



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

September 7, 2021

BY OVERNIGHT DELIVERY AND E-MAIL

Mayor Steven A. Vescio and
Members of the Board of Trustees
Briarcliff Manor Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Re: Yeshivath Viznitz
Special Permit Application
235 Elm Road, Briarcliff Manor, NY

Dear Mayor Vescio and Village Trustees:

On behalf of Yeshivath Viznitz Dkhal Torath Chaim (the “Applicant” or “Yeshivah”), the lessee of the property located at 235 Elm Road (SBL: 98.19-2-11) (the “Premises”) in the Village of Briarcliff Manor, we respectfully submit this letter to the Village Board of Trustees in furtherance of its application for Special Permit approval for the proposed adaptive reuse of the Premises for a Place of Worship/Religious School. This letter and enclosures are submitted as a supplement to the Applicant’s Special Permit and Site Plan Applications dated June 18, 2021 and supplemental filing August 20, 2021. The Applicant respectfully submits the enclosed Photoendering of the Proposed Dining Hall renovations prepared by Max Parangi Architects, P.C. dated September 1, 2021 (**Exhibit A**) and Building Inspection Reports for the Howard Johnson Hall and Hillside House prepared by Max Parangi Architects, P.C. (**Exhibit B**).

The Applicant looks forward to appearing before the Board of Trustees at its September 14, 2021 meeting for review of this application. Should the Board of Trustees or Village Staff have any questions in the interim, please feel free to contact the undersigned. Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures

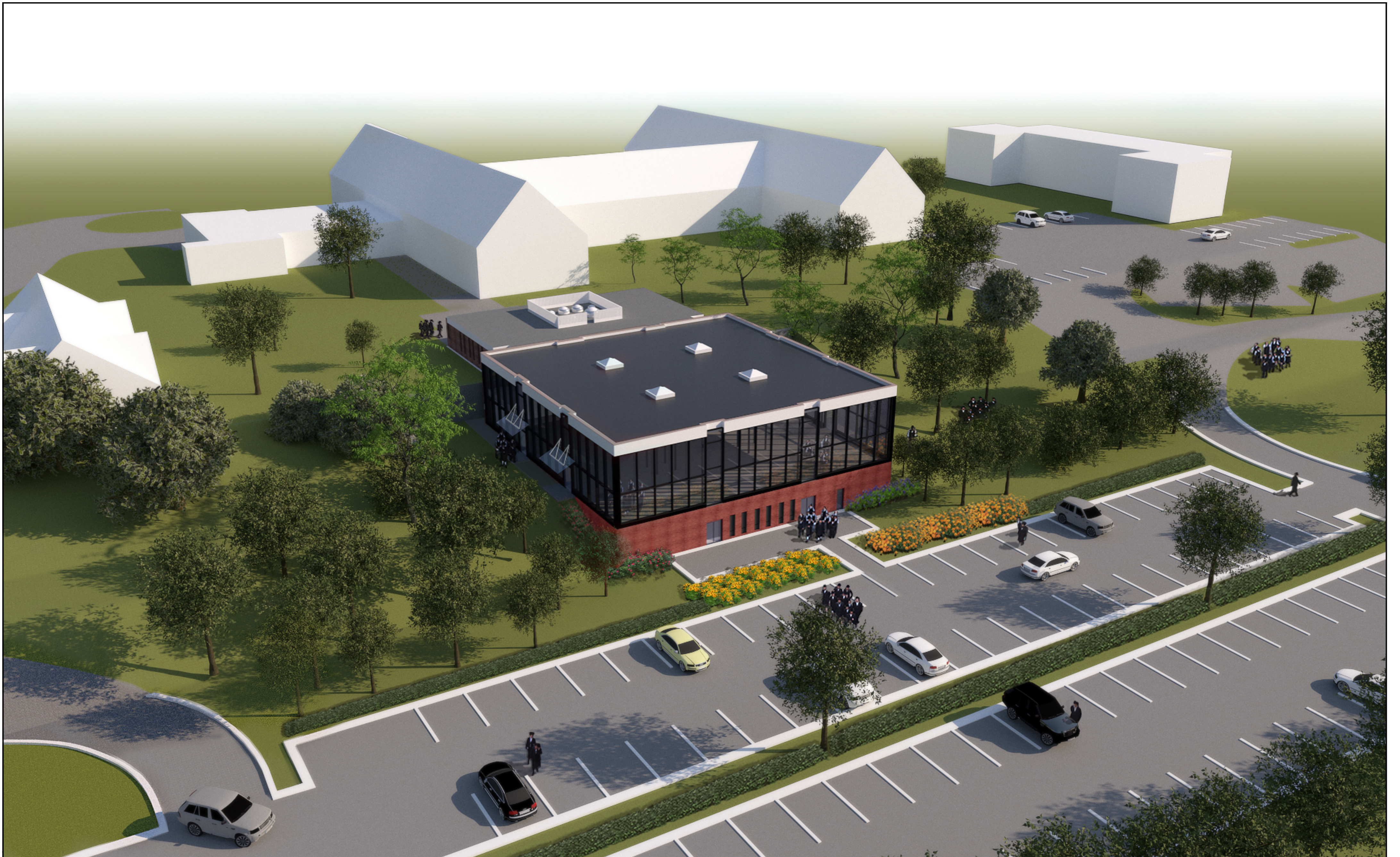


9/7/2021

Page 2

cc: Client
Max Parangi Architects, P.C.
Hudson Engineering and Consulting P.C.
Colliers Consulting, Inc
Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology
D.P.C.
Summit Land Surveying P.C.

