

DEPARTMENT OF BUILDINGS
VILLAGE OF TUCKAHOE
65 MAIN STREET
TUCKAHOE, NY 10707
914-961-8148

BUILDING PERMIT APPLICATION

Application is hereby made to the Building Inspector of the Village of Tuckahoe, New York for the issuance of a Building Permit to construct, alter, move, demolish, or change the occupancy of a building or other structure in accordance with the New York State Uniform Fire Prevention and Building Code as set forth below:

NEW BUILDING	<u>X</u>	DATE RECEIVED:	<u>6-20-14</u>
ALTERATION	_____	APPLIC. NUMBER:	<u>BA14-149</u>
ADDITION	_____	PERMIT NUMBER:	_____
RETAINING WALL	_____	INSURANCE:	YES _____ NO _____
SWIMMING POOL	_____	CHECK AMOUNT:	<u>142,500⁰⁰</u>
OTHER (SPECIFY)	_____	CHECK NUMBER:	<u>256</u>

1. Address of Premises: 107 Marbledale Road
2. Section 35 Block 1 Lot 1A Zoning District GC
3. Owner or Lessee: (Circle One) Ardmar Realty
Address: c/o The Artina Group
P.O. Box 157, 250 Clearbrook Road, Elmsford, NY 10523
Telephone Number: (H) (_____) (W) (305) 861-0003

4. Proposed Use and Occupancy (List rooms and use by story)
Hotel: 1st Floor - Lobby, Services, Pool and 23 Guest Rooms; 2nd Floor - 35 Guest Rooms;
3rd Floor - 35 Guest Rooms; 4th Floor - 35 Guest Rooms; 5th Floor - 35 Guest Rooms.
Restaurant: 1st Floor - Dining Tables and Bar Area, Rest Rooms, Kitchen and Service.

5. Detailed Description of Proposed Work:
Two New Buildings are proposed to be built on the Property. A 5 Story, 163 Room Hotel;
And a 1 Story, 6,400 square foot Restaurant. 208 on-site parking spaces and loading areas
will serve both Buildings.

6. Occupancy classification by occupancy or use? (See Sec. 302.1, NYS Uniform Fire Prevention and Building Code.)
A. Existing Building or Structure: NA B. Proposed: Hotel: R-1 (+A-3 for accessory Indoor Pool)
Restaurant: A-2

7. Construction Classification of Building or Structure? (See Sec. 602, NYS Uniform Fire Prevention and Building Code.)

A. Building or Structure: NA B. Proposed: Hotel: IB
Restaurant: VB

8. Estimated cost of work: \$ 18,000,000.00

9. Permit Fee: \$ 570,170.00
Applicable 500.00

25% 142,542.50

Signature by or on behalf of Applicant:

Print Name: Bill Weinberg

Address: 365 White Plains Road, Eastchester, NY

Phone Number: (914) 337-5555

Date: 22 May 2014

The full name, address, and phone numbers of every person known to be involved in the work proposed hereby are as follows:

ARCHITECT:

Name: Gary David Warshauer NCARB, AIA
Address: Warshauer Mellusi Warshauer Architects p.c.
Address: 100 Clearbrook Road, Elmsford, NY 10523
Phone #: (914) 592-4466
NYS License No.: 17214

GENERAL CONTRACTOR:

Name: Bilwin Development
Address: 365 White Plains Road, Eastchester, NY
Phone #: (914) 337-5555
Westchester County License No.: for own account

PLUMBER:

Name: Bill Weinberg
Address: 365 White Plains Road, Eastchester, NY
Phone #: (914) 337-5555
Westchester County License No.: 188

ELECTRICIAN:

Name: Bill Weinberg
Address: 365 White Plains Road, Eastchester, NY
Phone #: (914) 337-5555
Westchester County License No.: 361

STATE OF NEW YORK

ss

COUNTY OF WESTCHESTER

I, Bill Weinberg being duly sworn, deposes and says: that

(Owner, lessee, architect, or builder)
Arduinc Properties is the owner in fee of the premises to which this application applies; that the applicant is duly authorized to make this application; and that the statements obtained here are true to the best of the applicant's knowledge and belief, and that the work will be performed in a manner set forth in the application and in the plans and specifications filed therewith, and in accordance with all applicable laws, ordinances, and regulations.

Sworn to before me

This 27 day of May, 20 14

Notary Public

(Signature)

Office Use



Zoning Board of Appeals



Planning Board



Board of Architectural Review

MARIA DaSILVA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
NO. 1DA5023477
COMMISSION EXPIRES 2/7/18

INSTRUCTIONS:

- (A) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (B) If any question has been answered Yes, the project may be significant and a completed Environmental Assessment Form is necessary.
- (C) If all the questions have been answered No it is likely that this project is not significant.

(D) Environmental Assessment

- | | |
|--|-----------------------|
| 1. Will the project result in a large physical change to the project site or physically alter more than 10 acres of land? | _____ Yes <u>X</u> No |
| 2. Will there be a major change to any unique or unusual landform found on the site? | _____ Yes <u>X</u> No |
| 3. Will project alter or have a large effect on an existing body of water? | _____ Yes <u>X</u> No |
| 4. Will project have a potentially large impact on Groundwater quality? | _____ Yes <u>X</u> No |
| 5. Will project significantly effect drainage flow on Adjacent sites? | _____ Yes <u>X</u> No |
| 6. Will project affect any threatened or endangered plant or animal species? | _____ Yes <u>X</u> No |
| 7. Will project result in a major adverse effect on air quality? | _____ Yes <u>X</u> No |
| 8. Will project have a major effect on visual character Of the community or scenic view or vistas known to be Important to the community? | _____ Yes <u>X</u> No |
| 9. Will project adversely impact any site or structure of Historic, pre-historic, or pale ontological importance Or any site designed as a critical environmental area By a local agency? | _____ Yes <u>X</u> No |
| 10. Will project have a major effect on existing or future Recreational opportunities? | _____ Yes <u>X</u> No |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | _____ Yes <u>X</u> No |
| 12. Will project regularly cause objectionable odors, Noise, glare, vibration, or electrical disturbances as a Result of the project's operation? | _____ Yes <u>X</u> No |
| 13. Will project have any impact on public health or Safety? | _____ Yes <u>X</u> No |
| 14. Will project effect the existing community by directly Causing a growth in permanent population of more Than 5 percent over a one-year period or have a Major negative effect on the character of the Community or neighborhood? | _____ Yes <u>X</u> No |
| 15. Is there public controversy concerning the project? ... | _____ Yes <u>X</u> No |

PREPARER'S SIGNATURE: GWL

REPRESENTING: Warshauer Mellusi Warshauer Architects p.c.

TITLE: Principal

DATE: 22 May 2014