

**AGENDA FOR BOARD OF TRUSTEES REGULAR MEETING
VILLAGE OF IRVINGTON, NY
MONDAY, OCTOBER 19, 2020 AT 7PM
** MEETING WILL BE HELD BY VIDEO CONFERENCE**

Join Zoom Webinar
<https://us02web.zoom.us/j/82386994572>

Webinar ID: 82386994572

Use Computer Audio or Dial-in Audio: (646) 558-8656

1. Call to order by Mayor Brian C. Smith
2. Announcements
 - a. Checks over \$25K
 - b. Public hearing to consider a local law amending the Zoning Code to create the North Broadway Mixed-Use District – Monday, November 2, 2020 at 7PM
3. Correspondence
 - a. Alice Picon
4. Public comment (please limit comments to no more than 3 minutes)
5. Consent Agenda
 - a. Minutes of the Regular Meeting of the Village Board held on October 5, 2020
6. Continuation of Public Hearing to consider local law amending the use of gas powered leaf blowers
7. Application for Local Landmark designation for 45 West Clinton Avenue (Armour-Stiner Octagon House)
8. Approval of shared service inter-municipal agreement for the NYS DEC grant for “recycling app”
9. Declaring a public emergency in connection with the Irvington Public Library mold removal project
10. Resignation from Farmers Market Committee
11. Reports of boards, standing committees and officers
 - * Trustee Liaisons reports
 - * Village Administrator’s report
 - * Village Clerk-Treasurer’s report

* Village Attorney's report

12. Public comment (please limit comments to no more than 3 minutes)

13. Review of action items

14. Adjournment

Following the conclusion of the Regular Meeting, the Board of Trustees will hold a Public Hearing on the Findings of Fact for 2 Hancock Place - Takashi and Akiko Okumura appeal of Architectural Review Board decision

Karen Buccheri

From: Brenda Jeselnik
Sent: Tuesday, October 13, 2020 12:15 PM
To: Larry Schopfer; Karen Buccheri; Brian Smith; Connie Kehoe; Janice Silverberg; Larry Lonky; Mark Gilliland
Subject: RE: Checks over 25K

Pursuant to the Village purchasing policy, please be advised that Mayor Smith will be presented with a checks over \$25K.

Vendor: Creighton Manning
Purpose: Main Street & Station Road Pedestrian Improvement Project
Fund: Capital Fund
Total Amount: \$37,204.31

Brenda M. Jeselnik

Village Clerk-Treasurer



Village of Irvington
85 Main Street
Irvington, NY 10533
Tel: (914) 231-3020
Fax: (914) 591-4072

Karen Buccheri

From: Brenda Jeselnik
Sent: Thursday, October 15, 2020 1:34 PM
To: Larry Schopfer; Karen Buccheri; Brian Smith; Connie Kehoe; Janice Silverberg; Larry Lonky; Mark Gilliland
Subject: RE: Checks over 25K

Pursuant to the Village purchasing policy, please be advised that Mayor Smith will be presented with the following checks and ACH over \$25K.

Vendor: Gianfia Corp.
Purpose: Main Street & Station Road Pedestrian Improvement Project
Fund: Capital Fund
Amount: **\$147,878.50**

Vendor: Landvscape. Inc..
Purpose: Hudson View Park Culvert Replacement Project
Fund: Capital Fund
Amount: **\$67,942.16**

Vendor: JC Land & Site Development, Inc.
Purpose: Hudson Matthiessen park Playground
Fund: Capital
Amount: \$91,506.37 (ACH payment)

Brenda

Brenda M. Jeselnik

Village Clerk-Treasurer



Village of Irvington
85 Main Street
Irvington, NY 10533
Tel: (914) 231-3020
Fax: (914) 591-4072

Larry Schopfer

From: Alice Picon
Sent: Wednesday, October 14, 2020 11:26 AM
To: Brian Smith; Connie Kehoe; Janice Silverberg; Larry Lonky; Mark Gilliland
Cc: Larry Schopfer
Subject: Matthiessen Park

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

To the Mayor & Trustees:

I hear you are currently deliberating on whether access to Matthiessen Park should be limited to residents of Irvington. I strongly believe that all human beings, regardless of where they happen to currently reside, should be allowed to enjoy the park on an equal basis.

Canines are a whole other story, but that's for another day 😊.

Yours truly,

Alice Picon

130 Station Road

Irvington

**RESOLUTION 2020-XXX
DESIGNATION OF 45 WEST CLINTON AVENUE (ARMOUR-STINER OCTAGON HOUSE)
AS A LOCAL LANDMARK**

Mayor _____ offered the following resolution, which was seconded by Trustee _____ and adopted:

WHEREAS, Joseph Pell Lombardi, owner of 45 West Clinton Avenue (aka Armour-Stiner Octagon House), requested voluntary designation as a local landmark pursuant to Chapter 144 of the Village Code; and

WHEREAS, the Board has reviewed the information submitted by the owner in support of the requested action and has determined that the property meets the criteria for local landmark designation as shown in §144-3D in the Village Code; now therefore be it

RESOLVED, to designate the property located at 45 West Clinton Avenue (aka Armour-Stiner Octagon House) owned by Joseph Pell Lombardi as a local landmark in the Village of Irvington.

Village of Irvington, New York

Local Landmark Nomination Form

This application is for the nomination of individual properties as Local Historic Landmarks within the Village of Irvington. To be considered for designation by the Village of Irvington Board of Trustees, it is necessary for an applicant to complete the enclosed application form and return it to Lawrence Schopfer, Village Administrator. The application is designed so that it can be completed without professional assistance. The following instructions explain the most frequently misunderstood items. If you have further questions, The Irvington Historical Society may have resources to assist in completing this form.

1. Name of Property

Historic Name: This is ordinarily the first name given to the building or the name of the original owner. A name associated with a site at a later date may also be used if it can be demonstrated to have more historic validity than the name by which it was first known. **Common Name:** This is usually the name by which a site is currently popularly identified. It may be the same as the historic name.

2. Classification of Property

Building: A “building,” such as a house, church, commercial building, or similar construction is created principally to shelter any form of human activity. Examples include: houses, coach houses, sheds, greenhouses, garages, barns, village halls, social halls, hospitals, commercial buildings, libraries, train depots, hotels, schools, stores, and churches.

Structure: The term “structure” is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Examples include: bridges, tunnels, water towers, dams, power plants, roadways, mounds or earthworks, railroad grades, systems of roadways and paths, railroad locomotives and cars, bandstands, gazebos.

Object: The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Examples include: sculpture, monuments, boundary markers, statuary, and fountains.

Site: A “site” is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structures. Examples include: habitation sites, funerary sites, ceremonial sites, gardens, grounds, ruins of historic buildings and structures, trails, area of land, cemeteries, designed landscapes, and natural features, and land areas having cultural significance.

3. Representation in Existing Surveys

If you know whether or not the property has been included in the Village of Irvington Historic Resources Survey or some other survey, or is located in the Historic District in Irvington, or listed individually on the National Register of Historic Places, please indicate.

4. Description of Property

Please check any and all applicable boxes in this section. Please also provide a written description of the structure’s shape, building materials, and exterior features in paragraph form, including a description of any additions or alterations that have occurred over time. Specify types and colors of materials, the design or pattern of decorative ornament, and the arrangement of architectural elements. Please also describe other features on the site such as outbuildings, decorative fences, sculpture, fountains, or landscape treatments that may add to the significance or historic character of the site. Provide the size the property in acres and attach any legal description to the nomination form.

5. Criteria for Local Landmark Designation

In order to designate a Village of Irvington landmark, a property must meet the applicable qualification criteria set forth in Village of Irvington Ordinance § 144-3(D). Complete the requested information in this section and check which categories of Criteria for Local Landmark Designation, if any, apply to the property.

