

ARCHITECTURAL REVIEW BOARD APPLICATION

Project Name, If Applicable: 57 LOCUST AVE

Project Street Address: 57 LOCUST AVE SCARSDALE NY 10583

Section: 54 Block: 2 Lot(s): 21 Zone: R-5

Applicant: JANICE KRICK

Address: 57 LOCUST AVE

Phone #: (914) 346-5616 Email: JANICE.KRICK@gmail.com

Owner: - SAME AS APPLICANT -

Address: _____

Phone #: _____ Email: _____

Architect/Engineer: MARCO MAIORANO

Address: 439 WHITE PLAINS RD EASTCHESTER NY 10709

Phone #: (914) 346-5616 Email: COMMUNITYDESIGNSLLC@gmail.com

Attorney: _____

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 ☒
Two Family Residence ☐
Multi-Family Residence ☐
Commercial Building ☐

Other (Describe): _____

Description of Proposed Project: PROPOSED SECOND FLOOR ADDITIONS OVER
EXISTING FIRST FLOOR FOOTPRINT. NEW FRONT ROOF ENTRY
AND BALCONY ABOVE.

Are any approvals and/or variances required from the ZBA? ☐ 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)	
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)	✓
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 <u>must</u> 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)	✓
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing (prior to being heard by the ARB)	✓
PDF of Complete Submission (color pages where applicable; see last page of application for instructions)	✓
Affidavit of Publication from the Newspaper; when received	✓
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	✓
• 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.	
• 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.	
• proposed erosion control plan	
• 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)	
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	✓
• 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)	✓
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.	
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.	✓
Physical samples of proposed materials, finishes and colors. (must be brought to the meeting).	✓

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

Town of Eastchester

January 11, 2024

ZONING COMPLIANCE TABLE ONE- AND TWO-FAMILY RESIDENCES

(New Construction and Additions)

ZONE: R-5

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 (even if already approved by the ZBA).

	Existing	Required/ Permitted	Proposed	Variance Required
LOT INFORMATION				
Lot Area (sf)	5,000 S.F.	5,000 S.F.	5,000 S.F.	NO
Lot Frontage (ft)	50.0 FT.	50 FT.	50.0 FT.	NO
Yard Setbacks (ft):				
Front Yard	30.0 FT.	30 FT.	30.0 FT.	NO
Rear Yard	+/- 33.25 FT.	25 FT.	+/- 33.25 FT.	NO
First Side Yard	7.95 FT.	8.0 FT.	7.95 FT.	YES
Second Side Yard	8.69 FT.	9.0 FT.	8.69 FT.	YES
Side Yard Adjoining Street				
PRINCIPAL BUILDING INFORMATION				
Gross Floor Area (sf)	1,573 S.F.	2,300 S.F.	2,004 S.F.	NO
Building Height:				
Stories	2 1/2	2 1/2	2 1/2	
Height to Principal Eave (ft)	+/- 13.0 FT.	23.0 FT.	19.4 FT.	↓
Height to Highest Roof Ridge (ft)	+/- 23.1 FT.	33.0 FT.	29.7 FT.	NO
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.)				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
BUILDING COVERAGE				
Principal Building Coverage (sf)	1,118 S.F.	1,575 S.F.	1,181 S.F.	NO
Principal Building Coverage (%)	22.36%	31.5%	23.6%	
Accessory Building Coverage (sf)				
Accessory Building Coverage (%)				
IMPERVIOUS SURFACE COVERAGE				
Impervious Surface Coverage (sf)	1,818 S.F.	2,500 S.F.	1,843 S.F.	↓
Impervious Surface Coverage both (%)	36.3 %	50 %	36.8 %	NO

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 (or were any variances approved by the ZBA) that are not listed on the table above?
☐ Yes ☒ No

If yes, describe all additional variances: _____

Town of Eastchester Building & Planning Department

November 24, 2015

57 LOCUST AVE



COMMUNITY DESIGNS
ENGINEERING D.P.C.

CDESIGNSENGINEERING@GMAIL.COM

439 White Plains Rd.

Phone: 914-346-5616

Eastchester, NY 10709

Fax: 914-352-0114

May 21st, 2024

TO: Architectural Review Board- Town of Eastchester

CC: Carlo Valente, Building Inspector.

