

## ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: \_\_\_\_\_

Project Street Address: 83 HIGHLAND AVENUE

Section: 71 Block: 2 Lot(s): 13 Zone: R5

Applicant: MR. MIKEL PLLUMAJ

Address: 83 HIGHLAND AVENUE, EASTCHESTER, NY 10709

Phone #: 914-522-2522 Email: PLLUMAJ@AOL.COM

Owner: MR. MIKEL PLLUMAJ

Address: 83 HIGHLAND AVENUE, EASTCHESTER, N.Y. 10709

Phone #: 914-522-2522 Email: PLLUMAJ@AOL.COM

Architect/Engineer: JOHN IANNACITO

Address: 434 WHITE PLAINS ROAD, EASTCHESTER, N.Y. 10709

Phone #: 914-414-9121 Email: IANNACITO@GMAIL.COM

Attorney: N/A

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Application is for:

\_\_\_\_\_ An interpretation of the Zoning Law or a determination of the Building Inspector

X \_\_\_\_\_ Area variance(s)

\_\_\_\_\_ Use Variance

\_\_\_\_\_ Special Permit Use

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

CONSTRUCT A SECOND STORY ADDITION OVER EXISTING FIRST FLOOR FOOTPRINT AT SIDE OF EXISTING TWO FAMILY RESIDENCE.

AREA VARIANCES REQUIRED FOR THE FOLLOWING:

1. GROSS FLOOR AREA: 3,356 S.F. PERMITTED - 3,740 S.F. PROPOSED.

2. RIDGE HEIGHT: 33.0' FEET PERMITTED - 36.38 FEET EXISTING - 35.0 FEET PROPOSED.



# ZONING BOARD OF APPEALS

## APPLICATION CHECKLIST

Submission Items	
<b>All applications submitted to the ZBA must include:</b>	
Cover Letter to the ZBA including, but not necessarily limited to:	✓
1. The zoning district within which the subject site is located	✓
2. A brief description of the application and the interpretation, variances and or special permit being sought	✓
3. A statement of how the application meets the tests for area or use variances or meets the special permit requirements (A list of the tests for area and use variances is attached)	✓
4. Resubmissions to the ZBA, after an initial hearing, must include a statement of any additional information that was requested by the ZBA at the hearing and must indicate the response to such requests.	N.A.
Completed ZBA Application and Application Checklist	✓
Application Fee (see Fee Schedule, available in the Planning Department or on the Town's website)	✓
Completed Zoning Compliance Table (see attached zoning compliance tables)	✓
Notice of Denial Letter	✓
Short Environmental Assessment Form Part 1 ( <b>not</b> required for single-family residences)	NA
Site Location Map - showing the project site and all properties within 200 feet of the site boundaries.	✓
List of properties within 200 feet of the site boundaries - including: section, lot and block, property owner name and street address necessary to meet notice requirements.	✓
Zoning Map - indicating the zoning district within which the site is located and all zoning district boundaries within 200 feet of the site boundaries. (May be shown on the Site Location Map)	✓
Color photographs of the project site - labeled "Project Site" and where appropriate indicating views (e.g., front elevation, rear elevation, etc.); 2 photographs per page.	✓
Color photographs of properties within the immediate vicinity of the project site to provide context for the application. Photographs <b>must</b> be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in which the photo is taken); 2 photographs per page.	✓
Current Property Survey and Existing Conditions Survey, prepared and certified by a Land Surveyor licensed in the State of New York including (but not necessarily limited to): (1) boundary lines including metes and bounds; (2) existing easements; (3) existing structures; and (4) setbacks of all existing structures.	✓
Copy of the completed legal notice (sent to the newspaper and property owners within 200 feet of the site boundaries) with:	✓
Copy of the list of all properties within 200 feet of the site, printed from the Westchester County GIS, - including: section, block, and lot	✓
Signed and notarized Affidavit of Mailing and Publication ( <b>prior to being heard by the ZBA</b> )	TF
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing ( <b>prior to being heard by the ZBA</b> )	TF
<b>PDF of Complete Submission (color pages where applicable; see last page of application for instructions)</b>	✓
Affidavit of Publication from the Newspaper; when received	TF
<b>All applications for variances or special permits related to additions, alterations or new construction, must also include:</b>	
Plans, signed and sealed by an Architect or Professional Engineer licensed in the State of New York, including:	✓
1. Proposed site plan drawing(s), based on and citing the certified property survey, showing:	✓
• required, existing and proposed zoning setbacks	✓
• existing and proposed structures	✓
• dimensions	✓
• elevation of the <u>existing</u> grade at the four or more principal building corners	
• elevation of the <u>proposed</u> grade at the four or more principal building corners	
2. Proposed floor plans	✓
3. Proposed building elevations, including:	✓
• dimensions	✓
• spot elevations at building corners and other relevant locations	✓
• elevation of the principal eave, based on a surveyed bench mark	✓
• elevation of the highest roof ridge line, based on a surveyed bench mark	✓
<b>All applications for variances related to proposed subdivisions must also include:</b>	
Proposed subdivision map, signed and sealed by an Architect, Professional Engineer or Surveyor licensed in the State of New York, citing the certified survey upon which the map is based, including:	NA
▪ proposed lot dimensions	NA
▪ proposed lot areas	NA
▪ required and proposed zoning setbacks	NA
▪ effective square	NA
▪ all existing structures to be removed and/or to remain	NA