6. Written Statement of Significance

Provide a written statement describing why the property meets each category of Criteria for Local Landmark Designation you have checked in response to Item 5 above. For each category, describe why the property meets the applicable criteria and explain specifically why the nomination is important in each of these categories. In subsequent paragraphs, and on continuation sheets, if necessary, detail the history of the site and the people or events that have contributed to its significance. You may want to attach in response to Item 8 below photocopies of any documentation that supports your written statement of significance.

7. Owner of Property

Submission of this form may be made by the property owner, representative or individual. It is subject to review by The Village of Irvington and The Board of Trustees. Property owners must consent to the application to the Village of Irvington. Please submit the name and address of the property owners of the area, property, structure, site or object being nominated. If the nomination includes multiple property owners, attach a separate sheet that includes the names and addresses of all property owners.

8. Additional Information

Submit the following applicable items with the completed nomination form: Cite any books, articles, documents and other sources used in preparing this form. Photographs: Representational photographs of all major facades and significant character defining details should be submitted with the nomination form. List the date and view on the back of all photos. If historic photographs are submitted please indicate the year the photograph was taken and the source of the photograph. Other visual materials may also be submitted with the nomination form.

1. NAME OF PROPERTY

Historic Name: The Armour-Stiner (Octagon) House

Common Name: The Octagon House

Street Address: 45 West Clinton Avenue, Irvington, NY 10533

City: Irvington State: New York ZIP Code: 10533

2. CLASSIFICATION OF PROPERTY

Category:	Ownership:	Present Use:
Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Agricultural <input type="checkbox"/>
Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input type="checkbox"/>	Cemetery <input type="checkbox"/>
Site <input checked="" type="checkbox"/>		Educational <input type="checkbox"/>
		Entertainment <input type="checkbox"/>
		Government <input type="checkbox"/>
		Park <input type="checkbox"/>
		Private Residence <input checked="" type="checkbox"/>
		Military <input type="checkbox"/>
		Museum <input checked="" type="checkbox"/>
		Religious <input type="checkbox"/>
		Transportation <input type="checkbox"/>
		Other <input type="checkbox"/>

3. REPRESENTATION IN EXISTING SURVEYS

National Historic District: N/A

Local Historic District: N/A

Surveys: Please see folder for surveys dated 1880, 1933, 1975, 2013

4. DESCRIPTION OF PROPERTY

PLEASE ATTACH A WRITTEN DESCRIPTION OF THE PROPERTY TO THIS FORM

PROPERTY DESCRIPTION

Acreege of property: 3.006 acres

Number of Stories: 4 + cupola Roof Material: Slate

Plan Shape

- Rectangular
- Square
- Circular
- L-Shaped
- U-Shaped
- H-Shaped
- Irregular
- Other Octagon

Primary Window Type

- Double Hung
- Casement
- Fixed
- Sliding
- Other _____

Foundation

- Stone
- Brick
- Concrete Block
- Concrete
- Other _____

Roof Form:

- Gable
- Hip
- Gambrel
- Mansard
- Flat
- Other Dome

Structural Framing:

- Wood
- Masonry
- Concrete
- Steel
- Other _____

Condition:

- Excellent
- Good
- Fair
- Poor
- Ruins

Façade:

- Clapboard
- Brick
- Stone
- Stucco
- Shingle
- Aluminum Siding
- Vinyl Siding
- Synthetic Stucco
- Wood Siding

Check One:

- Original Site
- Moved; date _____
- Altered
- Unaltered

5. CRITERIA FOR LOCAL LANDMARK DESIGNATION

Architectural Style: Victorian

Date of Construction: 1860 / 1872 Period of Significance: Neo Roman

Architect: Not known Builder: Not known

Landscape Architect: Not known

Criteria for Local Landmark Designation

Local Landmark: A site, building, structure, marker or object may be designated a local landmark if the Board of Trustees finds, on the basis of substantial evidence, that it possesses one or more of the following characteristics:

- It is associated with persons or events of historic significance to the Village, region, state or nation.
- It is illustrative of historic growth and development of the Village, region, state or nation.
- It embodies distinctive characteristics of a type, period, or method of construction or design style, or is representative of the work of a master, or possesses unique architectural and artistic qualities, or is a valuable example of the use of indigenous materials or craftsmanship.
- It is included on the National Register of Historic Places maintained by the United States Secretary of the Interior, the New York State Register of Historic Places maintained by the New York State Historic Preservation Office, or the Westchester County Inventory of Historic Places.
- It represents an established and familiar visual feature of the Village by virtue of its unique location or singular physical characteristic.
- It has yielded or may be likely to yield information important to prehistory or history.

6. WRITTEN STATEMENT OF SIGNIFICANCE

PLEASE ATTACH A WRITTEN STATEMENT OF SIGNIFICANCE TO THIS FORM

7. OWNER OF PROPERTY

Name Joseph Pell Lombardi

Address 45 West Clinton Avenue, Irvington, NY 10533

Signature _____

FORM PREPARED BY

Name Michael Lombardi and Joseph Pell Lombardi Date 8/19/20

Organization Joseph Pell Lombardi Architects

Street Address 45 West Clinton Avenue, Irvington, NY 10533

Signature _____

8. ADDITIONAL INFORMATION

The Armour-Stiner (Octagon) House Book by Joseph Pell Lombardi, 2020
Historic American Building Survey Report, 1975
National Register for Historic Places Nomination Form, 1976

Armour-Stiner (Octagon) House
45 West Clinton Avenue, Irvington, NY 10533

Village of Irvington – Local Landmark Nomination
September 9, 2020

Description:

The Armour-Stiner (Octagon) House is situated on a 3.006 acre lot at the southwest corner of West Clinton Avenue and the Croton Aqueduct approximately one mile south of the village of Irvington, NY. The house stands on its original foundation and original plot, located approximately 1,650 feet east of the Hudson River at the crest of a ridge about 145 feet above the river.

First erected in 1859-60 by Paul J. Amour, a New York City financier, the house originally was two stories high. Remaining evidence above the present second floor indicates that the initial house had a relatively flat roof with a center observatory. It was probably encircled by a simple veranda. At that time, the entrance was directly from West Clinton Avenue which was to be the main street of a village to be called Abbotsford.

Joseph Stiner, an importer of teas and coffees and an owner of numerous teashops in New York City, purchased the house in 1872, for a country retreat with the intention of keeping his main residence in New York City. Stiner substantially renovated the house, increasing the height to ninety-five feet by adding the present dome and observatory. At this time, the existing elaborate veranda was added with 56 columns topped by capitals formed from flowers native to the grounds, verandah railings with cast iron grill work with medallions with a dog head labeled 'Prince' and classical urns on top of the railings.

A late 19th century photograph of the house (New York Historical Society negative no. 53386) depicts several features which have now been reestablished including decorative iron cresting work atop the capped chimney, elaborate brackets flanking each of the dormers and surrounding the dome oculi, exterior shutters on the second floor windows and symmetrically placed gas lamps at the base of the sweeping verandah stairs. Paint analysis determined the 1872 polychrome paint scheme consisting of principally rose, tan, light blue, violet, burgundy and gray colors.

Stiner's alterations to the house were extensive. Almost all the decorative features and visible surfaces on the interior and exterior appear to date from his campaign. While the original Armour house adheres to the Fowleresque principles of solidity, economy and practicality, the Stiner house speaks of whimsy, extravagance and frivolity.

The vertical emphasis of the dome and cupola are balanced by the strong horizontal line of the veranda which projects from the mass of the building. The composition replicates Donato Bramante's 1502 Tempietto in Rome. The elegantly proportioned Tempietto was built in the form of a Tholos, an ancient classical temple, which complimented America's third quarter of the 19th century fascination with classical forms. The dome and roof of the cupola are sheathed with dark gray slate with a decorative pattern composed of red and light gray-green slates. A single brick chimney on the south side of the cupola is the only architectural feature which breaks the symmetry of the dome's composition.

