

ARCHITECTURAL REVIEW BOARD APPLICATION

Project Name, If Applicable: _____

Project Street Address: 15 HUNTER DRIVE

Section: 64K Block: 1 Lot(s): 80 Zone: R15

Applicant: SEMI & PAOLA GOGLIORMELLA

Address: 15 HUNTER DRIVE, EASTCHESTER, NY 10709

Phone #: 914-413-0521 Email: SGOGLIO1125@GMAIL.COM

Owner: SEMI & PAOLA GOGLIORMELLA

Address: 15 HUNTER DRIVE, EASTCHESTER, NY 10709

Phone #: 914-413-0521 Email: SGOGLIO1125@GMAIL.COM

Architect/Engineer: JOHN IANNACITO

Address: 434 WHITE PLAINS ROAD, EASTCHESTER, NY 10709

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

Attorney: N/A

Address: _____

Phone #: _____ Email: _____

Application is for:

New Construction (check type below):

One Family Residence _____
Two-Family Residence _____
Multi-Family Residence _____
Commercial Building _____

Additions and Alterations:

One Family Residence X
Two Family Residence _____
Multi-Family Residence _____
Commercial Building _____

Other (Describe): _____

Description of Proposed Project: _____

CONSTRUCT A NEW COVERED FRONT PORCH AND PORTICO.
CONSTRUCT A SECOND STORY ADDITION OVER EXISTING
FIRST FLOOR FOOTPRINT.

AN AREA VARIANCE WAS GRANTED ON MAY 14, 2024
FOR THE TOTAL IMPERVIOUS SURFACE COVERAGE.
5,000 S.F. PERMITTED, AND 5,555 S.F. PROPOSED.

Are any approvals and/or variances required from the ZBA? X Yes _____ No
(If yes, list all necessary approvals from the ZBA and/or variances on an attachment)

APPLICATION CHECKLIST FOR SITE PLANS

Submission Items	
Completed Architectural Review Board Application, Application Checklist and Application Fee	✓
Cover letter including a clear description of the proposed project and any new information or revisions	✓
Escrow agreement form and deposit (for all new construction and for applications proposing an additional impervious surface area of 1500 square feet or more)	NA
Completed Zoning Compliance Table (see attached tables)	✓
Notice of Denial Letter, if applicable	✓
Short Environmental Assessment Form Part 1 * (not 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).	✓
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 must 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.	✓
Plans, signed and sealed by an Architect, Engineer, Landscape Architect or Land Surveyor licensed in the State of New York, including:	✓
1. Cover sheet, including but not limited to: (1) list of drawings; (2) zoning compliance table; (3) building height calculations/diagram (list elevation of the existing and proposed grades at the 4 or more principal building corners, the elevation and height of the principal eave, and the elevation and height of the highest roof ridge line; (4) gross floor area (GFA) calculations/diagram (clearly indicating the GFA of each story of the building; applications for additions must clearly indicate the GFA of all existing areas as well as all proposed areas); (5) site location map, showing the project site and all properties within 200 feet of the site boundaries; and (6) 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).	✓
2. 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 contours at 1-foot intervals, extended at least 10 feet into adjoining properties and to the center line of any adjacent street; (4) existing structures and surface features; (5) rock outcrops; (6) trees with a caliper of more than 4 inches, measured 4 feet above grade on site and on adjacent Town-owned property; (7) watercourses and waterbodies; (8) existing utilities on site and in adjacent streets; and (9) 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)	✓
• 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 (prior to being heard by the ARB)	TF
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing (prior to being heard by the ARB)	TF
PDF of Complete Submission (color pages where applicable; see last page of application for instructions)	✓
Affidavit of Publication from the Newspaper; when received	TF
3. Proposed site plan drawing(s), based on and citing the certified property survey, showing:	✓
• required zoning setbacks	✓
• proposed structures and paved areas	✓
• proposed setbacks and dimensions	✓
• proposed utilities	NA
• proposed grading plan showing existing and proposed grades at 1-foot contour intervals and including all relevant spot elevations, including the elevation of existing and proposed grades at the 4 or more principal building corners.	NA
• proposed stormwater management plan including soil perc test results and drainage/drywell calculations based on zero increase in rate of discharge from the site and designed for 50-year storm events for additions and 1-, 10- and 100- year storm events for new construction (including undeveloped lots and teardowns) and subdivisions.	NA
• proposed erosion control plan	NA
• proposed landscape plan, prepared by a Landscape Architect licensed in the State of New York (required for <u>all</u> new construction and significant additions and alterations)	NA
4. Proposed floor plans	✓
5. Proposed building elevations, including:	✓
• proposed materials and finishes labeled and provided in a schedule	✓
• horizontal and vertical dimensions	✓
• spot elevations at building corners and other relevant locations	NA
• elevation of the principal eave, based on a surveyed bench mark	✓
• elevation of the highest roof ridge line, based on a surveyed bench mark	✓
6. Schematic front streetscape building elevation illustrating the height of the proposed structure in relation to the height of immediately adjacent structures on either side of the site (required for all new construction)	NA
7. Schematic cross section(s), if necessary, illustrating the relationship of proposed structures to the street, to existing or proposed retaining walls, to existing structures and properties to the rear, to existing or proposed landscaping, etc.	NA
8. Construction details and/or catalogue cut sheets of all proposed site structures, including but not necessarily limited to: fences, trash enclosures, all retaining walls over 2 feet high, lighting fixtures and signs.	TF
Physical samples of proposed materials, finishes and colors. (must be brought to the meeting).	TF