\*Short Environmental Assessment Form is available on the Town's website at [www.eastchester.org](http://www.eastchester.org).



**ZONING COMPLIANCE TABLE**  
**ONE- AND TWO-FAMILY RESIDENCES**  
(New Construction and Additions)

83 HIGHLAND AVE

ZONE: R5

Notes: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if variance is required.

	Existing	Required/ Permitted	Proposed	Variance Required
<b>LOT INFORMATION</b>				
Lot Area (sf)	15,562	5,000	NO CHANGE	
Lot Frontage (ft)				
Yard Setbacks (ft):				
Front Yard	22.36	30.0	NO CHANGE	
Rear Yard	81.50	25.0	NO CHANGE	
First Side Yard	18.54	8.0	NO CHANGE	
Second Side Yard	21.75	9.0	NO CHANGE	
Side Yard Adjoining Street				
<b>PRINCIPAL BUILDING INFORMATION</b>				
Gross Floor Area (sf)	3,137	3,356	3,740	X
Building Height:				
Stories	2 1/2	2 1/2	NO CHANGE	
Height to Principal Eave (ft)	22.40	23.0	NO CHANGE	
Height to Highest Roof Ridge (ft)	36.38	33.0	35.0	X
<b>ACCESSORY STRUCTURES</b>				
<b>Detached Garage</b>				
Setbacks:				
To Principal Building	29.0	10.0	NO CHANGE	
To Side Lot Line	0.0	5.0	NO CHANGE	
To Rear Lot Line	12.0	5.0	NO CHANGE	
Building Height:				
Height to Principal Eave (ft)	12.0	12.0	NO CHANGE	
Height to Highest Ridge (ft)	18.0	15.0	NO CHANGE	
<b>Other Accessory Structure</b> (indicate type of structure – shed, pool, etc.)				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>BUILDING COVERAGE</b>				
Principal Building Coverage (sf)	2,285	4,902	NO CHANGE	
Principal Building Coverage (%)	14.7%	31.5%	NO CHANGE	
Accessory Building Coverage (sf)	828	1,323	NO CHANGE	
Accessory Building Coverage (%)	5.3%	8.5%	NO CHANGE	
<b>IMPERVIOUS SURFACE COVERAGE</b>				
Impervious Surface Coverage (sf)	5,544	5,612	NO CHANGE	
Impervious Surface Coverage (%)	35.6%	36.1%	NO CHANGE	

Note: See Section 13 of the Zoning Law for requirements related to driveways (e.g., pavement width, curb cuts, setbacks grades; requirements for circular driveways, etc.). See Section 8 of the Zoning Law for requirements related to fences and walls.