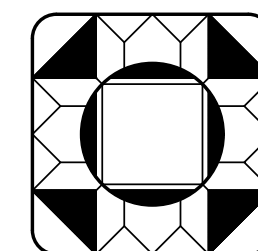
EXHIBIT A



YESHIVA VINZNITZ, DINING HALL

BRIARCLIFF MANOR, NEW YORK

09/01/2021



MAX PARANGI ARCHITECTS P.C.

NEW YORK OFFICE
 399 KNOLLWOOD ROAD, Suite 114
 WHITE PLAINS, NY 10603

NEW JERSEY OFFICE
 7 DANIEL DRIVE
 ENGLEWOOD, NJ 07631

TEL: (914) 686-3359
 EMAIL: INFO@MAXPARANGI.COM

TEL: (201) 567-5880
 WEBSITE: WWW.MAXPARANGI.COM

EXHIBIT B



MAX PARANGI ARCHITECTS P.C.

Certified by the National Council of Architectural Registration Board, Washington D.C.

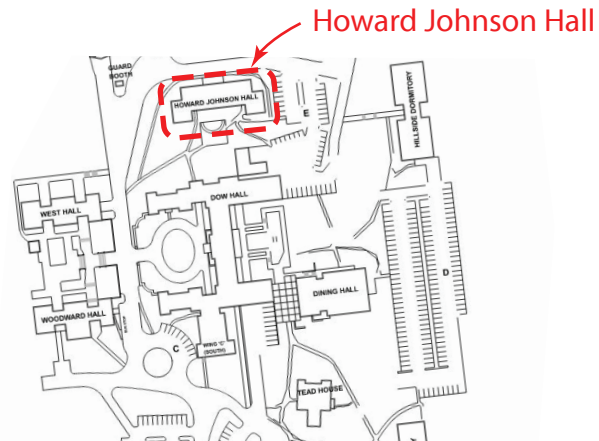
The Yeshivath Viznitz

Building Inspection Report for Howard Johnson Hall

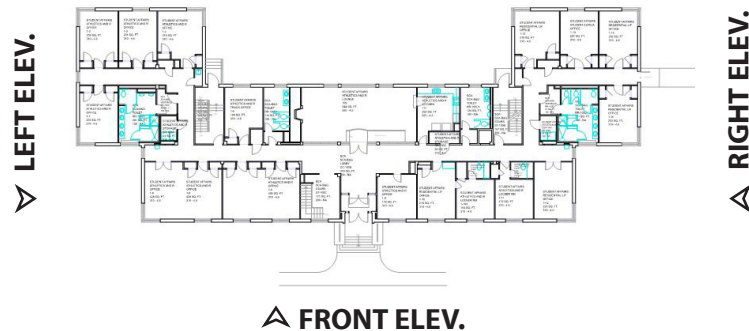
235 Elm Road,
Briarcliff Manor, NY 10510
(Aug 11th, 2021)

Inspected by: - Nan Chenghui (Max Parangi Architects P.C.)

5. Howard Johnson Hall



▽ REAR ELEV.



Howard Johnson Hall Plan Layout
N.T.S.

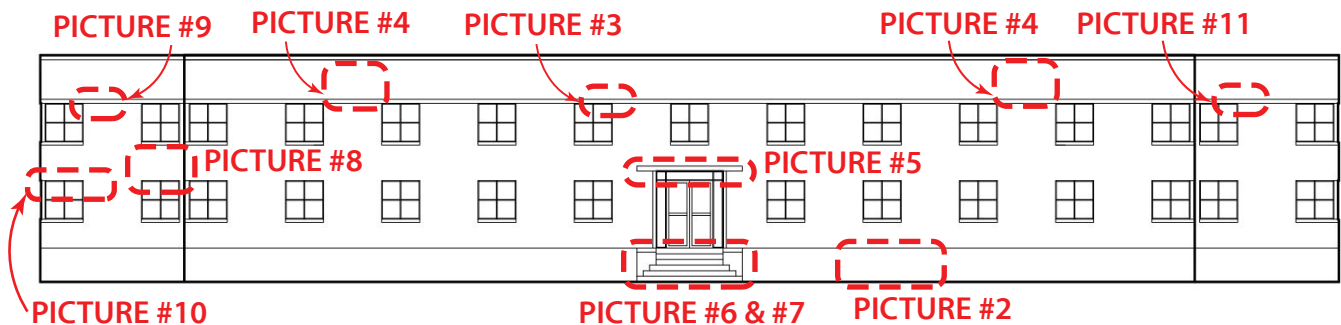
NEW YORK OFFICE
399 Knollwood Road, Suite 114
White Plains, New York 10603
TEL: (914) 686-3359 FAX: (914) 686-3319

NEW JERSEY OFFICE
7 Daniel Drive
Englewood, NJ 07631
TEL: (201) 567-5880

5.1) Exterior

5.1) (a) Front Elevation

- Visible on the exterior of the building are: the brick walls with blue painted double hung windows & black painted entrance doors. (PICTURE #1)
- Brick wall at front elevation is in fairly decent conditions. (PICTURE #1)
- The 6" precast concrete band above the second floor windows appears to be in fair conditions except for sporadic chips on the surface and above lintels which should definitely be repaired and patched to prevent future water infiltration. (PICTURE #3, #9 & #11)
- Front elevation double hung windows, window frames are in good conditions and appear to be relatively new. (PICTURE #1, #3, #8, #9, #10 & #11)
- By the exterior ventilation shaft and grille, the concrete parging (and perhaps the structural concrete backwall) shows vertical cracks and signs of settlement which need to be further investigated. (PICTURE #2)
- Parapet wall precast concrete coping and window sills need to be power washed and cleaned properly. (PICTURE #1, #3, #9, #10 & #11)
- Brick efflorescence and signs of prior repointing were observed at several locations. (PICTURE #8)
- Some existing steel window lintels were rusted. Window caulking was deteriorated at multiple locations. (PICTURE #9)
- Cracks were observed under the roof of the entrance canopy. (PICTURE #5)
- Scuppers were found at left and right side of the front elevation and no downspouts were connected to the scuppers. Rain from the scuppers is draining directly on the facade surface. (PICTURE #1 & #4)
- Front steps and brick piers of front entrance are severely damaged. (PICTURE #6 & #7)
- Existing HVAC louvers to be checked & secured and all around louvers shall be sealed as necessary.