*Short Environmental Assessment Form is available on the Town's website at www.eastchester.org.

15 HUNTER DRIVE

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

ZONE: R15

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
LOT INFORMATION				
Lot Area (sf)	15,000	15,000	NO CHANGE	
Lot Frontage (ft)				
Yard Setbacks (ft):				
Front Yard	31.0'	30.0'	NO CHANGE	
Rear Yard	77.5'	32.0'	75.5'	
First Side Yard	14.2'	14.0'	NO CHANGE	
Second Side Yard	23.8'	16.0'	NO CHANGE	
Side Yard Adjoining Street				
PRINCIPAL BUILDING INFORMATION				
Gross Floor Area (sf)	2,743	4,200	3,823	
Building Height:				
Stories	2	2 1/2	NO CHANGE	
Height to Principal Eave (ft)	15.33'	23.0'	21.63'	
Height to Highest Roof Ridge (ft)	22.58'	33.0'	29.00'	
ACCESSORY STRUCTURES				
Detached Garage				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
Other Accessory Structure (indicate type of structure – shed, pool, etc.) <u>POOL</u>				
Setbacks:				
To Principal Building	23.33'	16.0'	21.33'	
To Side Lot Line	17.25'	12.0'	NO CHANGE	
To Rear Lot Line	22.0'	12.0'	NO CHANGE	
Building Height:				
Height to Principal Eave (ft)	—	—	—	
Height to Highest Ridge (ft)	—	—	—	
BUILDING COVERAGE				
Principal Building Coverage (sf)	2,191	3,450	2,524	
Principal Building Coverage (%)	14.6%	23.0%	16.8%	
Accessory Building Coverage (sf)	—	—	—	
Accessory Building Coverage (%)	—	—	—	
IMPERVIOUS SURFACE COVERAGE				
Impervious Surface Coverage (sf)	5,251	5,000	5,555	X
Impervious Surface Coverage both (%)	35.0%	33.3%	37.0%	

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): _____

May 20, 2024

To: Architectural Review Board - Town of Eastchester

Subject: 15 Hunter Drive
Eastchester, N.Y. 10709
Section 64.K, Block 1, Lot 80, Zone R-15

Dear Board Members:

Mr. and Mrs. Semi Gogliormella, the owners of the above referenced single family residence are submitting the attached application package for an addition and alterations to the existing structure located at 15 Hunter Drive.

The proposed scope of work will include the construction of a second story addition over the existing footprint of the existing residence and the construction of a covered front porch.

This application was presented to the Zoning Board and the following area variance was granted on May 14, 2024:

1. Total impervious surface coverage: The permitted coverage is 5,000 square feet. The existing coverage is 5,251 square feet and the proposed is 5,555 square feet, an increase of 555 square feet or 11.1%.

