



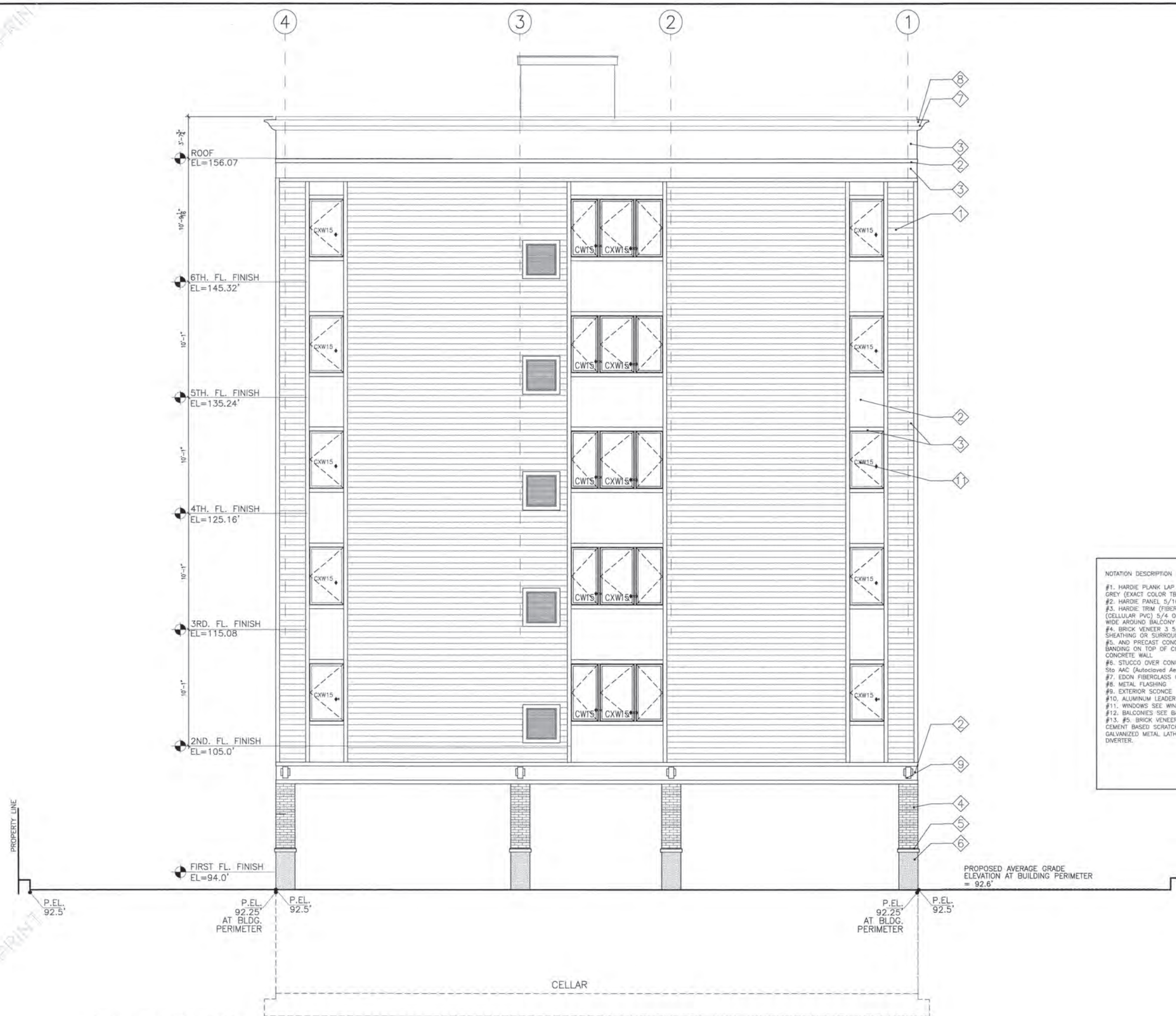
FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROGRESS PRINT

PROGRESS PRINT



REAR ELEVATION  
SCALE: 1/4"=1'-0"

NOTATION DESCRIPTION

#1. HARDIE PLANK LAP SIDING 7" EXPOSURE- FIBER-CEMENT GREY (EXACT COLOR TBD).

#2. HARDIE PANEL 5/16" THICK- FIBER-CEMENT WHITE (CELLULAR PVC) 5/4 OR 1" THICK 4" WIDE \ WHITE - 6" WIDE AROUND BALCONY PATIO DOOR.

#3. HARDIE TRIM (FIBER-CEMENT) OR VERSATEX TRIM (CELLULAR PVC) 5/4 OR 1" THICK 4" WIDE \ WHITE - 6" WIDE AROUND BALCONY PATIO DOOR.