Howard Johnson Hall Front Elevation

N.T.S.



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6



PICTURE #7



PICTURE #8



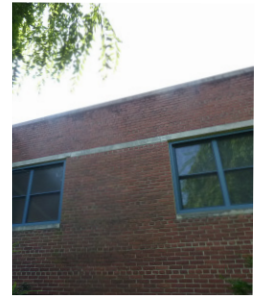
PICTURE #9



PICTURE #10



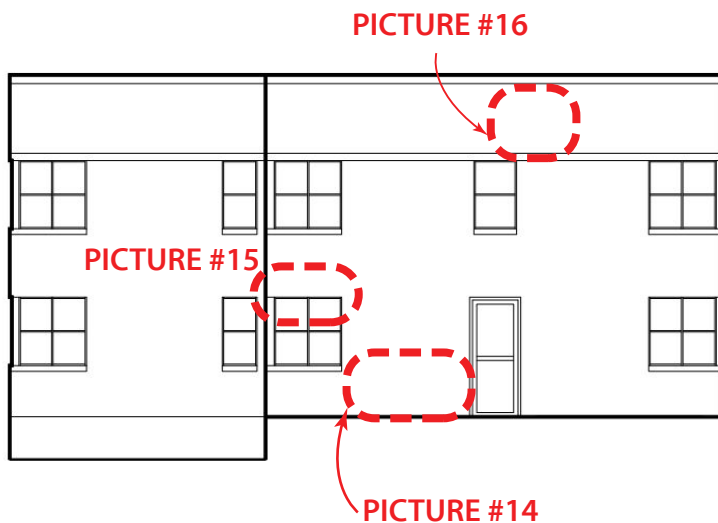
PICTURE #11



PICTURE #12

5.1) (b) Right Elevation

- Brick wall at right elevation is in fairly decent condition. (PICTURE #13)
- Brick efflorescence was observed at indicated locations. (PICTURE #14)
- Some existing steel window lintels were rusted. Window caulking was deteriorated at multiple locations. (PICTURE #13, #15)
- Scuppers were found at the right elevation and no downspouts were connected to the scuppers. Rain from the scuppers is draining directly on the facade surface. (PICTURE #16)
- Parapet wall precast concrete coping and window sills need to be power washed and cleaned properly. (PICTURE #13)
- Existing HVAC louvers to be checked & secured and all around louvers shall be sealed as necessary.



Howard Johnson Hall Right Elevation

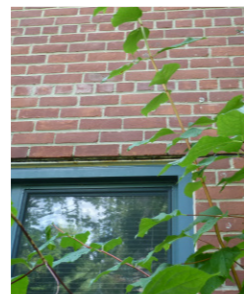
N.T.S.



PICTURE #13



PICTURE #14



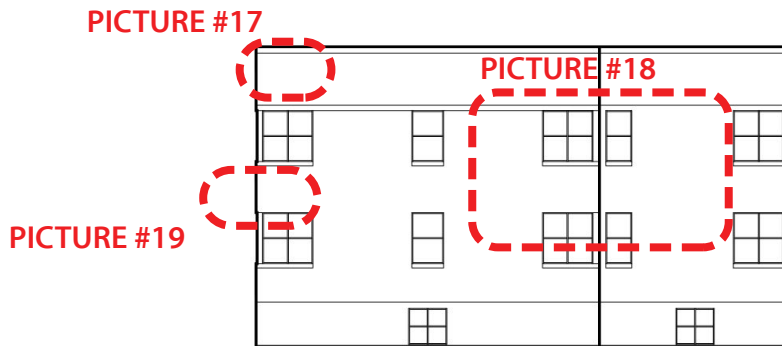
PICTURE #15



PICTURE #16

5.1) (c) Left Elevation

- Brick wall at left elevation is in fairly decent conditions except for chipped / damaged bricks in a few areas.
- The 6" precast concrete band above the second floor windows appears to be in fair conditions except for sporadic chips on the surface and above lintels which should definitely be repaired and patched to prevent future water infiltration. (PICTURE #17)
- Brick efflorescence was observed at indicated locations. (PICTURE #18)
- Some existing steel window lintels were rusted. Window caulking was deteriorated at multiple locations. (PICTURE #18 & #19)
- Scuppers were found at the left elevation and no downspouts were connected to the scuppers. Rain from the scuppers is draining directly on the facade surface. (PICTURE #20)
- Parapet wall precast concrete coping and window sills need to be power washed and cleaned properly. (PICTURE #17, #19 & #20)
- Existing HVAC louvers to be checked & secured and all around louvers shall be sealed as necessary.



Howard Johnson Hall Left Elevation

N.T.S.