Are any variances required that are not listed on the table above? X No      Yes

If yes, describe all additional variances (provide attachment if necessary): \_\_\_\_\_

**Town of Eastchester**  
40 Mill Road, Eastchester, NY 10709 (914)771-3317

**NOTICE OF DENIAL**

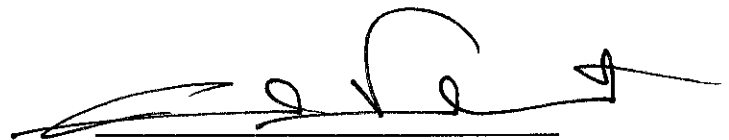
To: MIKEL PLLUMAJ  
83 HIGHLAND AVE  
EASTCHESTER, NY, 10709

SBL: 71./2/13  
Application Date: 05/28/2024  
NOD Date: 3 June 2024  
Revision Dates:  
Zone: R5

For Property Located At: **83 HIGHLAND AVE**

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

1. As per Section 9-Q, the maximum square footage for the above-mentioned address is 3356 sq. ft. Your plans indicate the square footage at 3740 sq.ft. An excess of 384 sq. ft., or 11.4%.
2. As per Section 4-C-5, the maximum ridge height is 33'. Your submission indicates a ridge of 35', an excess of 2', or 6%.



Carlo Valente - Building Inspector



May 28, 2024

To: Zoning Board - Town of Eastchester

Subject: 83 Highland Avenue  
Eastchester, N.Y. 10709  
**Section 71, Block 2, Lot 13, Zone R-5**

Dear Board Members:

Mr. Mikel Pllumaj, the owner of the above referenced two family residence is submitting the attached application package for an addition to the existing structure located at 83 Highland Avenue.

The proposed scope of work will include the construction of a second story addition over the existing first floor footprint of the existing residence.

The existing property is currently non-conforming with respect to the maximum permitted ridge height, where 33 feet is permitted and 36.38 feet is existing.

The proposed addition will create an additional non-conforming condition and we are requesting area variances for the following:

1. Total gross floor area: The maximum permitted floor area is 3,356 square feet and the proposed is 3,740 square feet, an increase of 384 square feet or 11.4%.
2. Maximum Ridge Height: The maximum permitted ridge height is 33.0 feet, the existing ridge height is 36.38 feet and the proposed ridge height is 35.0 feet, an increase of 3.38 feet of 10.2%.

We hope the Zoning Board will grant these variances based on the following:

1. The proposed addition will not create an undesirable change in the neighborhood. The proposed addition will be in keeping with the character and scale of the existing residence. The proposed addition is set back from the street facade and is well screened by existing mature plantings..
2. No other means is feasible other than pursuing the variances. The degree of non-conformance for the requested variances are minimal. The proposed addition will be constructed over the existing first floor footprint and reducing the area of the addition would not be feasible or provide the adequate space needed for the proposed bedroom additions. The non-conforming ridge height is existing and the proposed ridge height will be lower than the existing.
3. The requested variances are not substantial. The existing lot area is more than triple the required for this zone. A typical lot in this zone with the minimum required lot area would have an allowable floor area of 46 % of the lot area. The proposed floor

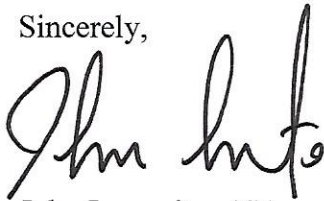
area with the variance will only be 24% of the existing lot area. The non-conforming ridge height is existing and the proposed ridge height will be lower than the existing.

4. The variances will not have any adverse impact on the environmental conditions in the neighborhood. The proposed addition will be constructed over the existing first floor footprint and will not increase the existing building coverage. The proposed addition will not require any land disturbance and will not increase the current run-off from the site.
5. Although the difficulty can be considered self-created, an effort has been made to minimize the size and degree of the required variance. Ultimately the proposed addition and alteration will not have any adverse character or environmental impact and will be an improvement to the neighborhood.

Thank you for your attention to this matter.

I look forward to discussing the application with you at the June 12, 2024 Zoning Board Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "John Iannacito". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Iannacito".

John Iannacito, AIA



TOWN OF EASTCHESTER  
PLANNING DEPARTMENT

40 Mill Road  
Eastchester, NY 10709

Phone: (914) 771-3319  
(914) 771-3393

[www.eastchester.org](http://www.eastchester.org)

NOTICE OF PUBLIC HEARING  
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on:

WEDNESDAY, JUNE 12, 2024, at 7:00, p.m.  
(day of week) (month and date) (year) (time)

at the Town of Eastchester Town Hall, 40 Mill Road, Eastchester, New York, in the Court Room/Auditorium on the application of:

MR. MIKEL PILLUMAJ  
(name of application/applicant)

for:

AREA VARIANCES  
(area variance(s), use variance, interpretation, site plan, subdivision, architectural review and/or special permit approval)

related to: CONSTRUCT A SECOND STORY ADDITION OVER THE  
(describe the proposed project)  
EXISTING FIRST FLOOR FOOTPRINT

affecting the premises identified as the following Section(s), Block(s) and Lot(s) on the Tax Map of the Town of Eastchester:

SECTION: 71, BLOCK 2, LOT 13  
and located at the following address:

83 HIGHLAND AVENUE  
(street address)

**Notes:**

1. Visit the town's website ([www.eastchester.org](http://www.eastchester.org)) to access the most current agenda prior to each meeting. If you have any questions regarding the Public Hearing or any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Planning Department.
2. The purpose of this Notice is to notify you of the Public Hearing for the referenced project in case you would like to attend and/or participate in the meeting and/or comment on the application. However, you are not required to attend the meeting or to respond to this notice.

**AFFIDAVIT OF MAILING AND PUBLICATION  
OF THE LEGAL NOTICE FOR A PUBLIC HEARING**

**Check One:**

           Planning Board (PB)  
  X   Zoning Board of Appeals (ZBA)  
           Architectural Review Board (ARB)

**Name and Location of Project:** 83 HIGHLAND AVENUE

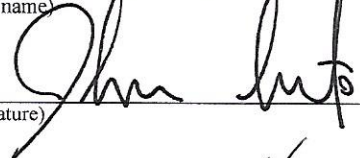
**Section** 71, **Block** 2, **Lot(s)** 13

State of New York                    }  
County of Westchester            }       ss:

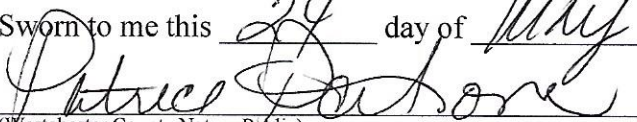
I, JOHN IANNACITO, being duly sworn, depose and say as follows:

1. I am the agent, owner or legal representative of the referenced property.
2. I have prepared a list of property owners located within 200 feet of the boundaries of the referenced property (including those in adjacent municipalities if applicable), by street address and section, block and lot in accordance with the instructions provided in the PB, ZBA, and ARB Application Packages.
3. I understand that individual condominium owners must be included on the list of property owners and it is my responsibility to verify if any condominiums are located within the 200-foot radius.
4. I have sent a copy of the legal notice to each and every property owner within 200 feet of the boundaries of the referenced property post-dated no less than 10 days prior to a PB or ZBA meeting and no less than 5 days prior to an ARB meeting. The notices were sent PS Form 3877 by Certified Mail and I have obtained all postmarked PS Form(s) 3877 as proof of mailing (and as indicated in the PB, ZBA, and ARB Application Packages, did not request property owner signatures or return receipts).
5. I have attached the originals or copies of all postmarked PS Form(s) 3877 to this Affidavit.
6. I have arranged the publication of the Notice of Public Hearing in a newspaper of general circulation in the Town of Eastchester no less than 10 days prior to a PB or ZBA meeting and no less than 5 days prior to an ARB meeting.
7. As soon as it is provided to me, I will provide the Planning Department with the affidavit of publication from the publisher of the newspaper.
8. I understand that this signed and notarized Affidavit must be submitted, along with the originals or copies of all postmarked PS Form(s) 3877, to the Planning Department prior to being heard by the PB, ZBA, or ARB.

JOHN IANNACITO  
(print name)

  
(signature)

Sworn to me this 24 day of May, 2024

  
(Westchester County Notary Public)

PATRICE PORTANOVA NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01P05166025 Qualified in WESTCHESTER County Commission Expires MAY 14, 2027
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# THE Eastchester REVIEW

## Affidavit of Publication

STATE OF NEW YORK }

COUNTY OF WESTCHESTER }

I, Nancy Kaplan, duly swear that I am the Assistant to the Publisher of The Eastchester Review, a weekly community based newspaper in White Plains, New York, and further swear that the attached legal notice ran in said newspaper on the following dates:

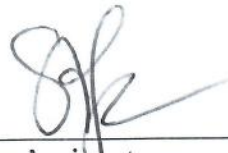
**May 31, 2024**

The text of the notice as published in said newspaper is as set forth in annexed exhibit. This newspaper has been designated by the clerk of Westchester County for this purpose.

  
Nancy Kaplan

*Assistant to the Publisher of the Eastchester Review*

Sworn to before me on this 31<sup>st</sup> day of May, 2024.