The first floor rooms are arranged on a cross axis which is intersected by a central staircase that extends from the basement to the fourth floor. The first floor contains the entry, salon, library, dining room and tea room along with a butler's pantry and kitchen. The ceilings have ornate plaster medallions, cove moldings and applied decoration with extensive leafing and gilding. The walls are stenciled and paint decorated. The flooring is primarily longleaf yellow pine strips to receive area rugs. Primary spaces such as the entry, living room, dining room and kitchen are rectangular, while subsidiary ones, such as the library, tea room and pantry, are triangular.

The master bedroom suite with its sitting room, bed room, dressing room and bathroom along with four bedrooms, a bathroom and a lavatory are distributed around the central hall and staircase on the second level. The ceilings have ornate plaster medallions, cove moldings and applied decoration. The central hall is longleaf yellow pine strips. The room flooring is primarily wide pine planks to receive wall to wall carpeting. The master bedroom suite bathroom floor is alternating walnut and longleaf pine strips. Primary spaces such as the bedrooms and sitting room are rectangular, while subsidiary ones, such as the dressing and bath rooms, are triangular.

The third floor contains two bedrooms, a music room, a collections room and a bathroom. The ceilings have ornate plaster medallions and cove moldings. The

room flooring is primarily wide pine planks to receive wall to wall carpeting with the music room floor having alternating walnut and longleaf pine strips. The south wall of the music room is composed of glazed windows and glazed double doors with decorative designs incorporating Stiner's initials in the etched glass. The music room is highly decorated with Egyptian Revival motifs installed by Stiner in the mid-1870s. There is a painted porcelain sink recessed in the east wall of the music room with a walnut backsplash with carved decoration. Primary spaces such as the bed rooms, collection room and the music room are rectangular, while subsidiary ones such as the bathroom are triangular.

The fourth floor is a single large octagonal game room with octagonal oculi in each wall entirely sheathed and floored with cedar wood. From the fourth floor there is a wood spiral staircase leading to an eight sided observatory with views of the Hudson Valley.

The frame structure has brick nogging covered by lath and plaster on the first three floors with added wainscoting on the third floor. Door enframements throughout the dwelling are, for the most part, composed of moldings in a unique Gothic Revival Style. Other notable features of the interior include longleaf yellow pine doors, newel post gas lamps with etched glass shades on the first and second stories, original hardware on the doors and windows, decorative walnut window cornices, gas chandeliers and gas wall sconces throughout.

Most of the plumbing fixtures and fittings are the original 19th century installations. The hot air heating system is original with updated furnaces. Decorative heating grills remain in many of the rooms and there is an original Richardson & Boynton Co., "Perfect" wood stove and hood in the first floor kitchen.

Many of the unusual varieties of trees and shrubs are original to Stiner's campaign including a large Asian Cornelian Cherry tree (*Cornus Mas*), a Cucumber Magnolia (*M. Acuminata*) and two Kentucky Coffee trees (*Gymnocladus dioicus*) which were reinstated based upon root analysis. A small octagonal frame well house stands east of the house adjacent to the entrance driveway. The carriage house, barn, greenhouse and artist studio, which appear on an 1881 survey along the east boundary adjacent to the Croton Aqueduct, were destroyed sometime after 1933 and have been reinstated.

Geographical Data

Beginning at the northeast corner of premises herein described at the intersection of the southerly side of West Clinton Avenue with the westerly line of the Old Croton Aqueduct; thence running south 16 degrees 54 minutes 09 seconds West along the division line between the property herein described and said lands known as the Old Croton Aqueduct 323.77 feet to a monument at the southeasterly corner of said premises herein described, being the northeasterly corner of lands now or formerly owned by Alice Du Pont north 87 degrees 33 minutes 30 seconds west 321.90 feet to a monument and a point of curve; thence still running along said lands last mentioned and on a curve concave to the east having a radius of 155 feet and a central angle of 22 degrees 33 minutes 00 seconds, a length of 61 feet to a monument and lands now or formerly of Anna H. Patton; thence running along said lands last mentioned north 3 degrees 47 minutes 52 seconds east 294.52 feet to the southerly side of West Clinton Avenue; thence running along the said southerly side of West Clinton Avenue south 85 degrees 21 minutes 54 seconds east 444.76 feet to the point or place of beginning.

Armour-Stiner (Octagon) House
45 West Clinton Avenue, Irvington, NY 10533

Village of Irvington – Local Landmark Nomination
September 9, 2020

Statement of Significance:

The Armour-Stiner House (Octagon) House is the only known residence constructed in the domed colonnaded octagonal form of an ancient classical temple. This unique and important architectural creation exhibits a combination of elements resulting from the mid-century reforms championed by Orson Squire Fowler, noted phrenologist, sexologist, amateur architect-builder and author of the popular *Octagon House: A Home for All* and classical architectural forms and decorative motifs popular in the third quarter of the nineteenth century. Its layout and systems reflect the mid-nineteenth century architectural philosophies of Fowler. The composition replicates Donato Bramante's 1502 Tempietto in Rome, the elegantly proportioned martyrium built in the form of an ancient classical temple, which complimented America's third quarter of the 19th century fascination with classical forms.

The exterior decoration is as distinct as its shape and adds to the unique-to-the-world appearance of this melodic structure. The exterior embellishments are decidedly festive with floral details in the cast iron cresting and railings and extensively carved wood scrollwork and capitals - all polychromatically painted in shades of rose, blue, violet, gray, tan and red. A major symbol of the Hudson River, the house stands on the crest of a bluff overlooking the river in the greater village of Irvington.

Orson Squire Fowler (1809-1887) was an authority on phrenology - the analysis of heads to determine a person's behavior on the supposition that, like a muscle, there was a correlation between the exercise of mental functions and elevated and depressed areas of the cranium. In addition to his initial work, *Phrenology Proved, Illustrated and Applied*, he wrote books on sex, temperance, tight lacing and matrimony. At the height of his unique career, he published, in 1848, *A House for All or a New, Cheap, Convenient and Superior Mode of Building*, which inspired the building of several thousand octagon houses in America. In his book, Fowler advocated the use of the octagonal plan for houses on the suppositions that it:

- encloses one-fifth more space than a square plan (although an octagonal shape is difficult to build);
- creates rooms more accessible to each other (certainly true);
- is more beautiful because it approaches the shape of a circle (another truth);
- receives twice as much sunlight by having eight sides instead of four (a delightful truth);
- allows viewing into the grounds from all directions (a fine attribute); and
- gives square rooms with triangular closets between them just where they are wanted (true, but triangular rooms are awkward).

In "*Fowler and the Domestic Octagon*", (The Art Bulletin, 1946), Walter Littlefield Creese, the American architectural educator, states the significance of the octagon houses:

"...there can be few architectural objects more characteristic of the nineteenth century in general, and the mid-century in particular, than the octagon house if one concentrates upon the causes and circumstances of creation rather than upon the end product. It was primarily an experiment pieced together by an amateur, the result of an uninhibited individualism... The psychological toleration of the bizarre, built up in the interest of a multiphased eclecticism, must have favored the rapid acceptance of the phrenologist's unusual plan. How well *The Harbinger* had characterized this period! 'Each property-owner expresses his peculiar idea of architecture, and independently carries them into effect.'"

Through the combination of a rationalized plan and unique nodes of construction, *A Home for All* explained how an octagonal plan residence was cheaper to erect, more convenient for the housewife, easier to heat, admitted more light, and, by being more accessible for greater numbers of people, would result in an improvement of society. To complement his unique plan, Fowler championed the installation of various home improvements like central heating, dumb waiters, speaking tubes, gravity water systems, hot water heaters, and indoor toilets.

