

# ARCHITECTURAL REVIEW BOARD APPLICATION

Project Name, If Applicable: \_\_\_\_\_

Project Street Address: 64 HICKORY ROAD EASTCHESTER NY 10709

Section: 66F Block: 6 Lot(s): 121 Zone: \_\_\_\_\_

Applicant: JOSEPH FERNANDEZ

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Owner: R & T OFFICE

Address: 34 INTERLAKEN DRIVE EASTCHESTER NY 10709

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Architect/Engineer: JOSEPH FERNANDEZ ARCHITECT

Address: 575 WHITE PLAINS ROAD EASTCHESTER NY 10709

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

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:

SINGLE FAMILY HOUSE ALTERATION -  
PERMIT # 20240198. ALTERATION OF FRONT ELEVATION  
WHICH EXCEEDS 30% OF SQUARE FOOTAGE  
OF THE EXISTING FRONT ELEVATION.

Are any approvals and/or variances required from the ZBA? ☒ Yes ☐ No

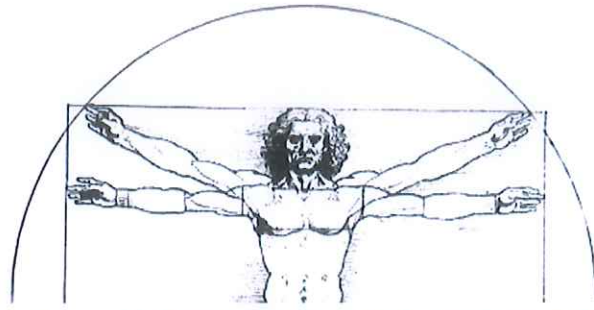
(If yes, list all necessary approvals from the ZBA and/or variances on an attachment)



## APPLICATION CHECKLIST FOR SITE PLANS

<b>Submission Items</b>	✓
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)	✓
<ul style="list-style-type: none"> <li>Copy of the list of all properties within 200 feet of the site printed from the Westchester County GIS, - including: section, block, and lot</li> </ul>	
Signed and notarized Affidavit of Mailing and Publication ( <b>prior to being heard by the ARB</b> )	
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing ( <b>prior to being heard by the ARB</b> )	
<b>PDF of Complete Submission (color pages where applicable; see last page of application for instructions)</b>	
Affidavit of Publication from the Newspaper; when received	✓
3. Proposed site plan drawing(s), based on and citing the certified property survey, showing:	✓
<ul style="list-style-type: none"> <li>required zoning setbacks</li> <li>proposed structures and paved areas</li> <li>proposed setbacks and dimensions</li> <li>proposed utilities</li> <li>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.</li> <li>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.</li> <li>proposed erosion control plan</li> <li>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)</li> </ul>	
4. Proposed floor plans	✓
5. Proposed building elevations, including:	✓
<ul style="list-style-type: none"> <li>proposed materials and finishes labeled and provided in a schedule</li> <li>horizontal and vertical dimensions</li> <li>spot elevations at building corners and other relevant locations</li> <li>elevation of the principal eave, based on a surveyed bench mark</li> <li>elevation of the highest roof ridge line, based on a surveyed bench mark</li> </ul>	
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](http://www.eastchester.org).



**JOSEPH FERNANDEZ ARCHITECT, P.C.**

May 17, 2024

Town of Eastchester, NY  
Planning Department  
40 Mill Road  
Eastchester, NY 10709

Architectural Review Board Application

Re: 64 Hickory Hill Road, Eastchester, NY 10709  
Section: 66F Block: 6 Lot: 121  
Zoning district: R6

This application is for an approval to construct a new front porch, rear deck, change the existing front elevation and siding on three other elevations of one-family residence. The change includes upgrading of doors and windows, and replacement of siding with stucco finish on the front elevation.

Sincerely,  
Joseph Fernandez, Architect, P.C.

