

ARCHITECTURAL REVIEW BOARD APPLICATION

Project Name, If Applicable: _____

Project Street Address: 8 WILDWOOD ROAD

Section: 64.J Block: 2 Lot(s): 8 Zone: R15

Applicant: MARISSA AND FRANK BARONE

Address: 8 WILDWOOD ROAD, EASTCHESTER, NY 10709

Phone #: 917-514-1308 Email: FRANKB1026@GMAIL.COM

Owner: MARISSA AND FRANK BARONE

Address: 8 WILDWOOD ROAD, EASTCHESTER, NY 10709

Phone #: 917-514-1308 Email: FRANKB1026@GMAIL.COM

Architect/Engineer: JOHN IANNACITO

Address: 434 WHITE PLAINS ROAD, EASTCHESTER, NY 10709

Phone #: 914-414-9121 Email: IANNACITOJ@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 SECOND STORY ADDITION OVER THE EXISTING
FIRST FLOOR FOOTPRINT. CONSTRUCT A COVERED FRONT
PORCH. REMOVE AND RECONSTRUCT EXISTING ROOF.

Are any approvals and/or variances required from the ZBA? _____ Yes _____ X 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	NA
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 <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)	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.	N/A
• 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	✓
• 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.

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

8 WILDWOOD ROAD

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)	15,245	15,000	NO CHANGE	
Lot Frontage (ft)				
Yard Setbacks (ft):				
Front Yard	31.20	30.0	NO CHANGE	
Rear Yard	67.58	32.0	65.25	
First Side Yard	15.40	14.0	NO CHANGE	
Second Side Yard	30.17	16.0	NO CHANGE	
Side Yard Adjoining Street				
PRINCIPAL BUILDING INFORMATION				
Gross Floor Area (sf)	2,681	4,225	3,603	
Building Height:				
Stories	2	2 1/2	NO CHANGE	
Height to Principal Eave (ft)	14.83	23.0	21.50	
Height to Highest Roof Ridge (ft)	20.42	33.0	28.50	
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)	2,293	3,506	2,476	
Principal Building Coverage (%)	15.0%	23.0%	16.2%	
Accessory Building Coverage (sf)				
Accessory Building Coverage (%)				
IMPERVIOUS SURFACE COVERAGE				
Impervious Surface Coverage (sf)	4,539	5,549	4,722	
Impervious Surface Coverage (%)	29.8%	36.4%	31.0%	

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: 8 Wildwood Road
Eastchester, N.Y. 10709
Section 64.J, Block 2, Lot 8, Zone R-15

Dear Board Members:

Mr. and Mrs. Frank Barone, 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 8 Wildwood Road.

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

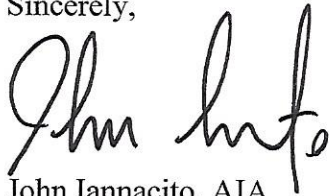
The proposed exterior materials are as follows:

1. The wall surfaces will Hardie shingles to match existing and Hardie board and batten siding, finished 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 composite 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,

A handwritten signature in black ink, appearing to read 'John Iannacito', with a stylized, flowing script.

John Iannacito, AIA

**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:

MARISSA AND FRANK BARONE

(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 ADDITION

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.J, BLOCK: 2, LOT 8

and located at the following address:

8 WILDWOOD ROAD

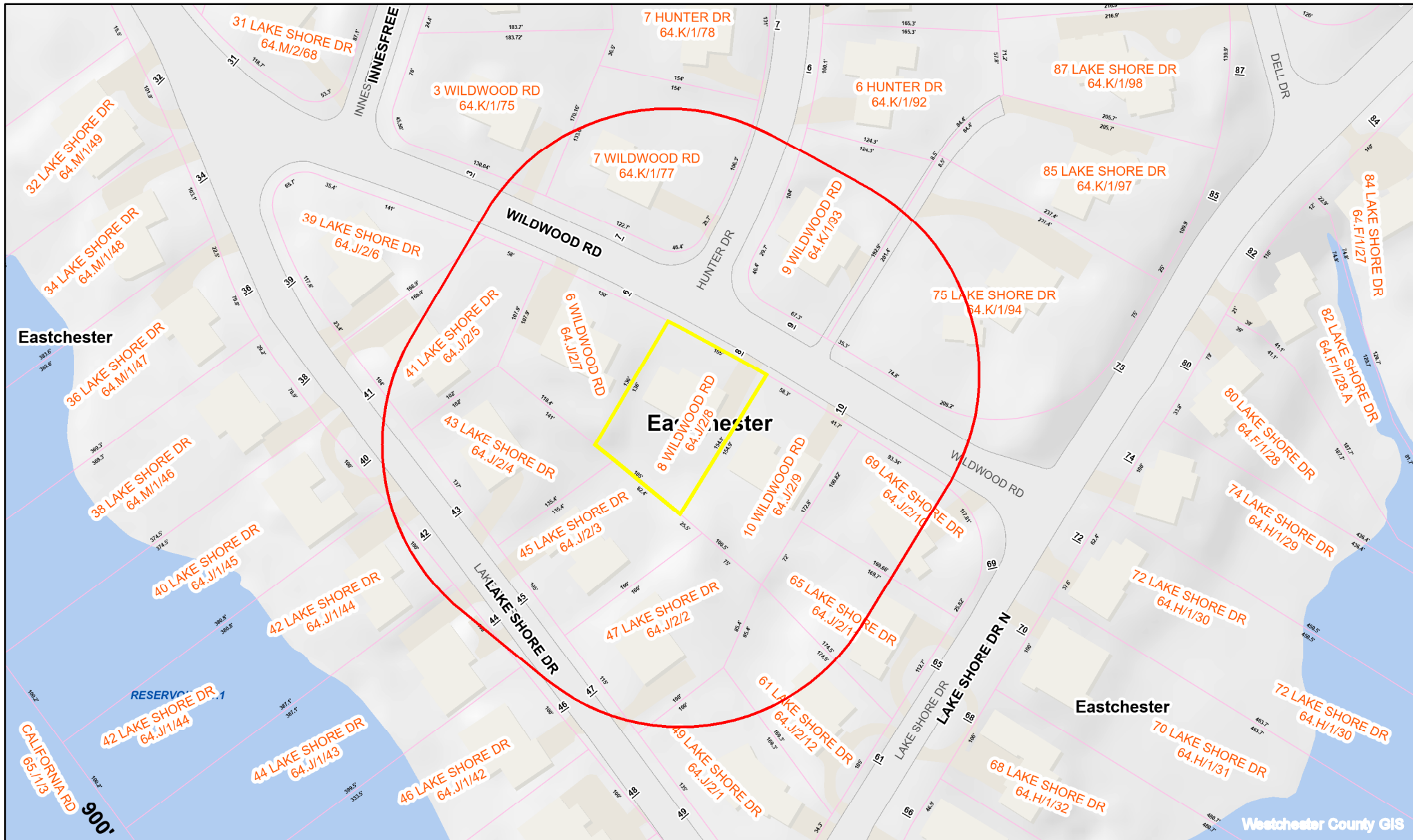
(street address)

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.

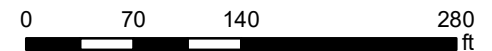
8 WILDWOOD RD. ID: 64.J/2/8 (Eastchester)



May 17, 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.

