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Date: September 29, 2022  
Project: Julian Walters Subdivision/Ste Plan  
Subject: Planning Board, 140 West 2<sup>nd</sup> Street, Mount Vernon, NY.

Dear Chairman Mr. Daryl Selsey & Members of the Board:

This firm represents Julian & Marvalyn Walters who resides at 140 West 2<sup>nd</sup> Street as their Architect. We are requesting a Subdivision and Site Plan.

The property is on the corner of South 10<sup>th</sup> Avenue and West 2<sup>nd</sup> ST. and is located in the RWF-6.75 Zoning District and consist of a 2-story dwelling.

We are proposing to have a two lot subdivision for the existing 105.3 ft x 100 ft lot with the new vacant lot for 50 ft x 100 ft. The subdivision line will be 6' – 2" from existing building, which is permitted. The new lot will have two story building in which based on Zone R2-4.5 will include 2 parking spaces.

The proposed building will include new stormwater designed for 8 rechargers to be calculated to contain water. New lighting to be provided outdoors in front and rear as shown on drawings.

The new mechanical drawings to include condensers in rear. The sewer will be included, as per survey. New sidewalk and new driveway are to be concrete with concrete curbs.

The new 2 family dwellings will consist of basement, first floor and second floor. The basement will have a garage, family room and den. The first floor will have a kitchen/dining room, living room and powder room. Second floor will have a master bedroom with master bath and two bedrooms and a bathroom.

Accordingly, the applicant looks forward to answering any questions your Board may have. Please do not hesitate to contact our office should any question arise.

Very truly yours,

Tom F. Abillama, AIA