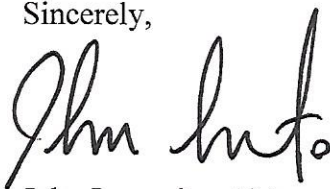
The proposed exterior materials are as follows:

1. The wall surfaces will Hardie shingles to match existing and stone veneer to match existing.
2. The roof surfaces will be asphalt shingles to match existing and standing seam metal in a black finish.
3. The windows will be vinyl clad to match existing.
4. The trim boards and columns will be painted Azek with a white finish.
5. The gutters and leaders will be aluminum with a white finish.
6. The railings will be metal to match existing.

Thank you for your attention to this matter.

I look forward to discussing the application with you at the May 6, 2024 Zoning Board Meeting.

Sincerely,



John Iannacito, AIA

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

NOTICE OF DENIAL

To: SEMI GOGLIORMELLA
15 HUNTER DR

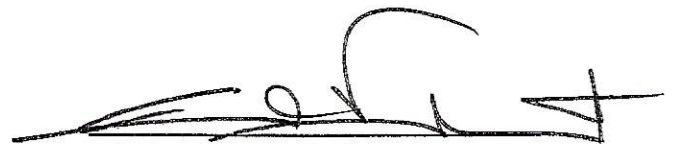
EASTCHESTER, NY, 10709

SBL: 64.K/1/80
Application Date: 03/28/2024
NOD Date: 4 April 2024
Revision Dates:
Zone: R-15

For Property Located At: **15 HUNTER DR**

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

1. As per Section 9-P, the maximum impervious surface area is 5,000 sq. ft. Your submission lists the square footage at 5,555, an excess of 555 sq. ft, or 11.1%.

A handwritten signature in black ink, appearing to read 'Carlo Valente', with a stylized flourish at the end.

Carlo Valente - Building Inspector

**TOWN OF EASTCHESTER
PLANNING DEPARTMENT**

40 Mill Road
Eastchester, NY 10709

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

www.eastchester.org

**NOTICE OF PUBLIC HEARING
TOWN OF EASTCHESTER ARCHITECTURAL REVIEW BOARD**

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

THURSDAY, JUNE 6, 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:

SEMI & PAOLA GOGLIORMELLA

(name of application/applicant)

for:

SITE PLAN AND ARCHITECTURAL REVIEW

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

related to: THE CONSTRUCTION OF A SECOND STORY ADDITION
(describe the proposed project)

AND A COVERED FRONT PORCH.

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

SECTION: 64.K, BLOCK: 1, LOT: 80

and located at the following address:

15 HUNTER DRIVE

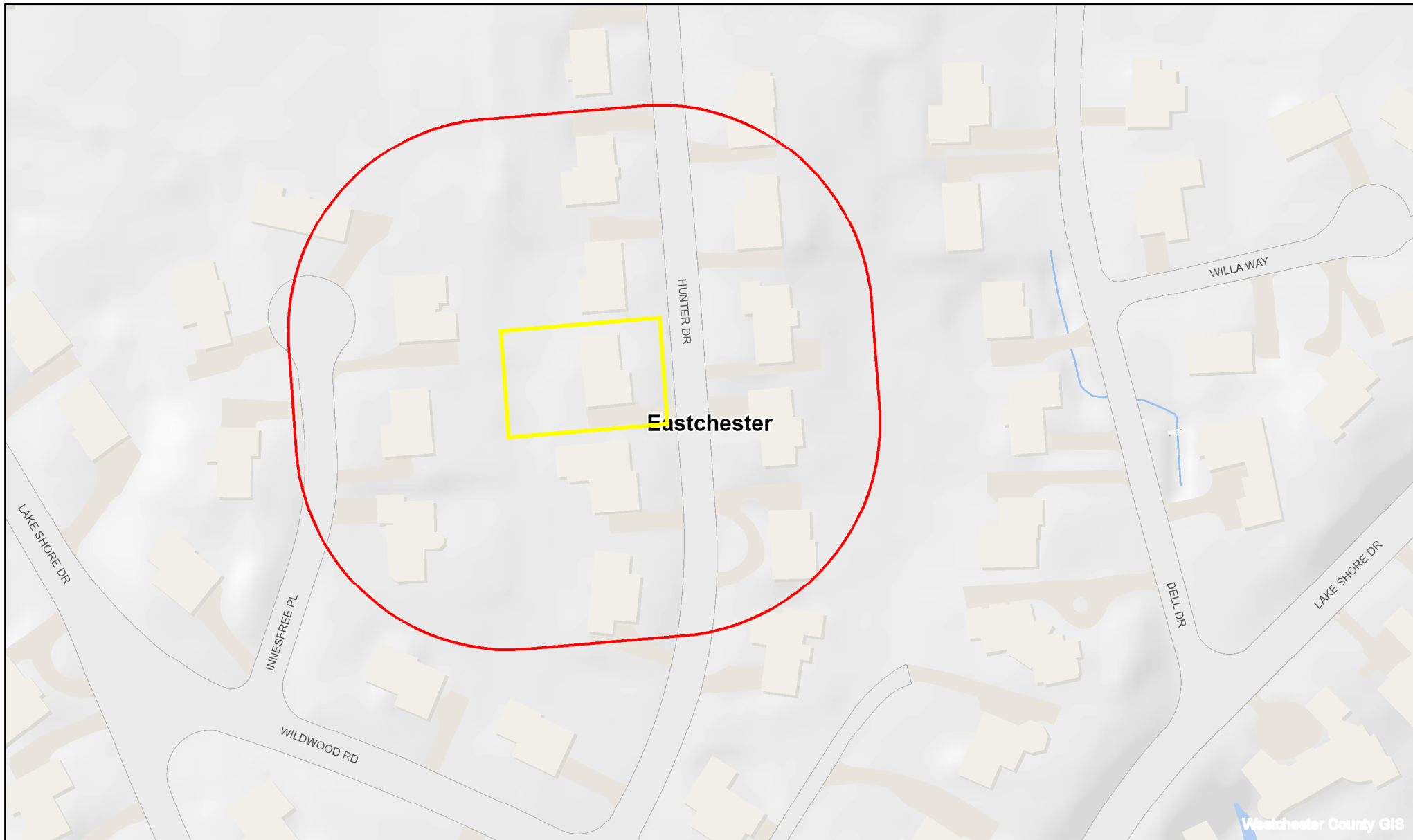
(street address)

Notes:

1. Visit the town's website (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 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.