PICTURE #17



PICTURE #18



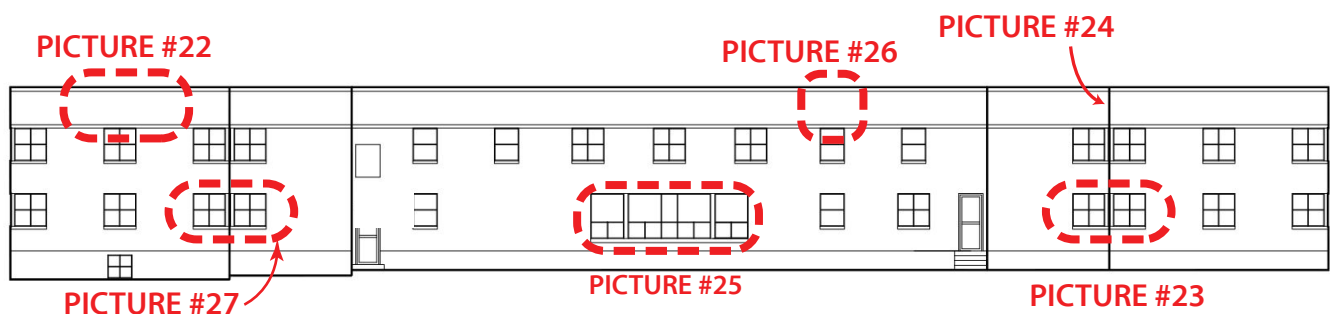
PICTURE #19



PICTURE #20

5.1) (d) Rear Elevation

- Brick wall at rear elevation is in fairly decent conditions except for an extensive portion of the rear and inner parapets. (PICTURE #21 to #27)
- The 6" precast concrete band above the second floor windows appears to be in fair conditions except for sporadic chips on the surface and above lintels which should definitely be repaired and patched to prevent future water infiltration. (PICTURE #22, #24, #26)
- Some existing steel window lintels were rusted. Window caulking was deteriorated at multiple locations. (PICTURE #23, #27)
- Scuppers were found at rear elevation and no downspouts were connected to the scuppers. Rain from the scupper is draining directly on the facade surface. (PICTURE #24)
- Parapet wall precast concrete coping and window sills need to be power washed and cleaned properly. (PICTURE #22, #24, #26 & #27)
- Existing HVAC louvers to be checked & secured and all around louvers shall be sealed as necessary.



Howard Johnson Hall Rear Elevation

N.T.S.



PICTURE #21



PICTURE #22



PICTURE #23



PICTURE #24



PICTURE #25



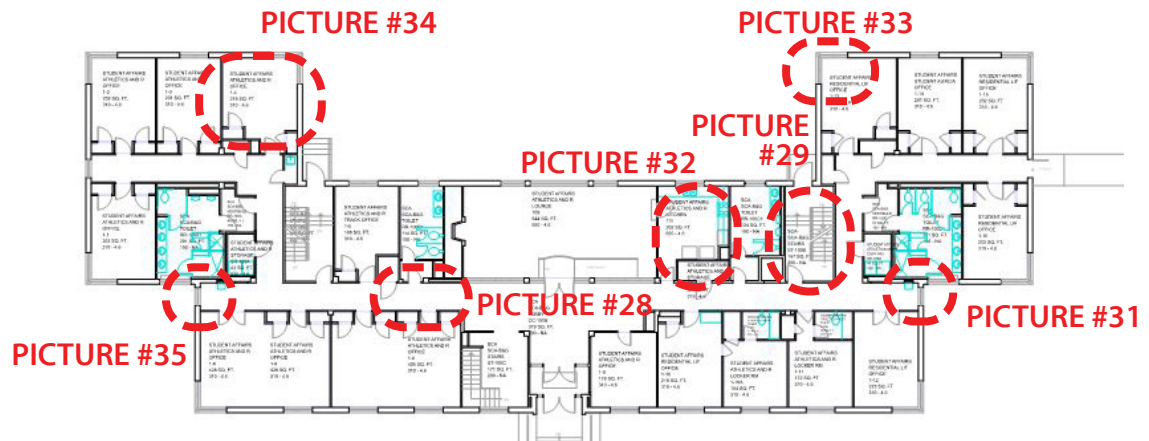
PICTURE #26



PICTURE #27

5.2) Interior

- The interior concrete structural floor (with commercial carpet flooring), dropped acoustic ceiling in the hallways, gypsum board ceiling in rooms, 6" CMU interior partition walls and light weight stud walls are all in fairly decent conditions. **(PICTURE #28 & #34)**
Existing stairs and railing are up to code with balusters at 4" O.C. and proper height from finish floor surface. **(PICTURE #29)**
Existing bathroom fixtures are in good condition but perhaps in need of some cosmetic upgrades. **(PICTURE #30, #32)**
Radiator covers at both ends of the 2nd floor hallway were damaged. **(PICTURE #35)**
- Signs of severe water infiltration and damages to interior of building was noted above window in direct correspondence with compromised and badly rusted steel lintel on the exterior facade of the building. **(PICTURE #33)**



Howard Johnson Hall Floor Plan

N.T.S.