Reconfigured in 1872 into its present lyrical form by Joseph Stiner, a prominent

tea and coffee merchant, the Stiner octagon house advanced Fowler's concepts into an exceedingly elaborate house with an extraordinary verandah and dome. Rather than a concern with cost, Stiner utilized the advantages of a layout with greater light, views into its grounds in eight directions and rooms accessible to each other along with the installation of a central furnace, speaking tubes, a gravity rainwater system and bathrooms with hot water to create a luxurious and ornate architectural composition. Here, in nineteenth century America, Stiner created the ultimate American exotic villa, a summer retreat from his New York City home whimsically built to entertain and amuse its viewers. Extraordinarily enough, it was built in the somber post-Civil War period, when whimsical houses were certainly not being built in America.

While there were French "Pavillions" and English Royal retreats built to amuse, the Octagon House is the only American example. One viewer aptly called it an "arrested carousel." The concept of a villa goes back thousands of years to the Romans who built countryside pleasure houses in a classical form for occasional use. Considered by John Zukowsky, the architectural historian and Curator of Architecture at the Art Institute of Chicago "the most visually unique house in the country, "the picturesque quality of the structure is symbolic of the enchanted character and lore of the region so visibly depicted in the stories of Washington Irving, a neighbor to the north."

The interiors and furnishings have been conserved as they were in 1872. Painted ceilings in floral patterns, stenciling, gilding, gas fixtures with a play on neo-Roman decoration and singular 8-sided motifs in the plasterwork, woodwork and etched glass continue the specialness of this remarkable house. Throughout the house are fine examples of American Renaissance Revival and the only remaining domestic room in America fully embellished in the Egyptian Revival style. The exterior and interior of the house, its decorations and its 1870s furnishings all reflect the third quarter of the 19th century interest in exotic decoration.

From 1946 to 1976, it was the residence of the nationally prominent author, poet and historian, Carl Carmer and his artist wife Elizabeth Black Carmer. Carl Carmer (1893 – 1976) was an authority on American folklore and served as general editor of the *Rivers of America* series. Born in Cortland, NY, Carmer taught at Syracuse University, University of Rochester, Hamilton College, and the University of Alabama before becoming a columnist for the New Orleans Morning Tribune, assistant editor for Vanity Fair, and finally associate editor

for Theatre Arts Monthly. The success of his first book, *Stars Fell on Alabama* (1933) permitted him to devote himself to writing. This work was followed by *Listen for a Lonesome Drum* (1936), *The Hudson* (1939), *Dark Trees to the Wind* (1949), *Windfall Fiddle* (1950), and *The Susquehanna* (1955). A member, officer and director of numerous societies and organizations, Carl Carmer's concern for the Hudson River Valley and preservation of its architecture resulted in his serving as president of Boscobel Restorations, Inc.

In order to assure the future maintenance and preservation of this most significant example of mid-19th century architecture, the National Trust for Historic Preservation acquired the house in 1976 as part of its Limited Endangered Building Fund. This revolving fund had been formulated especially for this purpose and the Octagon House was its first application. Shortly afterwards it was placed on the National Register of Historic Places as one of only twelve hundred National Historic Landmarks - places designated by the Secretary of the Interior as being of national historic significance.

In 1978, the National Trust resold the Armour-Stiner (Octagon) House to Joseph Pell Lombardi (1940 – present), an international restoration architect. It was the first house to have been bought by the National Trust for Historic Preservation and resold to a private citizen. Since 1978, Joseph Pell Lombardi has conserved and maintained the house. In 2019, it was opening to the public by reservation.

**RESOLUTION 2020-XXX
APPROVAL OF SHARED SERVICE INTER-MUNICIPAL AGREEMENT FOR THE NYS DEC
GRANT FOR “RECYCLING APP”**

Trustee offered the following resolution, which was seconded by Trustee and adopted

BE IT RESOLVED that the Board of Trustees authorizes the Village Administrator to execute a Shared Services Inter-municipal Agreement for a multi-municipal grant to the NYS DEC for a shared “recycling app” for the period January 1, 2021 through December 31, 2021 to be renewed from year to year.

INTERMUNICIPAL AGREEMENT (IMA)

SHARED SERVICE IMA – NYS DEC GRANT FOR “RECYCLING APP”

BETWEEN THE FOLLOWING MUNICIPALITIES:

City of New Rochelle
Town of Greenburgh
Town of Harrison
Town of Ossining
Village of Bronxville
Village of Elmsford
Village of Hastings on Hudson
Village of Irvington
Village of Mamaroneck
Village of Pelham
Village of Tarrytown
Village of Tuckahoe

SHARED SERVICE IMA – NYS DEC GRANT FOR RECYCLING “APP”

THIS AGREEMENT made this ____ day of _____ 2020, by and between the Village of Tarrytown, a municipal corporation organized and existing under the laws of the State of New York, located at One Depot Plaza, Tarrytown, NY 10591 (“TARRYTOWN”) and the following list of municipalities, having places of business at the following locations:

City of New Rochelle, City Hall, 515 North Avenue, New Rochelle, NY 10801
Town of Greenburgh, 177 Hillside Avenue, Greenburgh, NY 10607
Town of Harrison, 1 Heineman Place, Harrison, NY 10528
Town of Ossining, 16 Croton Avenue, Ossining, NY 10562
Village of Bronxville, 200 Pondfield Road, Bronxville, NY 10708
Village of Elmsford, 15 S. Stone Avenue, Elmsford, NY 10523
Village of Hastings on Hudson, 7 Maple Avenue, Hastings-on-Hudson, NY 10706
Village of Irvington, 85 Main Street, Irvington, NY 10533
Village of Mamaroneck, 123 Mamaroneck Avenue, Mamaroneck, NY 10543
Village of Pelham, 195 Sparks Avenue, Pelham, NY 10803
Village of Tarrytown, 1 Depot Plaza, Tarrytown, NY 10591
Village of Tuckahoe, 65 Main Street, Tuckahoe, NY 10707

WITNESSETH

WHEREAS, Article 5-G of the General Municipal Law of the State of New York authorizes municipal corporations of the State to enter into agreements for the performance among themselves or one for the other of their respective functions, powers and duties on a cooperative

or contract basis or for the provisions of services; and

WHEREAS, TARRYTOWN agreed to act as the lead entity on behalf of a group of municipalities in Westchester County, and applied for a multi-municipal grant to the New York State DEC for a shared “recycling app” and the municipalities (collectively the “Parties) have recognized the need to undertake efforts designed to increase sustainability of natural resources and encourage progress toward the goal of improving efforts to recycle municipal waste; and

WHEREAS, the Parties acknowledge that the recycling waste stream of commingled glass, metal and plastic, as well as paper and cardboard pulp, among other resources jointly recycled by communities in Westchester County make up a majority of the waste stream and if such materials are handled properly and treated as materials can be among the heaviest components of municipal trash sent to landfills or incinerators, and

WHEREAS, the Parties understand that recyclable materials are assets and resources that can be secured and traded and sold to turn such materials back into goods, reducing the reliance upon landfills and resulting in cleaner soil, water and air; and

WHEREAS, the Parties recognize that an advantage to establishing a standard, common platform for recycling saves money on the development of such “app” or program and results in a more uniform and more effective approach towards recycling for all of the participating municipalities, which this group hopes will expand heading into the future; and

WHEREAS, these twelve (12) municipalities have determined that cooperating to secure this “recycling app” will result in a more efficient and effective approach, that is recognized, supported and funded by a grant from the NYS DEC to improve recycling efforts by all of the participating municipalities, and these twelve municipalities, the Parties, wish to work together and cooperate in this program through the execution of this Intermunicipal Agreement (“IMA”);

NOW, THEREFORE, the parties hereby agree as follows:

1. Sustainable Westchester (SW) is agreeing to work with a group of twelve (12) municipalities, in order to procure a shared, common platform “Recycling App” that can be used to answer common questions that residents of all municipalities have for their respective departments of public works, and to request follow-up or corrective services from public works departments, such as to pick up missed recycling collections, or other related questions and municipal services.
2. The Parties agree that the Village of Tarrytown has been designated the “lead” municipality in the joint recycling grant application to the New York State Department of Environmental conservation (NYS DEC) and TARRYTOWN has been awarded the grant, on behalf of the other municipalities and must take the following steps:
 - a. Tarrytown must execute the recycling grant with the New York State DEC
 - b. All participating municipalities must authorize and execute the IMA, including Tarrytown

- c. Along with the IMA, all municipalities will also receive invoices as per their agreed upon service contracts signed with SW
 - d. All participating municipalities must forward their payments per the invoice received from SW, to be made payable to the Village of Tarrytown
 - e. Upon receipt of all of the monies on behalf of the participating municipalities, Tarrytown shall make payment on behalf of all of the participating municipalities to Sustainable Westchester, for all work performed during the 1st term of the two-year service contract.
 - f. The rights and privileges of all participating municipalities with SW as the service provider, shall be established, preserved and maintained.
 - g. Upon payment to SW, the Village of Tarrytown shall then apply for and seek reimbursement pursuant to the NYS DEC Recycling Grant, with any and all such funds to be deposited to the dedicated fund established for this purpose.
 - h. Upon receipt of any and all grant reimbursable funds from the NYS DEC Recycling Grant, the Village of Tarrytown shall then process payment through the normal channels for accounts payables, with each participating municipality receiving their proportionate share of the grant funds for this purpose.
3. The term of this IMA will begin immediately and in the future, if renewed by each municipal board, shall coincide with the calendar year, so that its term shall be from January 1 through December 31, to be renewed from year to year.
 4. Village of Tarrytown has offered to continue to coordinate as lead applicant for the same DEC grant opportunity assuming its availability. A revised IMA will be prepared by the Village of Tarrytown and sent to all municipalities in that event.
 5. This Agreement constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Agreement must be in writing and executed by both parties.
 6. Each of the signatories to this Agreement warrants and represents that each has the power and authority to enter into this Agreement and that the Board of Trustees of Tarrytown and the City Council(s), Town Council(s) and Village Board of Trustees of each respective municipality has authorized execution of this Agreement.
 7. All notices required hereunder shall be sent by e-mail, or by US Mail, First Class, or hand delivery, or by facsimile with original copy forwarded by first class mail to the respective parties at the addresses here and above set forth or to such other addresses as each may hereafter designate in writing. Notices shall be addressed, if to TARRYTOWN, to the attention of the Village Administrator, and if to the other municipalities to the attention of their respective officials, listed as follows:

- a. City of New Rochelle – Office of the City Manager
- b. Town of Greenburgh – Office of the Town Supervisor
- c. Town of Harrison – Office of the Town Supervisor
- d. Town of Ossining – Office of the Town Supervisor
- e. Village of Bronxville – Office of the Village Administrator
- f. Village of Elmsford – Office of the Village Administrator
- g. Village of Hastings on Hudson – Office of the Village Manager
- h. Village of Irvington -- Office of the Village Administrator
- i. Village of Mamaroneck -- Office of the Village Manager
- j. Village of Pelham -- Office of the Village Administrator
- k. Village of Tarrytown -- Office of the Village Administrator
- l. Village of Tuckahoe -- Office of the Village Administrator

IN WITNESS WHEREOF, the Parties have executed this IMA as of the date written above.

Village of Tarrytown, Lead community for NYS DEC grant project	
_____, 2020	By: _____ Richard Slingerland, Village Administrator
Notary:	
_____, 2020	By: _____

City of New Rochelle	
_____, 2020	By: _____ Charles B. Strome, City Manager
Notary:	
_____, 2020	By: _____

Town of Greenburgh	
_____, 2020	By: _____ Paul Feiner, Town Supervisor
Notary:	
_____, 2020	By: _____

Town of Harrison

_____, 2020

By: _____
Ron Belmont, Town Supervisor

Notary:

_____, 2020

By: _____

Town of Ossining

_____, 2020

By: _____
Dana Levenberg, Town Supervisor

Notary:

_____, 2020

By: _____

Village of Bronxville

_____, 2020

By: _____
James Palmer, Village Administrator

Notary:

_____, 2020

By: _____

Village of Elmsford

_____, 2020

By: _____
Michael Mills, Village Administrator

Notary:

_____, 2020

By: _____

Village of Hastings-on-Hudson

_____, 2020

By: _____
Mary Beth Murphy, Village Manager

Notary:

_____, 2020

By: _____

Village of Irvington

_____, 2020

By: _____
Lawrence Schopfer, Village Administrator

Notary:

_____, 2020

By: _____

Village of Mamaroneck

_____, 2020

By: _____
Jerry Barberio, Village Manager

Notary:

_____, 2020

By: _____

Village of Pelham

_____, 2020

By: _____
Omar T. Small, Village Administrator

Notary:

_____, 2020

By: _____

Village of Tuckahoe

_____, 2020

By: _____
David Burke, Village Administrator

Notary:

_____, 2020

By: _____

**RESOLUTION 2020-XXX
DECLARING A PUBLIC EMERGENCY IN CONNECTION WITH THE IRVINGTON
PUBLIC LIBRARY MOLD REMOVAL PROJECT**

Trustee offered the following resolution, which was seconded by Trustee and adopted

WHEREAS, a leak has caused mold to form in parts of the Irvington Public Library building; and

WHEREAS, immediate removal of the mold is necessary to prevent injury or illness; and

WHEREAS, the Board of Trustees finds that the state of the Irvington Public Library is a public emergency; and

WHEREAS, the Board of Trustees desires to retain contractors to complete the Project in order to resolve this public emergency;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees declares a public emergency with respect to the state of the Irvington Public Library; and

BE IT FURTHER RESOLVED, that because of this public emergency, immediate action is required and the completion of the Project cannot await competitive bidding;

BE IT FURTHER RESOLVED, that the Board of Trustees is authorized to retain contractors to complete the Project; and

BE IT FURTHER RESOLVED, that the Board of Trustees and the Village Administrator are authorized, empowered and directed to take any and all actions and to execute and deliver any and all instruments in order to effect the foregoing resolutions.

**RESOLUTION 2020-XXX
RESIGNATION FROM THE FARMERS MARKET COMMITTEE**

Trustee offered the following resolution, which was seconded by Trustee and adopted:

RESOLVED to accept, with regret, the resignation of Suzie Fromer from the Farmers Market Committee effective October 20, 2020.