15 HUNTER DR. ID: 64.K/1/80 (Eastchester)



March 27, 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

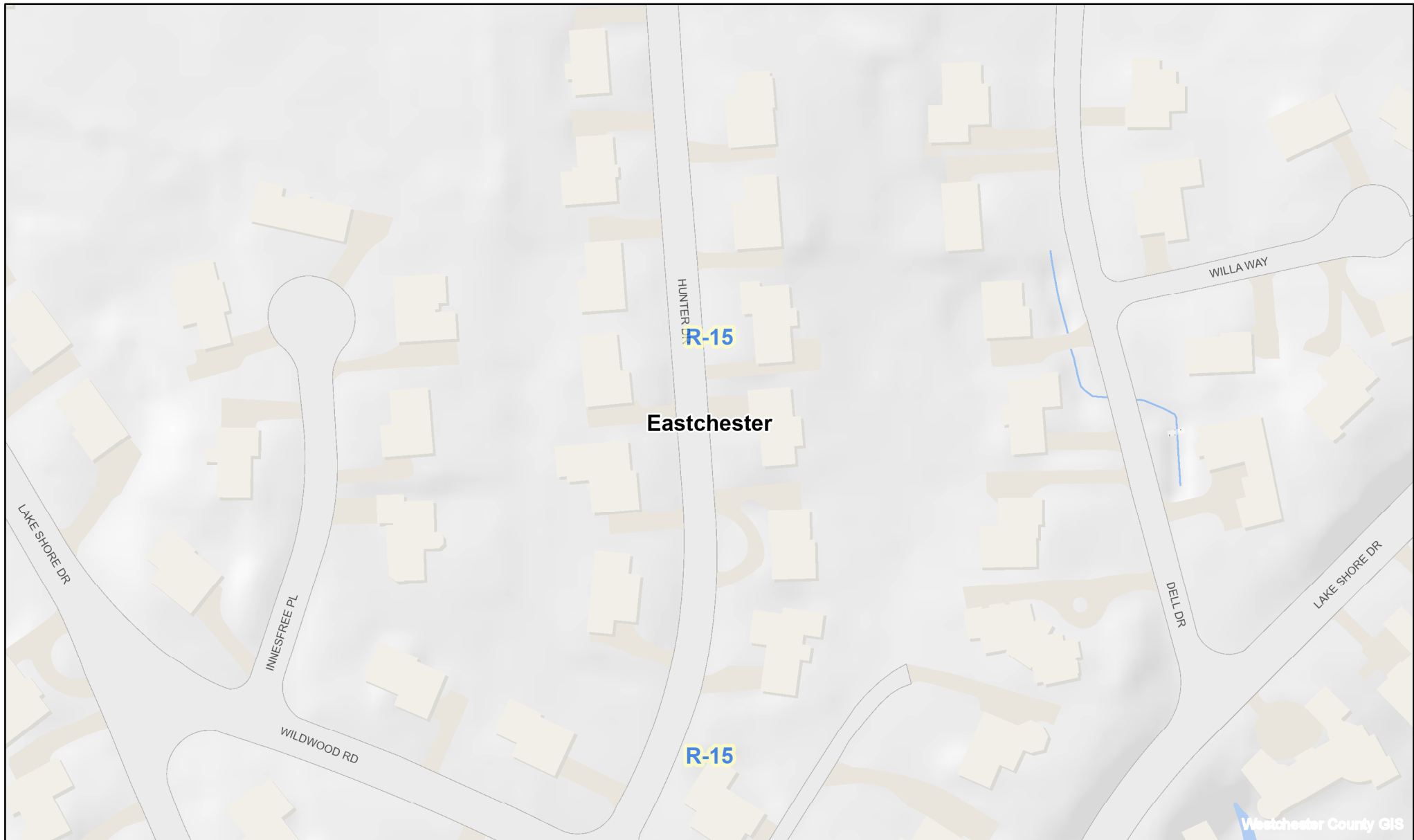


0 70 140 280
ft

Westchester County GIS

GIS Geographic Information System
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

(Eastchester)



March 27, 2024

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1:1,500



0 70 140 280
ft

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1:500



0 20 40 80
ft

Westchester County GIS

GIS Geographic Information System
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