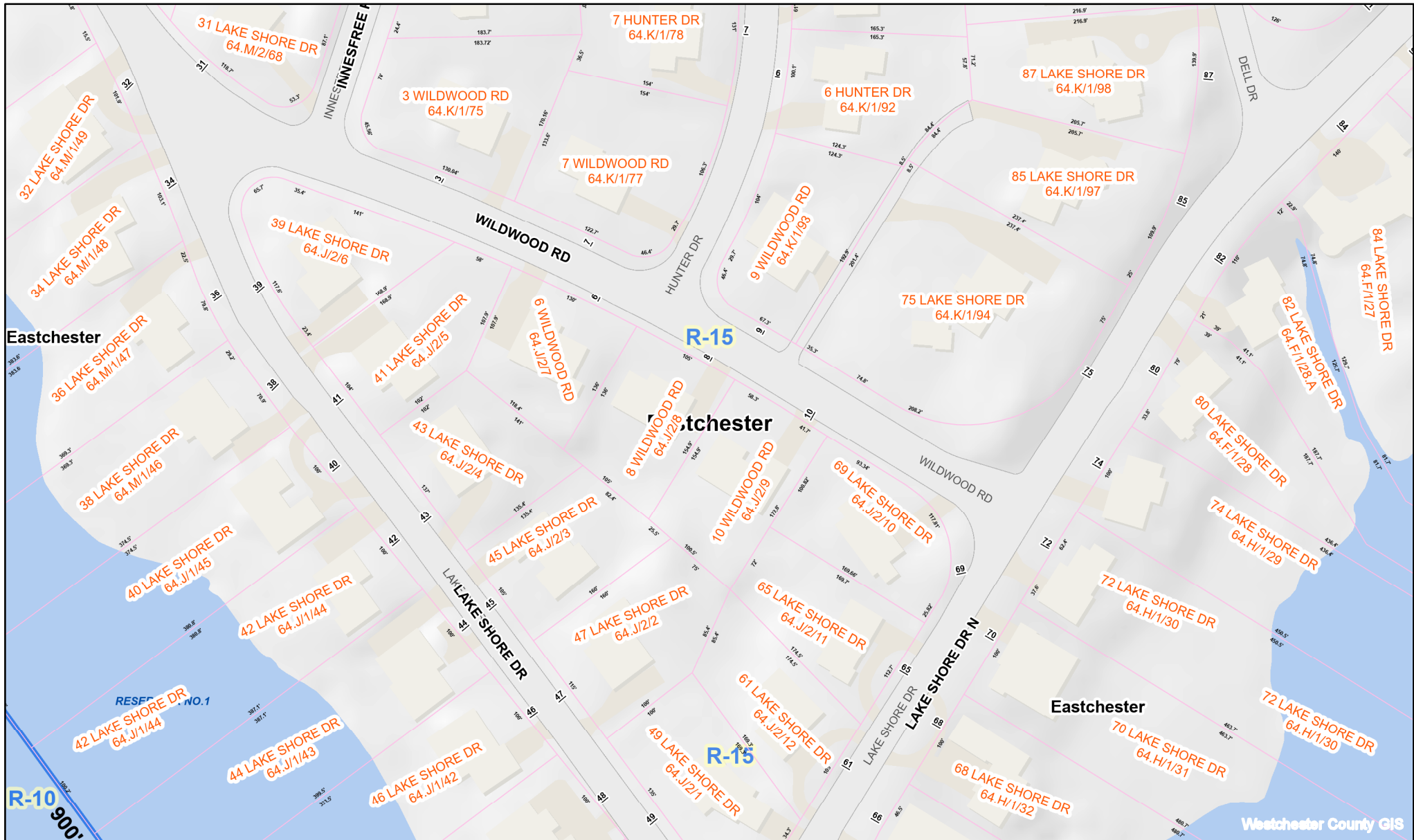
1:1,500



Westchester County GIS

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

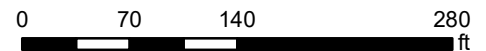
(Eastchester)



May 17, 2024

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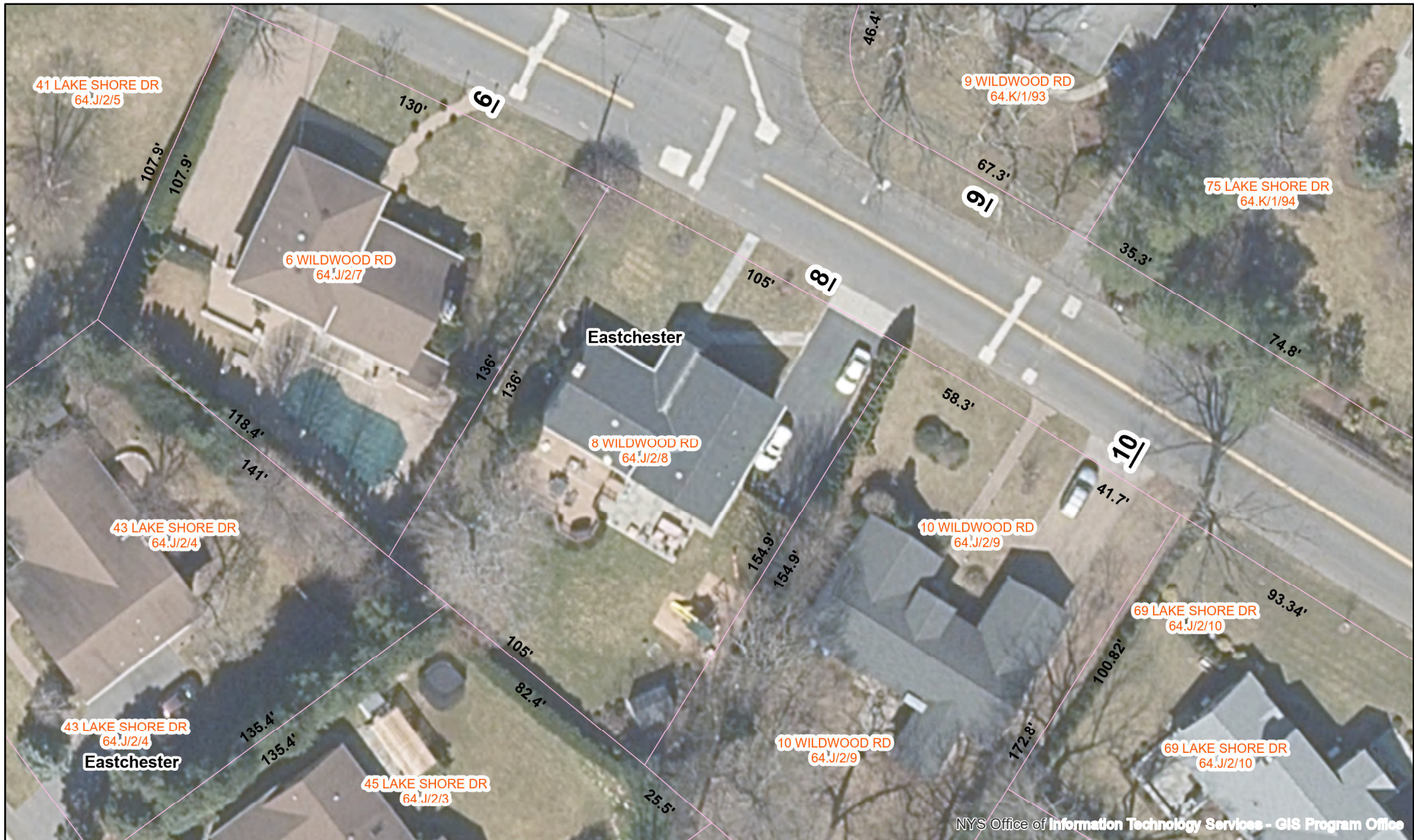
1:1,500