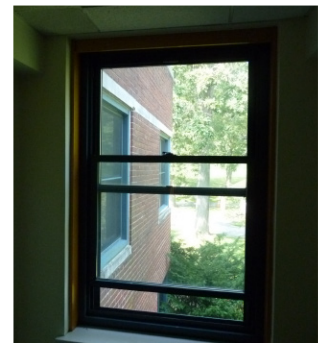
PICTURE #28



PICTURE #29



PICTURE #30



PICTURE #31



PICTURE #32



PICTURE #33



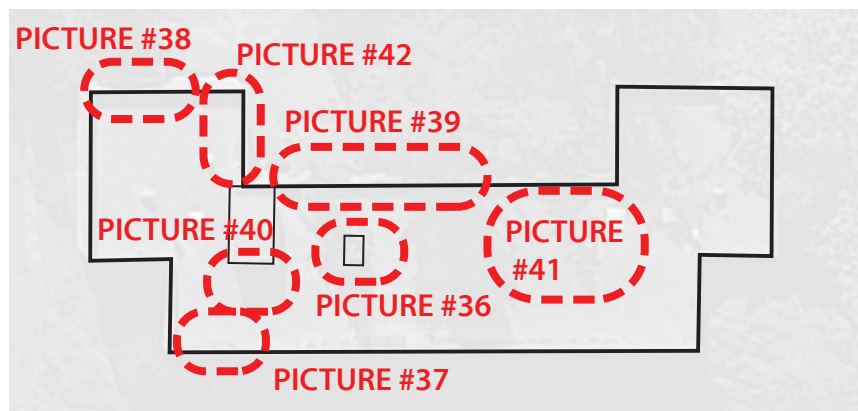
PICTURE #34



PICTURE #35

5.3) Roof

- In general, the existing roof seems to be in fairly decent condition and no obvious leakage was found at the 2nd floor ceiling.
- Existing EPDM membrane seems to be in fair condition and no obvious damage was observed. (PICTURE #41)
- Existing reglets all around interior surface of parapets walls, bulkhead walls and chimneys are in bad conditions and need to be properly secured. (PICTURE #39, #42 & #43)
- Scuppers were not connected to the downspouts and rain is draining directly on the building facade surface. (PICTURE #42)
- Some minor vegetation growth was observed on the roof which can probably be removed with a throughout cleaning. (PICTURE #37 & #43)
- One precast parapet coping unit is completely damaged and needs to be replaced ASAP. Immediately underneath the precast coping, 2 or 3 courses of bricks have been dislodged and are detaching from the rest of the interior parapet surface. (PICTURE #38 & #42)
- Chipped bricks and brick efflorescence was observed on parapet wall. (PICTURE #36, #39 & #42)



Howard Johnson Hall Roof Plan

N.T.S.



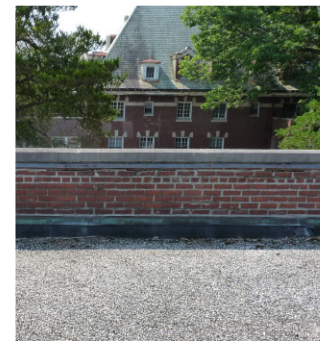
PICTURE #36



PICTURE #37



PICTURE #38



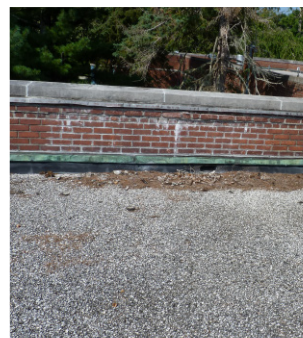
PICTURE #39



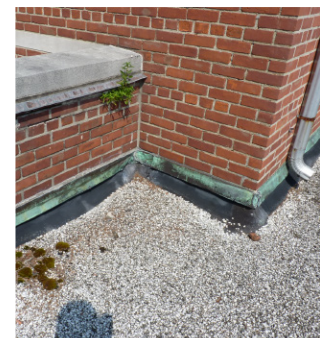
PICTURE #40



PICTURE #41



PICTURE #42



PICTURE #43



MAX PARANGI ARCHITECTS P.C.

Certified by the National Council of Architectural Registration Board, Washington D.C.