JOSEPH FERNANDEZ

Joseph Fernandez  
Architect





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

ZONE: RG

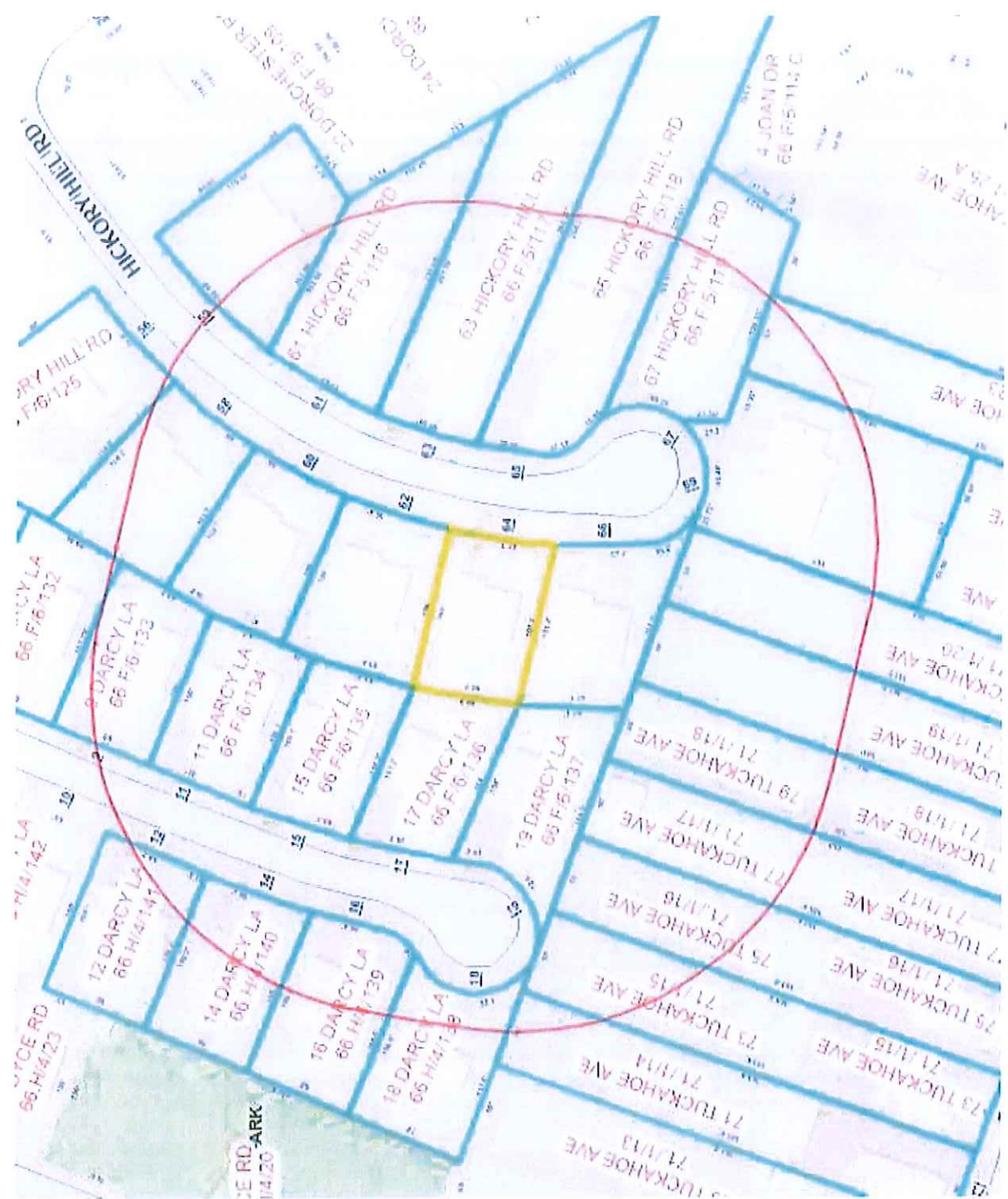
Notes: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if variance is required.

	Existing	Required/ Permitted	Proposed	Variance Required
<b>LOT INFORMATION</b>				
Lot Area (sf)	6,700	6,000	6,700	NO
Lot Frontage (ft)	67.07	60	67.07	NO
Yard Setbacks (ft):				
Front Yard	31.5	30	30	NO
Rear Yard	25	25	17	YES
First Side Yard	11.6	10	11.6	NO
Second Side Yard	11.8	10	11.8	NO
Side Yard Adjoining Street				
<b>PRINCIPAL BUILDING INFORMATION</b>				
Gross Floor Area (sf)	2,131	2,570	2,491	NO
Building Height:				
Stories	2.5	2.5	2.5	NO
Height to Principal Eave (ft)				
Height to Highest Roof Ridge (ft)	25	33	29	NO
<b>ACCESSORY STRUCTURES</b>				
<b>Detached Garage</b>				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>Other Accessory Structure (Indicate type of structure – shed, pool, etc.)</b>				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>BUILDING COVERAGE</b>				
Principal Building Coverage (sf)	1,445	2,010	1,990	NO
Principal Building Coverage (%)	21.6	30	29.7	
Accessory Building Coverage (sf)				
Accessory Building Coverage (%)				
<b>IMPERVIOUS SURFACE COVERAGE</b>				
Impervious Surface Coverage (sf)	1,757	3,175	2,532	NO
Impervious Surface Coverage (%)	26.2	47.4	37.8	

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? No ☒ Yes

If yes, describe all additional variances (provide attachment if necessary): ALTERATION OF FRONT ELEVATION EXCEEDS 30% OF SQUARE FOOTAGE OF THE EXISTING FRONT ELEVATION AMENDMENT 8/14/01 OF TOWN OF EASTCHESTER LOCAL LAW #5 - 2000





**TOWN OF EASTCHESTER  
BUILDING & PLANNING DEPARTMENT**

40 Mill Road  
Eastchester, NY 10709

Phone: (914) 771-3317  
Fax: (914) 771-3322

[www.eastchester.org](http://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 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:

Joseph Fernandez Architect  
(name of application/applicant)

for:

Construction of new porch and changes to front elevation (new windows, doors, & facade finish)  
(area variance(s), use variance, interpretation, site plan, subdivision, architectural review and/or special permit approval)

related to: New Family Room & New Rear Deck  
(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:

66F-6-121

and located at the following address:

64 Hickory Hill Road  
(street address)

**Notes:**

1. Visit the town's website ([www.eastchester.org](http://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 Building & Planning Department at (914) 771-3319 or [lherbert@eastchester.org](mailto:lherbert@eastchester.org). Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Building & 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.

# THE Eastchester REVIEW

## Affidavit of Publication

STATE OF NEW YORK }

COUNTY OF WESTCHESTER }

I, Nancy Kaplan, duly swear that I am the Assistant to the Publisher of The Eastchester Review, a weekly community based newspaper in White Plains, New York, and further swear that the attached legal notice ran in said newspaper on the following dates:


**May 17, 2024**

The text of the notice as published in said newspaper is as set forth in annexed exhibit. This newspaper has been designated by the clerk of Westchester County for this purpose.

  
Nancy Kaplan

*Assistant to the Publisher of the Eastchester Review*

Sworn to before me on this 17<sup>th</sup> day of May, 2024.

  
Notary's signature:

STEVEN KAPLAN  
Notary Public, State of New York  
No. 02KA4824403  
Qualified in Westchester County  
Commission Expires Sept. 30, 2025