  
Notary's signature:

STEVEN KAPLAN  
Notary Public, State of New York  
No. 02KA4824403  
Qualified in Westchester County  
Commission Expires Sept. 30, 2026



## LEGAL NOTICES

NY Secy of State (SSNY) on 04/12/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 141 Lyons Rd, Scarsdale, NY 10583. Notice of Formation of Arsenal Legal Services, LLC. Arts of Org. filed with Purpose: any lawful activity.

Notice of Formation of 89 Ramona Court LLC, a domestic limited liability company (LLC). Articles of Organization were filed with the Secretary of State of New York (SSNY) on 4/18/2024. The LLC is located in Westchester County. The SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail a copy of any process to the office location: 76 Pryer Terrace, New Rochelle, NY 10804. Purpose: to engage in any lawful act or activity.

NOTICE OF FORMATION of Kilos: Keys Music LLC. Arts. Of Org. filed with Sec. of State of NY (SSNY) on 12/28/23. Office Location: Westchester County. United States Corporation Agents, Inc., 7014 13th Ave., Suite 202, Brooklyn, NY 11228 designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 16 Ridgeview Ave, Suite 1, White Plains, NY 10606 Purpose: Music & Entertainment Services.

NY Secy of State (SSNY) on 4/9/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 4 Emer Galloway Road, Katonah, NY 10536. Notice of Formation of 7 Picos LLC, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 3/8/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 18 Eton Road, Scarsdale, NY 10549. Notice of Formation of Walkiet Advisory LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 04/23/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 228 Prospect Avenue, Mamaroneck, NY 10643. Notice of Formation of Flower Child Native Gardens, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 04/09/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 18 Eton Road, Scarsdale, NY 10549. Notice of Formation of Flower Child Native Gardens, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 03/22/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 80 Florence Ave, Rye, NY 10580. Notice of Formation of Ampersand Media, LLC. Arts of Org. filed with Purpose: any lawful activity.

### TOWN OF EASTCHESTER ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on Wednesday, June 12, 2024 at 7:00 p.m. at the Town of Eastchester Town Hall, 40 Mill Road, Eastchester, New York, in the court room/auditorium on the application of Mr. Mikel Plumaj for area variances to construct a second story addition over the existing first floor footprint affecting the premises identified as Section 71, Block 2, Lot 13 on the Tax Map of the Town of Eastchester and located at 83 Highland Avenue.

Note:

Application materials can be viewed from a link on the agenda ([www.eastchester.org](http://www.eastchester.org)).

Please contact the Building & Planning Department at 914-771-3319 if you have any questions.

### LEGAL NOTICE NOTICE OF PUBLIC HEARING BEFORE THE PLANNING BOARD THE VILLAGE OF TUCKAHOE, NY

Notice is hereby Given that the PLANNING BOARD, of the Village of Tuckahoe, will hold a public hearing on TUESDAY EVENING, at 7:00 PM on: 6/18/24

Application for: AUTOMOTIVE UPHOLSTERY

Residing at 170 Marbledale Rd

This property is located at: 170 Marbledale Rd

And is also known as SECTION 39, BLOCK 3, LOT(s) 4A/6

The nature of the application is for site plan approval amendment for rear retaining wall

LEGAL NOTICE: Glow NP Family Health PLLC Arts of Org. filed 04/15/2023. Office: Westchester Co. SSNY designated as agent for process & shall mail to 25 Jackson Ave, White Plains NY 10606. Purpose: NP in Family Health.

Notice of Formation of EMBOLDEN PILATES LLC. Arts. of Org. filed with SSNY on 04/29/2024. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to EMBOLDEN PILATES LLC, 309 Mount Pleasant Avenue, Unit 327, Mamaroneck, NY 10643. Purpose: any lawful act or activity.

Notice of Formation of a Limited Liability Company (LLC). The name of the LLC is: Clean Me Eats LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on: May 2, 2024. The County in which the Office is to be located: Westchester. The SSNY is designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: P.O. Box 712, 41 Purdy Ave, Rye, NY 10580. Purpose: any lawful activity.

NY Secy of State (SSNY) on 04/30/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 16 Bayview Ave, New Rochelle, NY 10805. Notice of Formation of Raymond Construction Group LLC. Arts of Org. filed with Purpose: any lawful activity.