Montalbano, Condon & Frank, P.C.
MCF
ATTORNEYS AND COUNSELORS AT LAW

Richard H. Sarajian*
Alan G. Rosenblatt
Brian J. Quinn
John E. Finnegan
David Warren*

Kurt E. Johnson*
Lino J. Sciarretta*
Rudolph O. Zodda, III
Paul Baum

67 North Main Street • New City, New York 10956-8070

PHONE (845) 634-7010 FAX (845) 634-8993

OF COUNSEL:
Anthony Montalbano
Thomas A. Condon
(1946 – 2020)
William Frank

* ADMITTED IN NY & NJ
** ADMITTED IN NY & MA

October 14, 2020

VIA EMAIL (c/o bjeselnik@irvingtonny.gov)

Hon. Brian Smith, Mayor, and Members of the Board of Trustees
Village of Irvington
85 Main Street
Irvington, NY 10533

**RE: Takashi and Akiko Okumura residence
2 Hancock Place, Irvington, NY
Appeal from ARB Findings of Fact dated August 27, 2020 (“Findings”)**

Dear Mayor Smith and Members of the Board of Trustees:

We represent Takashi and Akiko Okumura (“Okumura”) in connection with the above-referenced appeal of the ARB Findings to the Board of Trustees as per § 9-9 (B) of the Village Code.¹ A copy of Okumura’s written notice of appeal dated September 15, 2020 and the Findings are annexed hereto. Also attached for reference are the approved site plan (Sheet S-1) and

¹ The Findings contain several factual errors. First, the Findings note that there is a “detached” one-story 2 car garage...connected by a “breezeway.” Findings at p. 1. This is incorrect. The garage is attached and connected by a mudroom. Also, the garage is not 2-story as stated throughout the Findings, but rather a one-story with headroom and a low slope hip roof aligned with the existing structure. It is not, as the Findings state, a “2 story garage” with a “massive hip roof.” Findings at p. 5. The Findings also insinuate that the applicant did something improper because it purportedly did not notify neighboring properties of the revised drawings at the Planning Board meeting. Findings at p. 3, footnote 2. This is disingenuous and flat out wrong. There is no requirement in the Code that an applicant notify neighbors of revised drawings. The Planning Board meetings of December 19, 2019, January 8, 2020 and March 4, 2020 were all duly noticed and published meetings. If anyone cared to attend the meetings or review the Okumura submission, he or she was free to do so and review the plans which were all timely filed with the Village. The Findings also state that “the existing design unnecessarily requires the removal of specimen trees...” Findings at p. 7. Saying “unnecessarily” is a mischaracterization and ignores the fact this topic was discussed at the Planning Board meetings and supported by an arborist.

Letter to Mayor Smith and Board of Trustees
October 14, 2020
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submission presented to the ARB on July 27, 2020. We write in support of Okumura's appeal seeking to reverse the ARB Findings and to grant Okumura approval of its application.

What the ARB did to Okumura is unprecedented. In its Findings which are factually incorrect, unsupported by NY Village Law and the Irvington Code (the "Code"), the ARB, in essence, completely overruled the decisions of the Planning Board and the Zoning Board of Appeals ("ZBA") on grounds that are completely inappropriate and outside the scope of the ARB's powers.² Despite the fact that Okumura received unanimous approval as to the size, location, and bulk of their addition from the Planning Board and ZBA, the ARB stated the proposed addition is of a "bulk, massing, and size too imposing and out of scale with the existing residence." Findings at p. 6.

In other words, there was simply no way the ARB was going to give Okumura approval unless they forego their already approved site plan with variances and start from the beginning to design an addition the ARB members ultimately wanted. This was evident from anyone watching the ARB meetings. When reading the Findings, this Board will conclude there was nothing Okumura could do to satisfy the ARB other than to rip up the approved site plan they spent significant time and money on and go back to the Planning Board with a new site plan.³ This is inappropriate as the ARB does not serve as the arbiter of what is or is not an acceptable site plan. While Okumura, through its counsel, did attempt to inform the ARB of its legal obligations and limitations in letters to the ARB dated June 1, June 15, June 22, and July 6, respectively, the ARB failed to address any of those legal issues in its Findings and acted arbitrarily and capriciously to deny Okumura's application.

Background

By way of background, Okumura received approvals, after duly noticed, published, and held public hearings for their home renovation and extension from both the Zoning Board of

² Pursuant to § 9-1 of the Village Code, it shall be the desire of the Village "to establish a Board of Architectural Review to pass on the *exterior appearance* of all buildings and other structures to be constructed, reconstructed or altered..." In particular, the purposes of this chapter are to:

- A. Improve the exterior appearance of buildings and other structures throughout the Village.
- B. Continue the harmonious development of the Village.
- C. Prevent the impairment of the property values of improved and unimproved property.
- D. Protect the historic character of the Village, including, in particular, the Irvington Historic District, which as of January 2014, is listed on the National Register of Historic Places.

Notably absent from the above are bulk, massing and size, which the ARB used as a basis to deny Okumura's application.

³ Normally, the ARB would comment/approve color, texture, siding, windows, etc., which are all elements that can be addressed if the ARB adhered to its proper role and function. Here, the ARB wanted a new site plan from Okumura which is improper.

Letter to Mayor Smith and Board of Trustees
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Appeals (area variances granted on January 28, 2020) and the Planning Board (site development plan approval granted on March 4, 2020). Specifically, Okumura received area variances from the Zoning Board of Appeals for building coverage (§ 224-13) and 224-51C (additional structures in the Aqueduct Buffer, i.e., deer fence, garage, alteration of a porch in the existing footprint of the garage).

In granting the requested variances, the Zoning Board of Appeals found that the *“variances...would not produce an undesirable change in the character of the neighborhood...and the variances would not adversely affect the physical or environmental conditions of the neighborhood or district.”* Further, the Planning Board unanimously granted site development plan approval finding *“the proposed improvements will not negatively impact the view of the Hudson River from neighboring properties or adjacent rights of way.”* In obtaining both final site development plan approval and area variances in connection with this application, the bulk of the structure has already been addressed and approved by the Planning and Zoning Board.

After obtaining final site development plan approval and the variances, Okumura applied to the ARB for what was supposed to be a review of the exterior features of its renovation and addition. To that end, Okumura appeared before the ARB on April 27, 2020; June 22, 2020; and July 27, 2020. At those meetings, it became clear that the ARB had issues with the size of the addition and the proposed fence, the location of both were approved by the Planning Board as noted on the approved site plan (See Sheet S-1).

On or about June 10, 2020, Okumura was provided with a comment from one of the ARB members that stated *“I do not see any revisions to deal with the bulkiness of this addition protruding from the facade. Here, the location of the fence as shown on the Okumura site plan has been approved by the Planning Board and it is not within the ARB’s purview to modify it. However, the exterior appearance, i.e., its design and materials, of the fence and the addition, is clearly within the ARB’s purview. The problem, however, is that the ARB’s comments before and during its June 22 and July 27 meetings all focused on the massing and size of this addition. The Findings also follow this erroneous logic that somehow the ARB can dictate the size and location of structures which are clearly issues for the Building Inspector and the Planning Board.*

Findings Must Be Reversed by this Board

A) The Addition

The Findings are erroneous and must be reversed. In its Findings, the ARB states that *“No changes were made as to the mass, scale, height, size shape or setback of the proposed garage.”* Findings at p. 6. The Findings also state that *“ARB members commented that footprint does not equal scale and mass.”* Because Okumura received Planning Board and ZBA approval, they were not required to modify the mass, scale, height, size shape or setback of the proposed addition. This is not a proper role of the ARB to demand such revisions to an approved site plan.

As to bulk, Article XXII, Residential Floor Area (“FAR”) Law, of the Village Zoning Code is the pertinent section.⁴ It is the intent the FAR law to encourage both new houses and expansions or alterations to existing houses to have a consistent scale with the nearby residences on both sides of the street. The FAR provisions are intended to be applied together with other provisions of the Village Zoning Code, including the provisions for lot coverage and resource protection. See Village Code § 224-134(B).

What cannot be stated enough is the Okumura application complied in **all respects** with the FAR requirements in the 1F-40 Zone District, but required variances for building coverage and structures in the buffer. Pursuant to § 224-138 (A) of the Village Code: “Upon receipt of a building permit application for a house, or upon the submission of an application for site development plan approval or waiver of site development plan approval, *the Building Inspector* shall determine whether the proposed application exceeds the allowable FAR prescribed under § 224-136.” For those *homes at or below the maximum FAR* (as is the case with Okumura): “If an application *does not exceed the maximum FAR*, the Building Department shall proceed with the building permit application and/or *process the application for site development plan approval* or waiver of site development plan approval *for consideration by the Planning Board* (emphasis added).” Village Code § 224-138(B).