Address: 57 Locust Ave, Scarsdale NY 10583

Section: 54 Block: 2 Lot: 11 Zone: R-5 (Residential)

The existing 5,000 square foot site is currently developed with a 1,573 square foot single-family residence, and related site features. The applicant Janice Krick wishes to create a two-story addition over the footprint of the existing 1st floor and complete exterior alterations and renovation. The addition will include a complete second floor with new bedrooms and bathrooms. The proposed exterior alterations will consist of new finishes throughout the exterior of the home. The proposed design will be consistent with the existing character of the neighborhood and the materials used will share characteristics of neighboring dwellings as well.

The required area variance attached in the notice of denial has been approved at the May 14th 2024, Zoning board meeting.

Please feel free to contact the undersigned, should you have any questions or concerns about the application prior to the meeting.

Sincerely,

ADAMO MAIORANO
B. ARCH, ASSOC. AIA

Eastchester Town Clerk
May 21, 2024 PM 1:29

Section 54, Block 2, Lot 21
Zone: R5

RESOLUTION
Application 24-11, 57 Locust Avenue

Town of Eastchester Zoning Board of Appeals
May 14, 2024

Description of the Application: Area variances for a proposed second-story addition over existing first floor footprint to permit: (1) a first yard setback of 7.95 feet, whereas a minimum of 8 feet is required by Eastchester Zoning Law §4-C-5 (R5, Col. 6), a deficiency of 0.5 feet or 0.62%; (2) a second yard setback of 8.69 feet whereas a minimum of 9 feet is required by Eastchester Zoning Law §4-C-5 (R5, Col. 7), a deficiency of 0.31 feet or 3.4%.

The ZBA previously granted approval for these variances on March 14, 2023, however, the approval expired. The applicant is asking for the variances to be reissued. There are no changes to the proposed plan from the plan previously presented and approved.

SEQRA Status: Type II Action (6 NYCRR 617.5(c)(17)). No further SEQR review required.

Date of the Public Hearing: April 16, 2024

Drawings: During the review of the application, the Zoning Board of Appeals was provided with exhibits and materials that were accepted into the record and made a part thereof including, but not limited to, the following drawings prepared by:

1. Community Designs Engineering D.P.C, all dated April 1, 2024:
 - SP.1, Site Plan and Notes
 - A.1, Existing and Proposed Floor Plans
 - A.2, Proposed Elevations
2. Office of William A. Smith, Mont M. Mathes, Surveyor, dated February 6, 1952:
 - Survey

(The above-referenced Drawings are collectively referred to as the “Project Plans”).

Findings: After considering the presentation by the applicant, the supporting materials submitted relative to the application, and comments made at the public hearing, the ZBA makes the following findings in accordance with Section 10.B.2 of the Zoning Law:

The benefit to the applicant — here the ability to construct a proposed second-story addition over existing first floor footprint — outweighs the detriment to the health, safety and welfare of the surrounding community by the grant of the variance based on the evaluation of the factors below:

1. As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the ZBA finds: It will not. The proposed addition and overall aesthetic are in keeping with the surrounding neighborhood and are similar in size and scale to other homes in the neighborhood.
2. As to whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance, the ZBA finds: The benefit sought by the applicant is to expand the

size of the house. Constructing a second-floor addition is the most economical and practical solution to provide additional space given the size and configuration of the lot.

3. As to whether the requested variance is substantial, the ZBA finds: It is not. Both variances are less than a 5% deviation from the requirements of the Zoning Law.
4. As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the ZBA finds: It will not for reasons similar to the response to factor number 1.
5. As to whether the alleged difficulty was self-created (which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variances), the ZBA finds: The difficulty is self-created in that the applicant is choosing to add additional space to the existing residence; however, given the *de minimis* size of the deviation from the Zoning Law and the consideration of the other factors, the self-created nature of the need for the variances does not preclude the granting of the variances.


Determination: Based upon the foregoing and the record, the ZBA finds that the benefit to the applicant by the grant of the above-stated variances outweighs the detriment to the health, safety and welfare of the community by such grant, and, therefore, grants the above-stated variances, subject to the condition that the use is established in compliance with the Project Plans as they may be modified by the Planning Board during the site plan review process provided that such modifications do not increase the magnitude of the variances.

Vote:

Alan Pilla	Yes
Michael Cahalin	Yes
Joseph Miller	Yes
William Conway	Yes
Paul Weber	Absent

Variances Approved.

Resolution adopted at the Zoning Board of Appeals meeting on May 14, 2024.