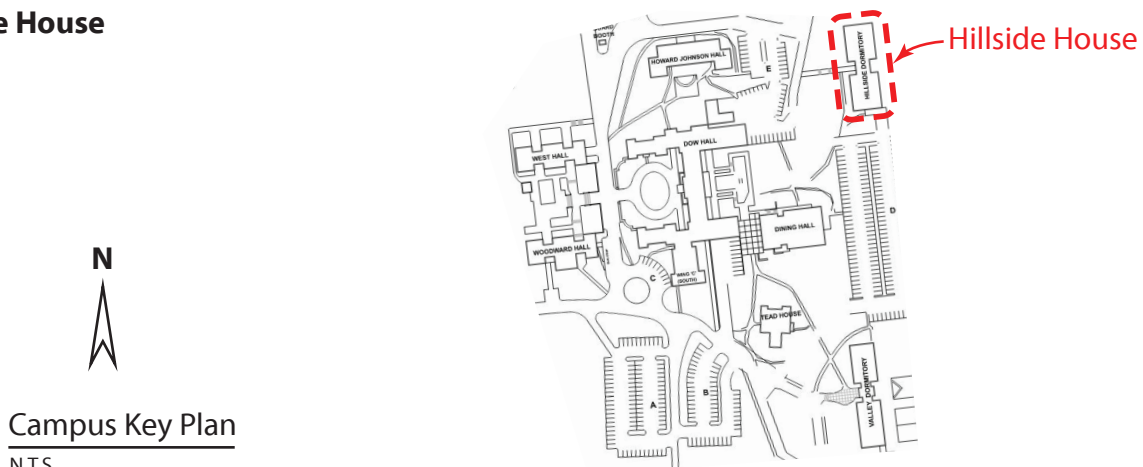
The Yeshivath Viznitz

Building Inspection Report for Hillside House

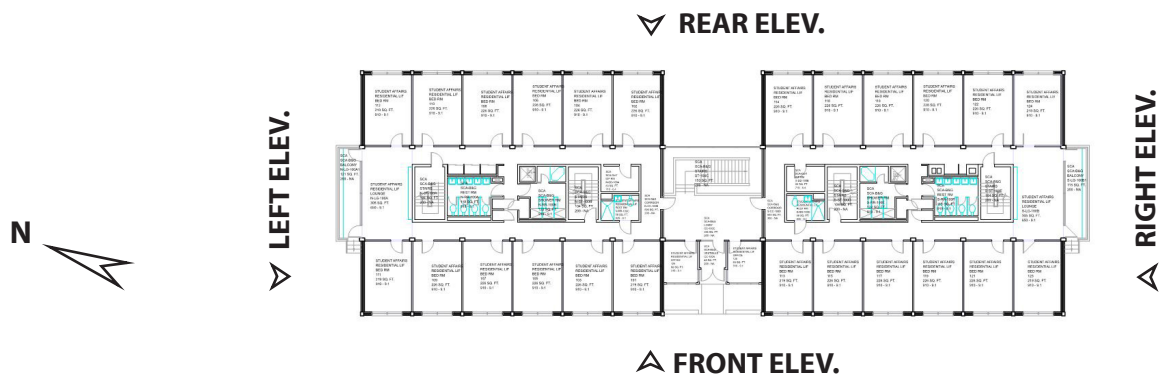
235 Elm Road,
Briarcliff Manor, NY 10510
(Aug 11th, 2021)

Inspected by: - Nan Chenghui (Max Parangi Architects P.C.)

6. Hillside House



Campus Key Plan
N.T.S.



Hillside House Plan Layout
N.T.S.

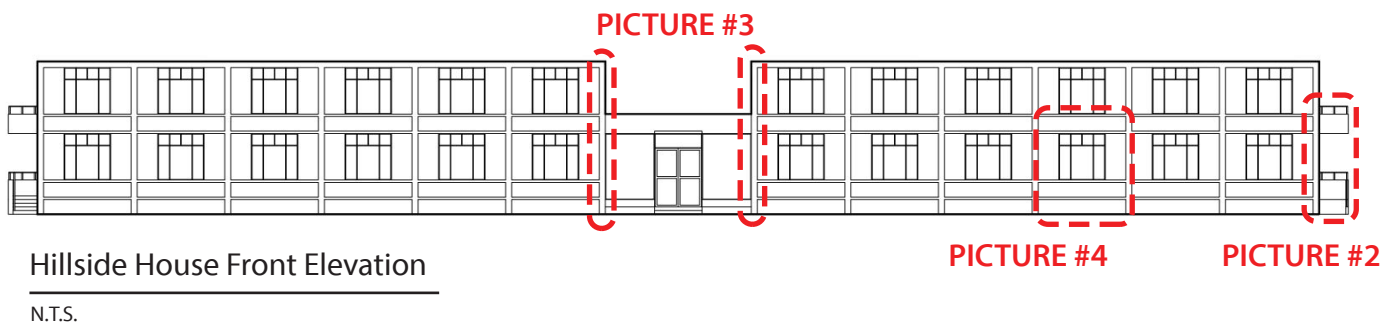
NEW YORK OFFICE
399 Knollwood Road, Suite 114
White Plains, New York 10603
TEL: (914) 686-3359 FAX: (914) 686-3319

NEW JERSEY OFFICE
7 Daniel Drive
Englewood, NJ 07631
TEL: (201) 567-5880

6.1) Exterior

6.1) (a) Front Elevation

- Visible on the exterior of the building are: the poured concrete structure w/surface mounted black decorative fascias (mounted on top of concrete structure), brick infills and fenestration. (PICTURE #1, #2, #3)
- Poured concrete structure & brick infills at front elevation are in fairly decent conditions except for some hairline cracks which do not appear to be structural. (PICTURE #3)
- Existing windows were single pane casement windows with central stationary panel. Existing window frames and miscellaneous wall panel inserts are not in good conditions and fenestration weather stripping appears to be compromised. (PICTURE #4)
- The ADA ramp at secondary entrance on the right side of the building appears to be up to code. Further investigation will be necessary to assess existing railings in terms of sizes and ADA compliance. Also, existing railings need to be painted properly and maintained. (PICTURE #2)
- Exterior concrete structure shows signs of water dripping and overflow from the roof on all facades. Extensive power washing will be necessary. (PICTURE #3, #4 & #5)



PICTURE #1



PICTURE #2



PICTURE #3



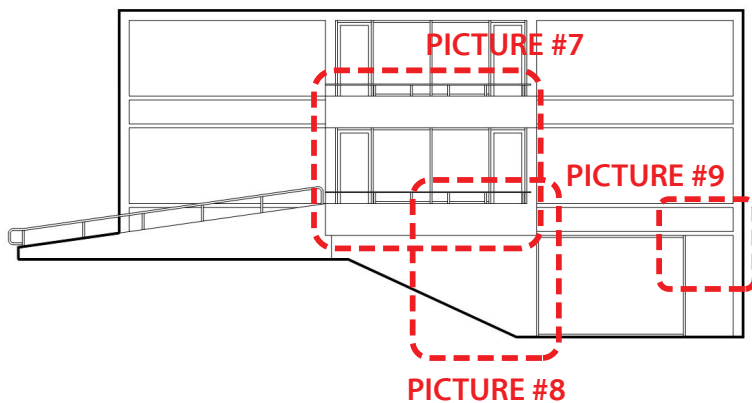
PICTURE #4



PICTURE #5

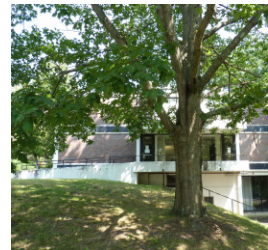
6.1) (b) Right Elevation

- Right elevation was in fair condition. (PICTURE #6)
- The exterior balconies' railings do not appear to be up to code and further investigation will be necessary. (PICTURE #7, #8)
- Concrete panels underneath the balconies appear to be properly fastened, although showing signs of peeling paint at many areas. (PICTURE #7, #8)
- Exterior concrete structure shows signs of water dripping and overflow from the roof on all facades. Extensive power washing will be necessary. (PICTURE #6, #7 & #8)



Hillside House Right Elevation

N.T.S.