#4. BRICK VENEER 3 5/8" THICK OVER FRAMED WALL AND SHEATHING OR SURROUNDING STEEL COLUMN.

#5. AND PRECAST CONCRETE WATERTABLE HORIZONTAL BANDING ON TOP OF CONCRETE BLOCK AND OR REINFORCED CONCRETE WALL.

#6. STUCCO OVER CONCRETE WALL- LIGHT WEIGHT SYSTEM Sto AAC (Autoclaved Aerated Concrete) COLOR TBD

#7. EDON FIBERGLASS CORNICE PROFILE CR-230 (WHITE UON)

#8. METAL FLASHING

#9. EXTERIOR SCOSCE

#10. ALUMINUM LEADER TO STORM WATER SYSTEM

#11. WINDOWS SEE WINDOW SCHEDULE AND PLANS

#12. BALCONIES SEE BALCONY DETAILS SHEET 411

#13. #5. BRICK VENEER 5/8" THICK ADHERED TO TROWELED CEMENT BASED SCRATCH COATS OVER 1" DEEP SELF FURRING GALVANIZED METAL LATH, OVER 1/8" WEEP SCALED WATER DIVERTER.

FREDA DESIGN ARCHITECT PLLC  
2480 HOFFMAN ST.  
BRONX, N.Y. 10458  
TEL 718-564-8200  
FAX 718-564-2244  
fredadesign@hotmail.com

ARCHITECT  
EASTCHESTER MANOR  
DEVELOPERS, LLC  
BUILDING OWNER

REVISIONS

#2. 2019-12-16- REVISED DRAWING TO INDICATE YARD LEVEL & ELEVATION POINTS

#3. 2019-12-23- REVISED DRAWING TO INDICATE AVERAGE GRADE ELEVATION AND BUILDING HEIGHT

#4. 2019-12-26- REVISED DRAWING TO INDICATE REAR BUILDING PERIMETER ELEVATIONS

#5. 2020-02-15- REVISED EXTERIOR FINISH FROM STUCCO TO CEMENT FIBER AND COMPOSITE MATERIALS

SUBMISSIONS

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PROJECT  
249 MAIN STREET  
EASTCHESTER NY

DRAWING TITLE  
REAR ELEVATION

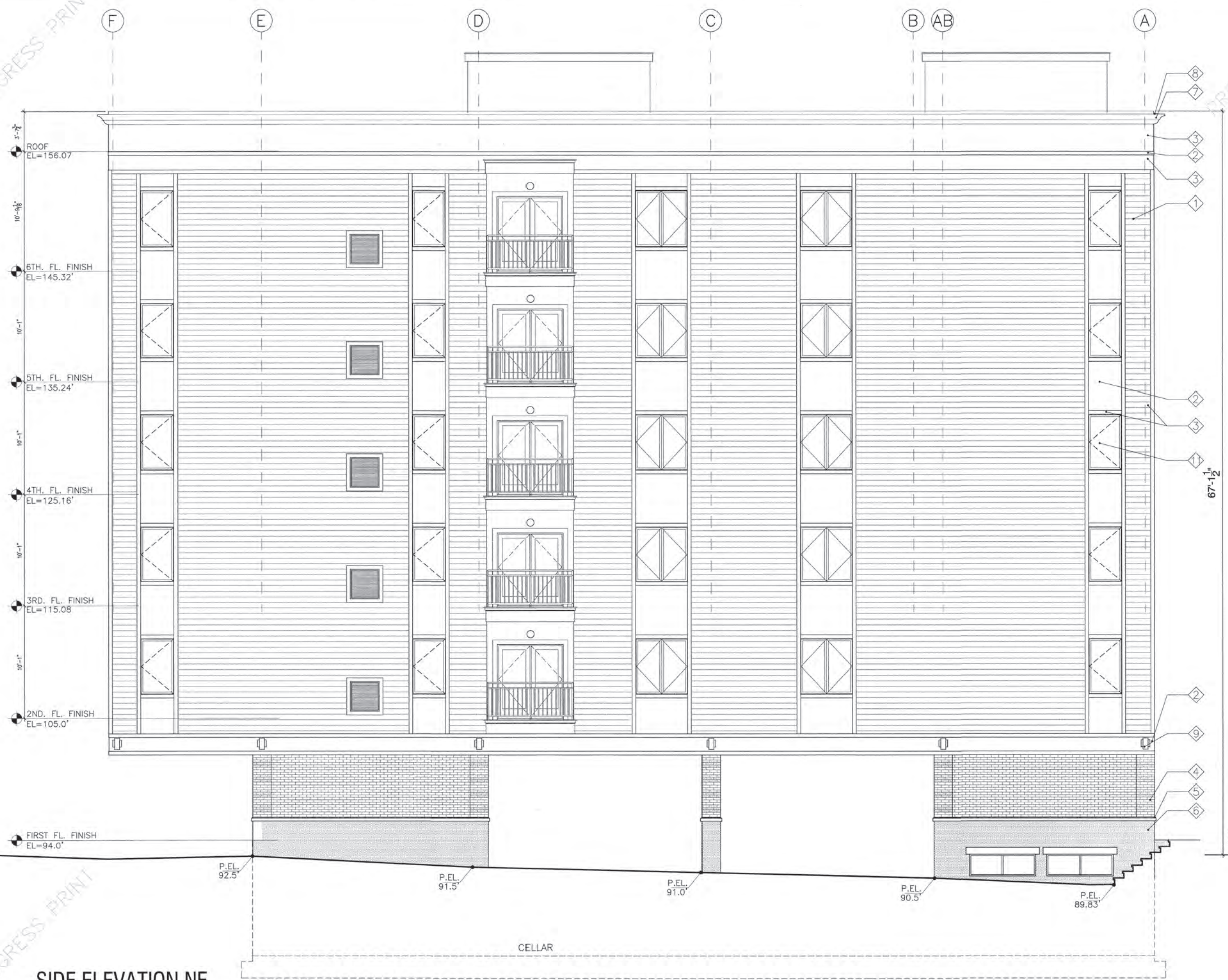
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PROJECT NO. 201925  
DRAWN BY: A.F.  
CHECKED BY:



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FREDA DESIGN ARCHITECT PLLC  
2480 HOFFMAN ST.  
BRONX, N.Y. 10458  
TEL 718-364-8200  
FAX 718-584-2244  
fredadesign@hotmail.com

ARCHITECT  
EASTCHESTER MANOR  
DEVELOPERS, LLC  
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PROJECT

249 MAIN STREET  
EASTCHESTER NY

DRAWING TITLE

SIDE ELEVATION NE

DATE 02-02-2022  
PROJECT NO. 201925  
DRAWN BY: A.F.  
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DWG. NUMBER:

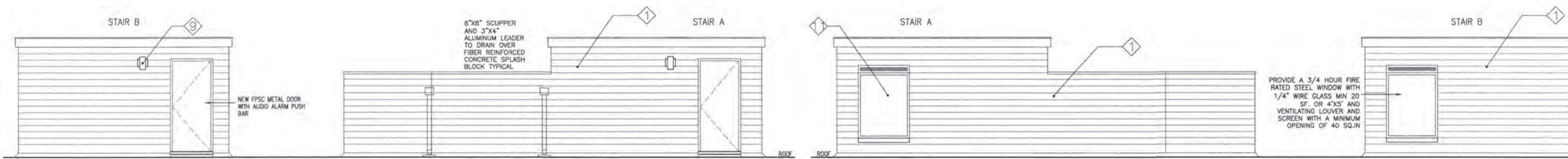
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PROPOSED AVERAGE GRADE ELEVATION AT BUILDING PERIMETER = 92.6'

SIDE ELEVATION NE  
SCALE: 1/4"=1'-0"

PROJECT FILE



BULKHEAD ELEVATIONS

SCALE: 1/4"=1'-0"

NOTATION DESCRIPTION	
#1.	HARDIE PLANK LAP SIDING 7" EXPOSURE- FIBER-CEMENT GREY (EXACT COLOR TBD).
#2.	HARDIE PANEL 5/16" THICK- FIBER-CEMENT WHITE.
#3.	HARDIE TRIM (FIBER-CEMENT) OR VERSATEX TRIM (CELLULAR PVC) 5/4 OR 1" THICK 4" WIDE \ WHITE - 6" WIDE AROUND BALCONY PATIO DOOR.
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#6.	STUCCO OVER CONCRETE WALL- LIGHT WEIGHT SYSTEM S10 AAC (Autoclaved Aerated Concrete) COLOR TBD
#7.	EDON FIBERGLASS CORNICE PROFILE CR-230 (WHITE UON)
#8.	METAL FLASHING
#9.	EXTERIOR SCONCE
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PROJECT FILE

FREDA DESIGN ARCHITECT PLLC

2480 HOFFMAN ST.  
BRONX, N.Y. 10458

TEL 718-684-8200  
FAX 718-684-2244  
fredadesign@hotmail.com

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- REVISIONS
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PROJECT  
249 MAIN STREET  
EASTCHESTER NY

DRAWING TITLE  
BULKHEAD ELEVATIONS

DATE	02-02-2022
PROJECT NO.	201925
DRAWN BY	A.F
CHECKED BY	



DWG. NUMBER  
A-304.00  
EAD PLLC



ADDRESS : 2514 Hollers Avenue, Bronx, New York	DRWN BY: B.P.	CHKD BY: M.M.	PROJECT NO. MISC
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