Robert M. Tudisco, Deputy Town Attorney

**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 6TH, 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:

JANICE KRECK
(name of application/applicant)

for:

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

related to: PROPOSED ONE STORY ADDITION OVER EXISTING ONE
STORY FOOTPRINT
(describe the proposed project)

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

54, 2, 21

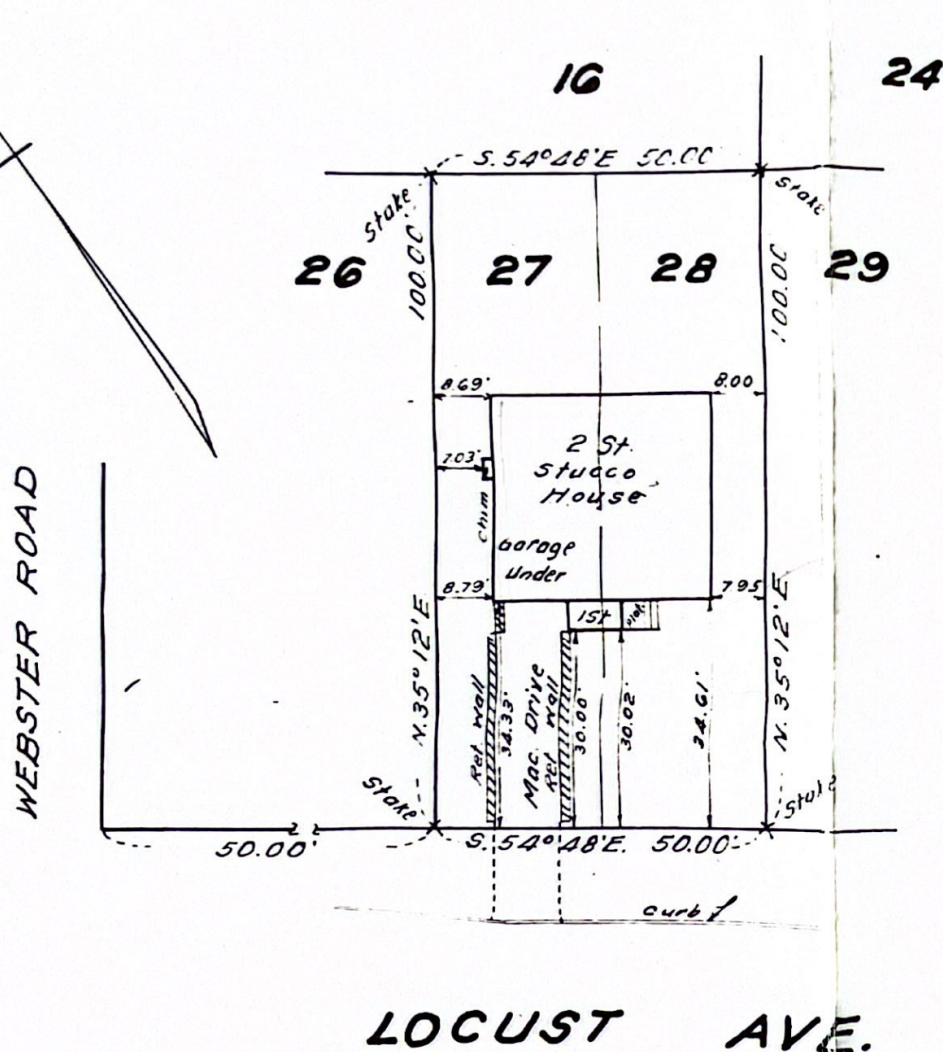
and located at the following address:

57 LOCUST AVE SCARSDALE N.Y. 10583
(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.

3-4"



Possession only where indicated.

This is to certify that the survey of the property shown hereon was completed Jan 23, 1952 and that this map was completed Feb. 6, 1952

MARTIN & MATHES

By

Mont M. Mathes
N. Y. State Land Surveyor

Certified to:-

Mr. Poole's house

SURVEY OF
LOTS 27 & 28 BLOCK 45
AS SHOWN ON AMENDED MAP OF
ARTHUR MANOR
SCARSDALE & EASTCHESTER
WESTCHESTER CO., N. Y.

Said "Map" filed in the Westchester County Clerk's Office.
Division of Land Records, on May 19, 1908 as Map
No. 1801

Scale 1" = 20'

Date Feb. 6, 1952

OFFICE OF WILLIAM A. SMITH

GEO. H. MARTIN, Jr. MONT M. MATHES
CIVIL ENGINEER SURVEYOR

125 PARKWAY ROAD, BRONXVILLE 8, N. Y.