

BLAUNERS LLC / PONDFIELD COURT LLC

Bronxville, New York



Proposed building elevation looking west from Pondfield Road.



View of proposed fourth floor looking northwest at the intersection of Pondfield Road and Cedar Street.

F&A was retained by this Yonkers based developer to provide planning consulting services for the conversion of a vacant storage facility on Pondfield Road in downtown Bronxville into 11 for-sale luxury condominiums and duplex lofts. F&A prepared a Long Form EAF and Addenda under SEQR including: zoning / land use analysis, noise analysis, visual impact & viewshed analysis, neighborhood / community character assessment, parking & traffic assessment, a market study and an economic impact analysis. The new high-end condominiums and lofts will be very well appointed featuring luxury finishes, on-site parking and convenient pedestrian connectivity to local restaurants, services and the Metro North train station. Approved by the Planning Board in 2016, this will be the first luxury condo conversion in Bronxville.



Existing building access alley looking west from Pondfield Road.



Proposed building access alley looking west from Pondfield Road.