Here, the Okumura application was below the maximum FAR and thus, there was simply no issue with the size, bulk or massing of the addition. Because there was no issue with FAR, the Building Department proceeded with this application for site development plan approval before the Planning Board. Since approvals were granted by the Planning Board and the Zoning Board of Appeals as to the size, bulk, area and footprint of the extensions, there is simply no issue as to the bulk of the addition. We are not aware of any precedent whatsoever in the Village whereby the ARB has overruled a final bulk determination approved by the Building Department, Planning and Zoning Board after receiving final site development plan approval, with variances.⁵

⁴ “Gross floor area” is defined as “the sum of the gross area of all floors of a residence, measured to the exterior of the outside walls. In calculating the gross floor area of houses for the purpose of calculating floor area ratio (FAR), all floor areas of each floor of all principal and all accessory structures on the lot shall be included, except for the portion which may be exempted as provided in § 224-137. Any interior space with a floor-to-ceiling height in excess of 12 feet shall be counted twice.” See Village Code § 224-135. “Aggregate Floor Area” is defined as “the sum of the gross horizontal areas of all floors of any building or buildings on a lot measured from the exterior faces of exterior walls or from the center line of walls common to two buildings. In particular, the “floor area” shall include any basement or cellar space used for any purpose other than storage or mechanical equipment or building services.” See Village Code § 224-3.

⁵ As for the ARB’s comment that the appearance and relationship of the addition is “not compatible with other properties on Hancock Place,” this is simply wrong. Findings at p. 5. A two-car garage and driveway are common in the neighborhood. Furthermore, the ARB states in its Findings that by “going to the ARB informally prior to submission of the PB [Planning Board], design concepts can be reviewed prior to approval of a Site Plan.” Findings at p. 7. This statement demonstrates the ARB’s lack of understanding of the Code and land use process. There is simply no requirement that an applicant go “informally” to the ARB prior to approval of a site plan. In fact, if

B) The Fence

Regarding the proposed fence, the ARB found that a white fence at 6.6 feet in the front yard has a “negative visual impact.” Findings at p. 6. This finding was made despite the fact that there are other white fences in the neighborhood and that the location of the fence, which the Code defines as a “structure,” is a determination of the Planning Board, not the ARB.

To demonstrate the erroneous finding of the ARB, we look to the Code. The Code provides that a fence is:

A barrier or partition made of wood, metal or plastic, or any combination thereof, enclosing, separating, dividing, defining or bordering a lot or any portion thereof. A fence does not include live bushes, shrubs, hedges or trees. This definition shall not be construed as applicable to a wall whose purpose is to retain an embankment.” Code § 224-3.

A fence is considered a “building” under the Code. Code § 224-3. A “building” is defined as “Any combination of materials forming any construction, except where entirely underground so as to permit the use of the ground above the same as if no building was present. *The term "building" shall include, but not be limited to, the term "structure," as well as the following:*

A.

Signs other than those regulated pursuant to Article XXIX of this chapter.

B.

Fences...

Code § 224-3. Emphasis added.

Because a fence is considered a “building,” the Planning Board has jurisdiction over its location pursuant to its site plan approval review. The Findings contain statements to the contrary. Specifically, pursuant to Code § 224-66:

Site development plan approval *by the Planning Board* shall be required for:

A.

Okumura’s application exceeded the allowable FAR, the Planning Board would have referred it to the ZBA, who in turn could have sought an “advisory opinion” from the ARB. *See* 224-138(C). Because Okumura’s application was within the allowable bulk, a variance or referral to ARB was not required.

The erection of any building.

(1)

The erection of any building, as defined in § 224-3, including on any lot which has received limited site development plan approval, except for:

(a)

A fence or retaining wall projecting above the ground not more than three feet at the higher ground level and not more than 6 1/2 feet at the lower ground level, except that site development plan approval shall not be required for a deer exclusion fence meeting the requirements of § 224-11B(6) or § 224-19B(4).
(emphasis added).

Here, the location of the fence as shown on the Okumura site plan has been approved by the Planning Board and it is not within this Board's purview to modify it. However, the fence's exterior appearance, *i.e.*, its design and materials, is clearly within the ARB's purview.⁶

Conclusion

This entire process before the ARB has been one of frustration and utter bewilderment for Okumura. They did everything they were supposed to do as far as obtaining approvals. The ARB clearly had an agenda which was to wrongfully deny this application and force Okumura to abandon its rightful approvals. What was supposed to be a review of architectural elements of an approved site plan with approved variances turned into a subjective circus and pretext to improperly deny Okumura's application over elements having nothing to do the ARB's stated purpose. Planning Board and ZBA approvals mean something and applicants are entitled to rely on those approvals when presenting to the ARB. It is not the role of the ARB to render those approvals meaningless simply because they disagree with the Planning and Zoning Board. The Findings of the ARB amount to an improper review of the approved site plan and variances which is outside of the ARB's jurisdiction.

⁶ While the location of the fence was approved by the Planning Board, Okumura, at the July 27, 2020 ARB meeting, did not want the fence discussion to hold up the ARB approval on other architectural elements. Accordingly, Okumura reserved its rights to return to the ARB to address the fence materials in a subsequent application. Regardless, the ARB denied the entire application.

Letter to Mayor Smith and Board of Trustees

October 14, 2020

Page 7.

Lastly, for all of the foregoing reasons, we respectfully request that the Board reverse the ARB and grant Okumura their approvals so that they can move past this unfortunate episode and begin construction of their new addition for their family and new child.

Thank you for your understanding and attention to this matter.

Very truly yours,

MONTALBANO, CONDON & FRANK, P.C.

A handwritten signature in black ink, appearing to read 'Lino J. Sciarretta', with a long horizontal flourish extending to the right.

Lino J. Sciarretta

Attachments

cc: Takashi and Akiko Okumura (via email)
Christina Griffin (via email)
Village Administrator (via email)
Building Inspector (via email)
Village Attorney (via email)

Montalbano, Condon & Frank, P.C.

Richard H. Sarajian*
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Paul Baum

OF COUNSEL:
Anthony Montalbano
Thomas A. Condon
William Frank

* ADMITTED IN NY & NJ
** ADMITTED IN NY & MA

September 15, 2020

VIA EMAIL (bjeselnik@irvingtonny.gov & FAX (914) 591-4072

Brenda M. Jeselnik
Village Clerk- Treasurer
Village of Irvington
85 Main Street
Irvington, NY 10533

**RE: Takashi and Akiko Okumura residence
2 Hancock Place, Irvington, NY
Appeal from ARB Findings of Fact of August 27, 2020 (“Findings”)**

Dear Village Clerk-Treasurer Jeselnik:

We represent Takashi and Akiko Okumura (“Okumura”) in connection with the above-referenced appeal of the ARB Findings to the Board of Trustees as per § 9-9 (B) of the Village Code.¹ A copy of the Findings is annexed hereto. Section § 9-9 (B)(1) provides as follows:

Within 30 days after delivery of the ARB decision to the applicant, or within 20 days after the findings of act are filed, if findings are requested, the aggrieved person may take an appeal from the ARB’s disapproval to the Board of Trustees of the Village of Irvington by *servng a written notice* on the Village Clerk (emphasis added).

Accordingly, please allow this letter to serve as Okumura’s written notice of appeal in accordance with § 9-9 (B)(1). Please let us know when the public hearing on the appeal will be held by the Board of Trustees as we are required to notify adjoining property owners in accordance

¹ The Findings are undated and do not indicate if and when they were filed with the Village Clerk as per § 9-9(A) of the Irvington Code. However, this office received the Findings via email from Chairman Rocco Rasulo on August 27, 2020.

Letter to Village Clerk-Treasurer
September 15, 2020
Page 2.

with § 9-9(B)(2) and notice must be published in the newspaper.

Thank you for your attention to this matter.

Very truly yours,

MONTALBANO, CONDON & FRANK, P.C.