Mathury LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 03/28/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail of process to: Mathury LLC, Michael Tamow, 6 Robins Nest Lane, Larchmont, NY 10538. Purpose: Any lawful activity.

Notice of Formation of Sasha Claire Growth & Brand Management LLC. Arts. of Org. filed with SSNY on 5/10/24. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 1045 Seahaven Drive Mamaroneck NY 10643. Purpose: any lawful act or activity.

NY Secy of State (SSNY) on 03/07/23 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 585 North Ave, Apt 331, New Rochelle, NY 10801. Notice of Formation of Nieves Rehab Consulting, LLC. Arts of Org. filed with Purpose: any lawful activity.

Notice of Formation of 185 Park Ave LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 4/9/24. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 17 Sherbrooke Rd, Hartsdale, NY 10530. Purpose: any lawful activity.

NY Secy of State (SSNY) on 02/12/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served.

### NOTICE TO BIDDERS

The opening date for the previously advertised RFB#24/25-01: Relocation of Portable Classrooms at Purchase Elementary School has been changed. The bid will open on Thursday, June 6, 2024 at 2:00 p.m. at the Business Office, Harrison Central School District, 50 Union Avenue, Harrison, NY 10528. By order of the Board of Education Michelle DeCarlo District Clerk Dated: May 31, 2024



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GENERAC

served. SSNY shall mail process to: 38 Lefurgy Ave, Dobbs Ferry NY 10522. Notice of Formation of Dot Pitch LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 1/24/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 23 Merritt Ave, Eastchester, NY 10709. Notice of Formation of 23 Merritt Ave LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 12/29/23 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 245 Stone Avenue, Yonkers, NY 10701. Notice of Formation of Cute Creations By Lisa, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 04/08/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 259 Paine Avenue, New Rochelle, New York 10804. Notice of Formation of Lets Guard LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 01/25/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 64 Kensington Road, Apt 2C, Bronxville NY 10708. Notice of Formation of Emily's Flowers, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 03/25/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Amanda Kule, 184 Hickory Grove Drive East, Larchmont, NY 10538. Notice of Formation of Chalk Copy & Communications, LLC. Arts of Org. filed with Purpose: any lawful activity.

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PACKAGE  
PLUS \$1600 OFF**

**SAFE STEP  
WALK-IN TUB**  
1-855-916-5473

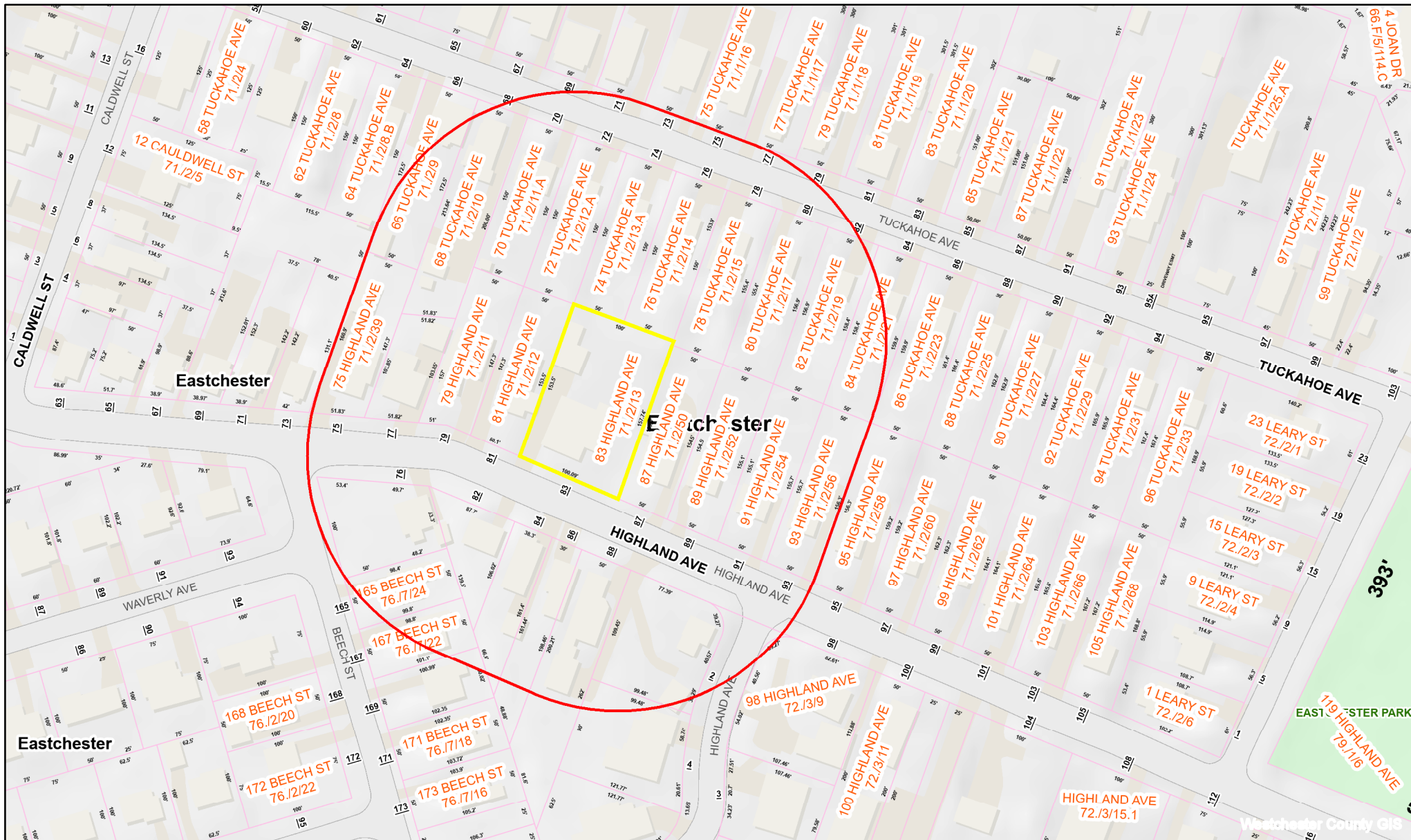
With purchase of a new Safe Step Walk-In Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082989 0083446