Westchester County GIS

GIS Geographic Information System
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(Eastchester)



May 17, 2024

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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



6 Wildwood Road (SECT 64.J, BLK 2, LOT 9)



3 Wildwood Road (SECT 64.K, BLK 1, LOT 75)



7 Wildwood Road (SECT 64.K, BLK 1, LOT 77)



9 Wildwood Road (SECT 64.K, BLK 1, LOT 93)



10 Wildwood Road (SECT 64.J, BLK 2, LOT 9)



69 Lakeshore Drive (SECT 64.J, BLK 2, LOT 10)

Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

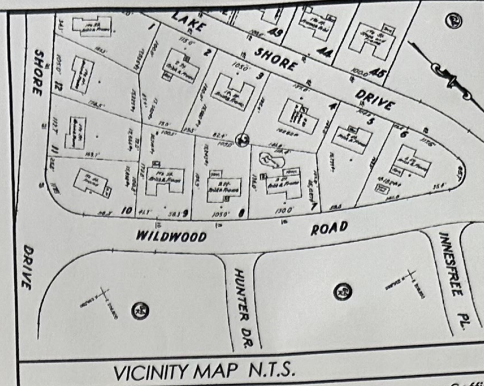
Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

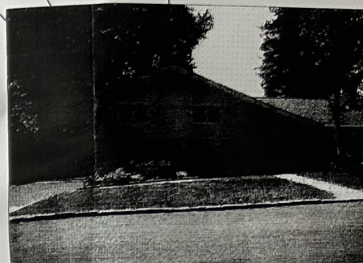
Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

The location of underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

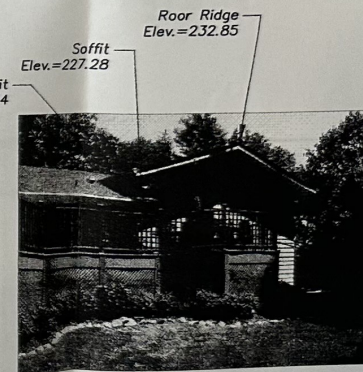


Road Ridge Elev.=232.85



Soffit Elev.=223.53

Bottom Overhang Elev.=226.31



Road Ridge Elev.=232.85

Soffit Elev.=227.28

Soffit Elev.=223.44

Bottom Overhang Elev.=226.31

Bottom Overhang Elev.=226.31

WILDWOOD ROAD
(Formerly Lake Shore Drive as per filed map)

R=2170.00'
L=105.00'

Surveyed: May 20, 2009
Map Prepared: May 21, 2009

By: _____
New York State Licensed Land Surveyor No.050604

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ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



THOMAS C. MERRITTS LAND SURVEYORS, P.C.
394 BEDFORD ROAD • PLEASANTVILLE • N.Y.10570
(914) 769-8003 • (203) 622-8899

ZONE - R15

FRONT - 30'
FIRST SIDE - 14'
SECOND SIDE - 16'
REAR YARD - 32'

Premises hereon being designated as part of Block "C" as shown on a certain map entitled, "Subdivision Map of Section Two Lake Chester Park, Town of Eastchester, Westchester County, New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records September 13, 1954 as map number 9344.

Surveyed in accordance with Control #422730630.

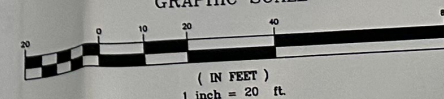
Premises hereon being designated on the Town of Eastchester Tax Maps as Section 64J, Block 2, Lot 8.

Topography shown hereon generally in accordance with NAVD 88.

**TOPOGRAPHY OF PROPERTY
PREPARED FOR
FRANK CASATELLI**
SITUATE IN THE
TOWN OF EASTCHESTER
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



Proj: Ref.08-085	Field Survey
09-068	BC/DJM
Drawn By:	Checked By:
DA	DM