PROJECT SITE – FRONT



PROJECT SITE – FRONT AND SIDE



PROJECT SITE – FRONT AND SIDE



PROJECT SITE – REAR



19 Hunter Drive (SECT 64.K, BLK 1, LOT 81)



23 Hunter Drive (SECT 64.K, BLK 1, LOT 82)



22 Hunter Drive (SECT 64.K, BLK 1, LOT 88)



18 Hunter Drive (SECT 64.K, BLK 1, LOT 89)



14 Hunter Drive (SECT 64.K, BLK 1, LOT 90)



10 Hunter Drive (SECT 64.K, BLK 1, LOT 91)



7 Hunter Drive (SECT 64.K, BLK 1, LOT 78)



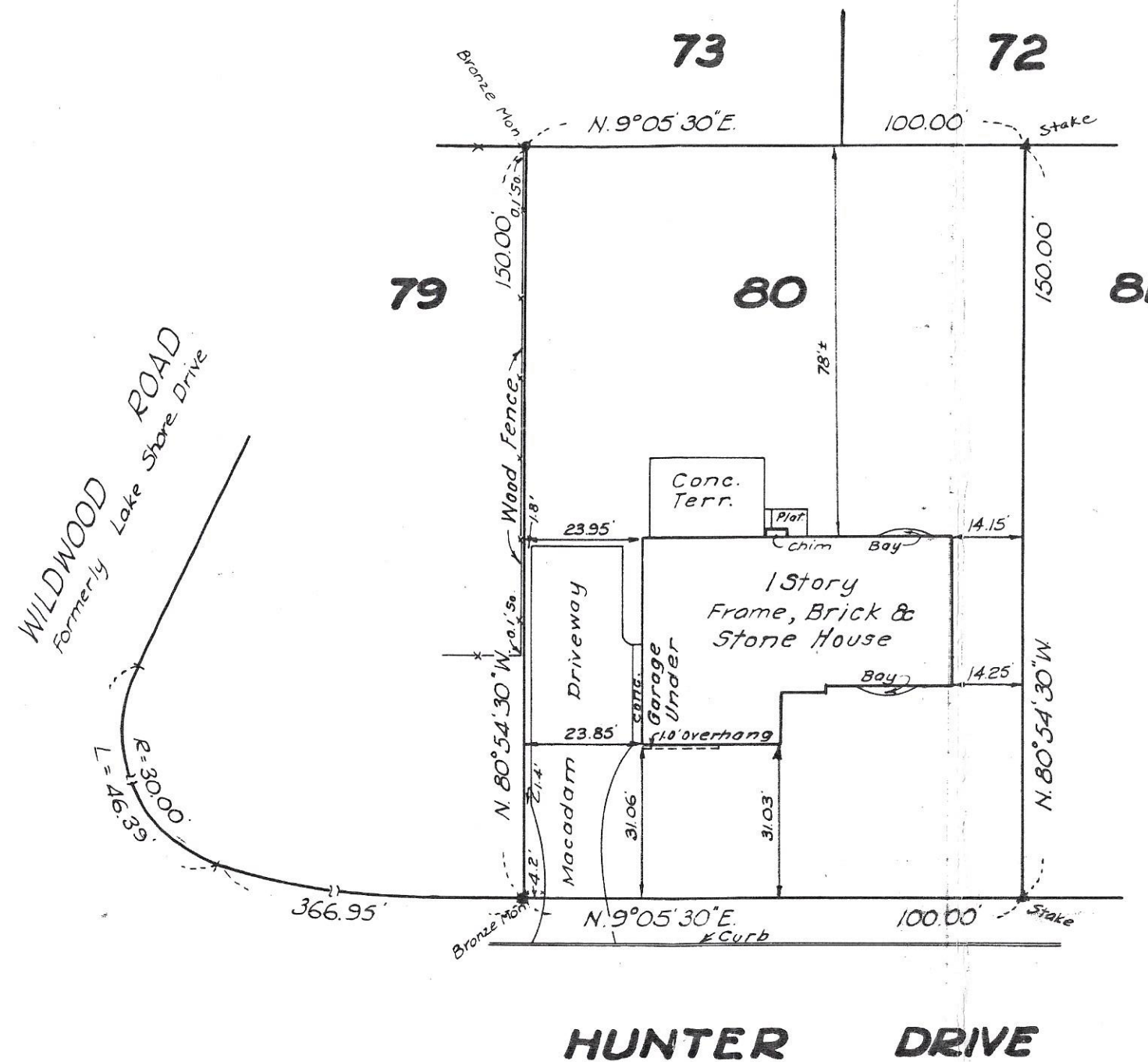
11 Hunter Drive (SECT 64.K, BLK 1, LOT 79)

Possession only where indicated

This is to certify that the survey of the property shown hereon was completed Feb. 29, 1960 and that this map was completed Mar. 4, 1960

James A. Laidman
N. Y. State Lic. Surveyor

Certified to The Title Guarantee Company and
the Eastchester Savings Bank



**SURVEY OF
LOT 80**
AS SHOWN ON MAP OF
LAKE ISLE ESTATES
IN THE
TOWN OF EASTCHESTER
WESTCHESTER CO., N.Y.

Said "Map" filed in the Westchester County Clerk's Office,
Division of Land Records, on Apr. 16, 1958, as Map No. 11461

Scale 1"=30'

Survey Date Feb. 29 1960
Brought to date April 25, 1960 *ML*
Brought to date July 22, 1960 *ML*

OFFICE OF
MONT M. MATHES
SURVEYOR
125 PARKWAY ROAD
BRONXVILLE, NEW YORK

TITLE SURVEY OF LOT 80

AS SHOWN ON MAP ENTITLED "MAP OF LAKE ISLE ESTATES" SAID MAP FILED
IN THE COUNTY CLERK'S OFFICE ON APRIL 16, 1958 AS MAP NUMBER 11461