FINANCING AVAILABLE WITH APPROVED CREDIT



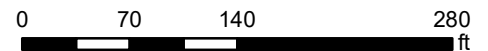
# 83 HIGHLAND AVE. ID: 71./2/13 (Eastchester)



May 17, 2024

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

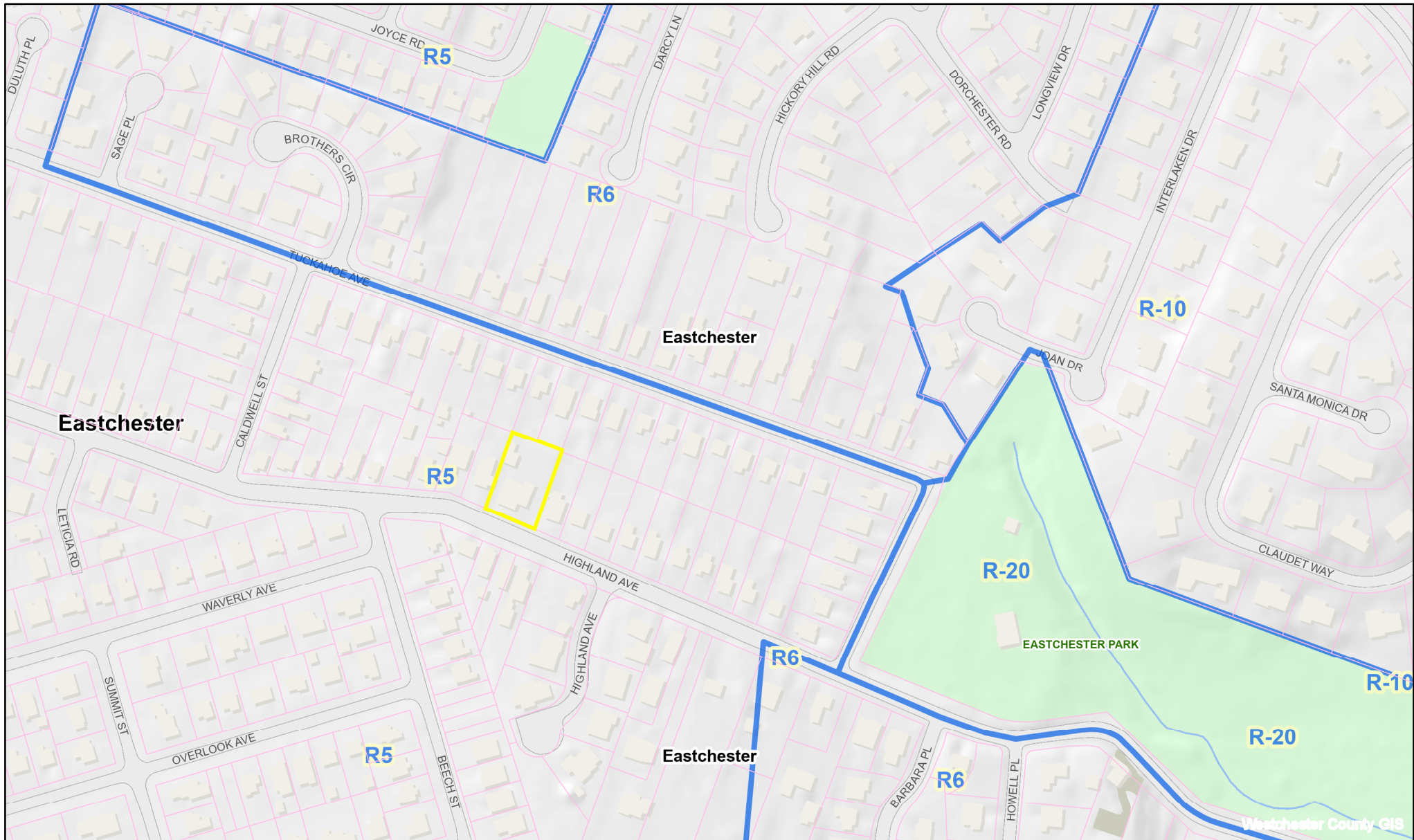
1:1,500



**Westchester County GIS**

**GIS** GEOGRAPHIC INFORMATION SYSTEM  
<http://giswww.westchestergov.com>  
Michaelian Office Building  
148 Martine Avenue Rm 214  
White Plains, New York 10601

# 83 HIGHLAND AVE. ID: 71./2/13 (Eastchester )



May 17, 2024

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1:3,000



0 145 290 580  
ft

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Michaelian Office Building  
148 Martine Avenue Rm 214  
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**83 HIGHLAND AVE. ID: 71./2/13 (Eastchester )**



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1:500



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Michaelian Office Building  
148 Martine Avenue Rm 214  
White Plains, New York 10601





**PROJECT SITE – FRONT**



**PROJECT SITE – FRONT AND SIDE**





**PROJECT SITE – REAR AND SIDE**



**PROJECT SITE – REAR**





**81 Highland Avenue (SECT 71, BLK 2, LOT 12)**



**79 Highland