PICTURE #6



PICTURE #7



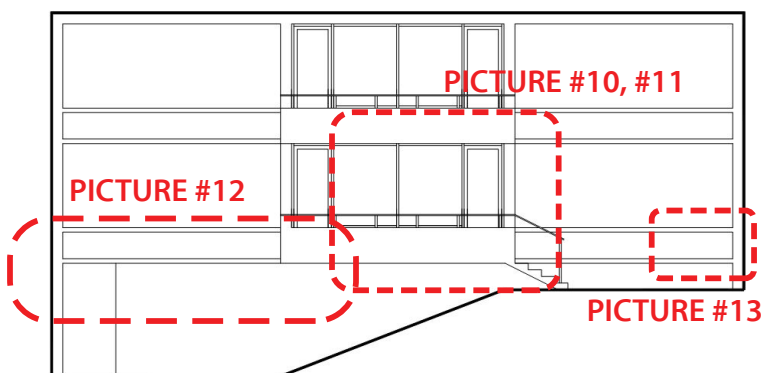
PICTURE #8



PICTURE #9

6.1) (c) Left Elevation

- Left elevation was in fair condition. (PICTURE #10)
- The exterior balconies' railings do not appear to be up to code and further investigation will be necessary. (PICTURE #11)
- Concrete panels underneath the balconies appear to be properly fastened, although showing signs of peeling paint at many areas. (PICTURE #12)
- Exterior concrete structure shows signs of water dripping and overflow from the roof on all facades. Extensive power washing will be necessary. (PICTURE #10, #12)
- (1) Decorative block fascia panel on left elevation fell off. All fascia panels especially the horizontal ones attached to the second floor structure need to be checked for proper and secure fastening to the backwall and properly sealed to prevent future detachment. (Picture #13)



Hillside House Left Elevation

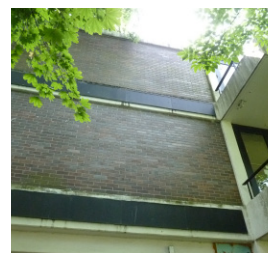
N.T.S.



PICTURE #10



PICTURE #11



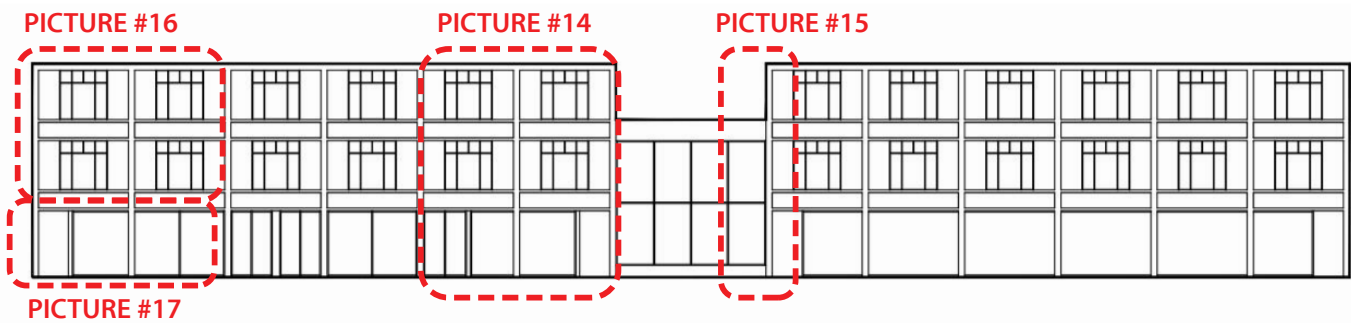
PICTURE #12



PICTURE #13

6.1) (d) Rear Elevation

- Poured concrete structure & brick infills at rear elevation are in fairly decent condition except for some hairline cracks which do not appear to be structural. (PICTURE #14 to #17)
- Existing surface mounted black decorative fascias appears to be in bad condition. (PICTURE #15)
- Existing windows were single pane casement windows with central stationary panel. Existing window frames and miscellaneous wall panel inserts are not in good conditions and fenestration weather stripping appears to be compromised. (PICTURE #14, #16)
- Exterior concrete structure shows signs of water dripping and overflow from the roof on all facades. Extensive power washing will be necessary. (PICTURE #15)
- Existing concrete panels underneath the 1st story structure appear to be properly fastened, although showing signs of peeling paint at many areas. (PICTURE #17)



Hillside House Rear Elevation

N.T.S.