SITUATED IN THE TOWN OF EASTCHESTER
COUNTY OF WESTCHESTER
STATE OF NEW YORK

PREPARED BY:

THE OFFICE OF EDWARD G. MIHALCZO LAND SURVEYOR LLC
34 BERRSHIRE ROAD
YONKERS, NEW YORK 10710
(914) 476-1453 (914) 969-2341 FAX
Edward G. Mihalcz
EDWARD G. MIHALCZO, L.S.
N.Y.S. LICENSE # 36181

DATE: October 21st, 2013

TITLE #115321F-A-W

GUARANTEED TO:

CYBERANE, N.A., ITS SUCCESSORS AND/OR ASSIGNS
FIRST AMERICAN TITLE INSURANCE
THE JUDICIAL TITLE INSURANCE AGENCY LLC
SERVI GUGLIORMELLA AND PAOL GUGLIORMELLA

THIS SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY
IT IS NOT TO BE USED FOR THE DESIGN OR CONSTRUCTION
OF STRUCTURES, FENCES, OR ALL LANDSCAPE, OTHER
IMPROVEMENTS OR FOR THE PURPOSES OF OTHER BUSINESS

THESE NOTES MUST BE SET AS PART OF THIS SURVEY

THIS SURVEY IS NOT TO BE USED FOR "BUILDING SETBACKS"
PURPOSES

THIS SURVEY IS NOT TO BE USED FOR THE ALLOCATION
SHARED "IN A FURNISHING"

ALL CHANGES AND REVISIONS ARE SAID FOR THE MAP
AND CHANGES TO THE MAP ARE TO BE MADE BY THE
SURVEYOR'S SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON

CHANGES TO THE MAP ARE NOT TO BE MADE
TO ANY OTHER DOCUMENTS OR DOCUMENTS ON FILE

CHANGES TO THE MAP ARE NOT TO BE MADE
TO ANY OTHER DOCUMENTS OR DOCUMENTS ON FILE
CONSTRUCTIVE A TRUE COPY OF THE NEW YORK STATE
SURVEYOR'S LAW BOOK

EDWARD G. MIHALCZO LAND SURVEYOR LLC
ALL RIGHTS RESERVED FOR THE PURPOSES OF THIS SURVEY

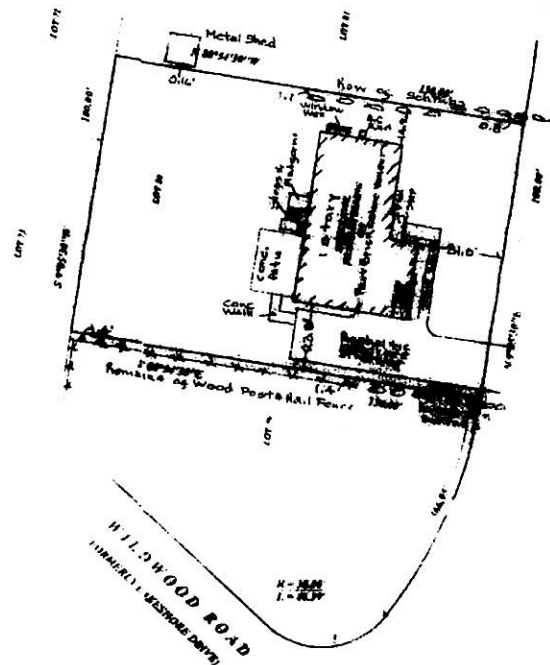
THIS SURVEY IS BASED UPON THE ASSUMPTIONS
OF CLARITY AND CLARITY OF THE SURVEYOR'S
TO THE SURVEYOR OF A CERTAIN SURVEY

EDWARD G. MIHALCZO LAND SURVEYOR LLC
ALL RIGHTS RESERVED FOR THE PURPOSES OF THIS SURVEY

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CAD DESIGNATION

DATE: 10/21/2013

BY: EGM

FOR: 1

SCALE: 1"=100'