Avenue (SECT 71, BLK 2, LOT 11)**





**82 Highland Avenue (SECT 72, BLK 3, LOT 1.A)**



**84 Highland Avenue (SECT 72, BLK 3, LOT 1)**





**86 Highland Avenue (SECT 72, BLK 3, LOT 4)**



**88 Highland Avenue (SECT 72, BLK 3, LOT 5)**





**87 Highland Avenue (SECT 71, BLK 2, LOT 50)**



**89 Highland Avenue (SECT 71, BLK 2, LOT 52)**



1. Richard Marvin Del  
Monaco Del

241

TITLE No. 23357 CH W

SURVEY OF N 1/2 B 3 Highland Avenue  
AS SHOWN ON The official city Tax maps as  
Tax lot 13-Block 2-Section 11  
SITUATED IN Town of Eastchester, West Co., New York  
FILED IN THE COUNTY CLERK'S OFFICE \_\_\_\_\_ MAP No. \_\_\_\_\_

GUARANTEED TO Chicago Title Insurance Company  
Michael Martin DeLuca, Roseann DeLuca

IN ACCORDANCE WITH OFFICIAL STANDARDS FOR TITLE SURVEYS OF NEW YORK STATE LAND TITLE ASSOCIATION  
T-6 Nov. 1984 478 1453

EDWARD G. MIHALCZO, LIC. LAND SURVEYOR

24 BERKSHIRE RD., YONKERS, N.Y.  
March 6<sup>th</sup> 1996

ILLUSTRATIONS OR CERTIFICATIONS ARE NOT  
NECESSARY TO ADDITIONAL INSTITUTIONS OR  
RESEARCHERS.

Tel. No. (014) 476 1453  
(014) 602 2343 (Fax)

"All certifications heretofore are valid for the map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon."