PICTURE #14



PICTURE #15



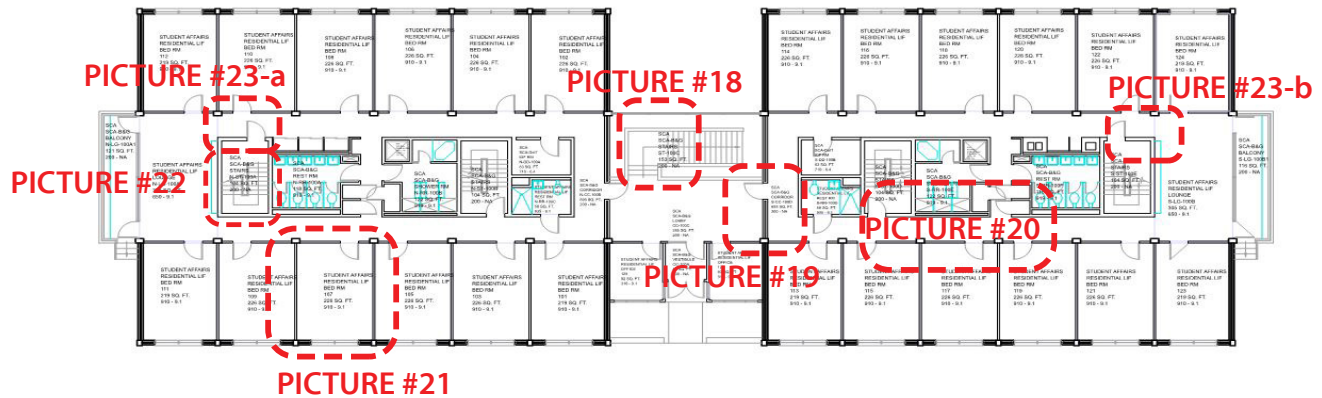
PICTURE #16



PICTURE #17

6.2) Interior

- The interior floors are structural concrete with commercial carpet flooring and 6" brick/CMU interior partitions. **(PICTURE #18, #19, #20)**
- Existing rooms are in good conditions with minor signs of water infiltration. **(PICTURE #21)**
- Existing stairs' railings are not up to code and further investigation will be necessary to assess existing railings and stairs in terms of sizes and ADA compliance. **(PICTURE #22)**
- Existing exit signs and emergency lights appears to be in fair condition but will definitely need to be tested by a licensed electrician. **(PICTURE #19, #22)**
- Existing bathroom facilities are still functional and in fair conditions.
- Some severe signs of water penetration were noted at both ends of the 2nd floor hallways. **(PICTURE #23-a and #23-b)**

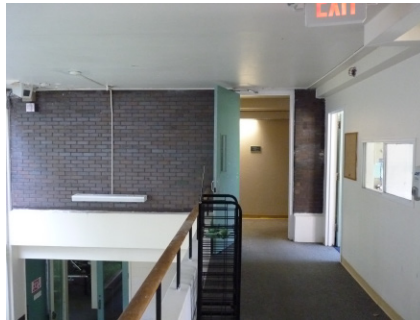


Hillside House Floor Plans

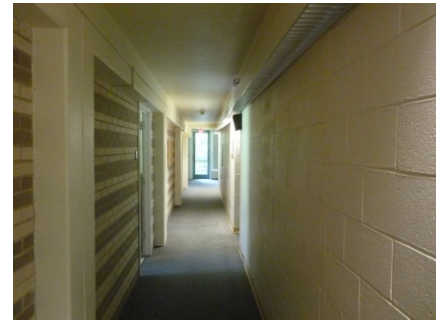
N.T.S.



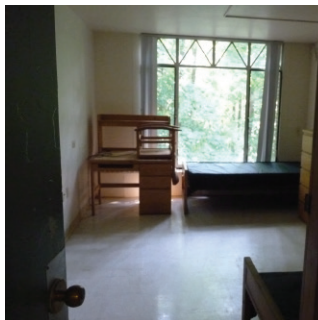
PICTURE #18



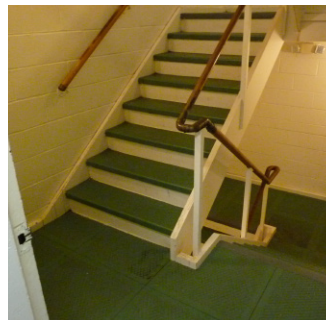
PICTURE #19



PICTURE #20



PICTURE #21



PICTURE #22



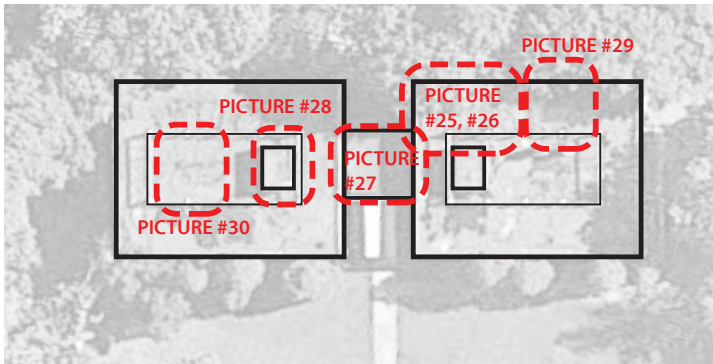
PICTURE #23-a



PICTURE #23-b

6.3) Roof

- Entire roof is severely compromised. The roof is not draining properly and there is considerable vegetation growth over the roof. (PICTURE #24 to #30)
- Entire roof is not properly pitched and ponding was observed pretty much everywhere. (PICTURE #24 to #30)
- Left side roof bulkhead is compromised, existing bulkhead ceiling is deteriorated. (PICTURE #28)
- Existing roofing EPDM membrane is in bad condition and should be replaced entirely. (PICTURE #29)
- Existing bulkhead walls and chimney reglets are in bad conditions. Also severe brick efflorescence was observed. (PICTURE #30)



Hillside House Roof Plan

N.T.S.



PICTURE #24



PICTURE #25



PICTURE #26



PICTURE #27



PICTURE #28



PICTURE #29



PICTURE #30