A handwritten signature in black ink, appearing to read 'L. Sciarretta', with a long horizontal flourish extending to the right.

Lino J. Sciarretta

Attachment

cc: Takashi and Akiko Okumura (via email)
Building Inspector (via email)
Village Attorney (via email)

2 Hancock Place, Application 2019-29

The applicants, Takashi and Akiko Okumura, are the owners of a single family residence located at 2 Hancock Place in the Ardsley Park section of Irvington. The applicants have appeared before the Planning Board, Zoning Board of Appeals, and the Architectural Review Board for approval of renovations to their residence and garage and improvements to their property. The applicants are represented by architect Christina Griffin, P.C.

At the July 27, 2020 ARB meeting, by a vote of 5-0, the ARB denied the application. Pursuant to section 9-9 of the Village Code, counsel for the applicants, Lino Sciarretta, Esq., requested Findings of Fact to support the ARB's denial. The following represents the Findings of Fact of the ARB as to the review of Application 2019-29.

The Property

2 Hancock Place consists of .63 acres and is surrounded on three (3) sides by a right of way – in the east by the Old Croton Aqueduct (OCA), to the north by Ardsley Avenue West, and to the west by Hancock Place. The property is located within the View Preservation Overlay District of Irvington and is adjacent (within 30 feet from) the OCA. At the corner of Ardsley Avenue and Hancock Place, the residence is one of six houses that front Hancock Place.

The residence is a 1941 two story Georgian Colonial with 4 bedrooms and 3 baths. The exterior has white wash brick, 6 over 6 windows, black shutters and trim, and a low hip roof. The garage and a later addition to the north are white painted wood of smaller scale than the main house. Ten years ago, architect Christina Griffin designed an addition on the north side of the house for the prior owners and a library was added to the first floor with a master bedroom above it. The exterior of the addition has white cedar panels, columns and dropped eaves to reduce the scale of the addition, and as such is treated as a 'pavilion' distinct from the main house. The main house is approximately 29 ft. in height with a tight hip roof with minimal eaves. The smaller south addition of brick has a broad hip roof, a trellis to the south and a hip roof three window dormer to the east and smaller dormer to the south. The residence has a partially finished basement and no attic.

The residence is approximately 3,984 sf – with 2,164 sq. feet on the first floor and 1,820 sq. feet on the second floor. An additional 1,714 sf in slate patios, walkways, and other impervious surfaces surround the house. The residence is set back approximately 64 ft. from Hancock Place, closer in proximity to OCA, and the front lawn has no fences or retaining walls.

There is a detached one story 2 car garage approximately 181 sf in size with white cedar clapboard siding. The garage is located 10 feet from the OCA and it is connected to the residence by a breezeway. The entrance of the gravel driveway is on Ardsley Avenue West and runs parallel to the OCA. The driveway is currently located within the Aqueduct Buffer and is approximately 2,353 sf. The existing garage also sits in close proximity (less than 25 feet) to the neighboring property of 10 Hancock Place.

In addition, the property contains numerous mature specimen trees, including Tulip, Japanese Maple, Sassafras, Black Cherry, False Cypress, Sugar Maple, Magnolia, Beech and Norway Maple. There is a substantial setback of the residence, above grade, with a rolling open front lawn that is landscaped and slopes down toward Hancock Place.

Planning Board Application

On November 20, 2019, the applicants, represented by architect Christina Griffith, applied to the Planning Board (PB) for site development (IPB 2019-29), seeking to do the following:

1. Relocate the driveway
2. Construct an addition to the rear of the house
3. Convert an existing garage to a family room
4. Construct a new garage with bedroom above to the south.

The applicant notified neighboring properties of the application and drawings dated July 19, 2019 were submitted to the PB for site plan review. In the Site Development Plan Application, dated 11/20/19, the owners indicated that they would be seeking to increase the residence by 748 sf of floor area and that to their knowledge, their property did not contain any protected trees and it was not in the OCA overlay district.

PB held three public hearings on the matter: on December 4, 2019, January 8, 2020, and March 4, 2020. Links to the minutes from these PB meetings are attached as part of the Findings of Fact. As part of the PB review, Hahn Engineering, as consultant to the PB, submitted three memoranda, dated December 3, 2019, January 6, 2020, and February 28, 2020. The Village's landscape consultant, Suzanne Nolan of Nolan Landscape, provided memoranda dated November 27, 2019 and February 20, 2020. Those memoranda have been reviewed and are available on the Village's website.

At the first PB meeting of 12/4/19, the applicants' architect presented drawings dated 7/19/19 and explained the reasons for the renovations, including an interest in creating privacy and security for the applicants in their backyard. With proximity to the OCA, the applicants asserted that they had experienced trespassers and a lack of a level private yard for their young child. The landscape architect indicated that the drawings presented were a "concept to get started." Among other points emphasized, the landscape architect said that the most important proposal was to move the driveway "away from the Aqueduct" as "nobody really wants to see cars parked next to the Aqueduct, and that's what you see now." The Village's engineer and building inspector expressed concerns about the proposed porches and patios to be located within the OCA buffer and it was suggested that the applicants needed to obtain variances from ZBA to move forward. After additional comments were made by PB members, one member commented "do more homework before you come" back.

When the applicants returned for the second PB meeting on 1/8/20 PB, a number of changes had been made, primarily those that impacted the OCA buffer. Drawings dated 12/23/19 were

reviewed.¹ . Hahn Engineering made certain recommendations which the applicants had incorporated, including removal of a proposed retaining wall, replacement of a proposed fence along the OCA with a deer fence, modification of a proposed patio along the OCA, removal of a proposed sculpture near OCA, improvements to storm water management system, adding landscaping along the OCA, removal of a proposed porch along OCA, revisions to the driveway to protect a 36" tree that borders neighboring property at 10 Hancock Place and further identifying trees that would be potentially impacted by the proposed construction. In addition, in its 1/6/20 memorandum to the PB, Hahn Engineering indicated that certain proposed improvements (fence, alteration of garage and demolition) were located within the OCA Buffer. In addition, coverage was exceeded and the applicant needed variances from the ZBA.

Accordingly, the applicant attended the 1/28/20 ZBA meeting to request two variances from the ZBA under section 224 of the zoning code – an area variance under section 224-13 (exceeds building coverage) and a variance under 224-51-c (Buffers) because of its location in the Croton Aqueduct buffer. The ZBA indicated that the while the proposed total coverage is decreasing, "structural coverage is actually increasing from 2,345 sf to 2,939." In addition, the ZBA noted that the proposed garage would be moved out of the Aqueduct buffer and that deer fencing would be installed along the aqueduct with a landscape plan. The relocated driveway "would create more green space in the backyard. Coverage variance was amenable since actual proposal decreases." ZBA granted the variances on January 28, 2020, conditioned upon the applicant providing soundproofing to the proposed family room facing the OCA

With the variances obtained, the applicants returned to their 3rd and final PB hearing on March 4, 2020. The applicants presented a revised site plan and drawings dated 2/19/20. The architect emphasized that plantings were added around the Aqueduct, the patio in the OCA was reduced in size, and the deer fence along the OCA would be hidden by shrubbery. Further, "we're just reorganizing where the coverage is because we're moving the driveway so the access is off Hancock rather than allowing inside the Aqueduct buffer." (Emphasis added).² .

In addition, Hahn Engineering presented its March 3, 2020 memorandum to the PB. Hahn Engineering identified 16 regulated trees that were potentially impacted by the proposed construction, including 4 healthy trees that "conflicts with proposed driveway." The landscape architect was asked to identify trees on the property with a diameter of 8" or greater and to identify its size, species and condition. The applicants provided such information.

Accordingly, by a vote of 5-0, the PB granted site development plan approval referencing architectural drawings dated 2/19/20, landscape plans dated 2/19 & 2/20/20, and civil engineering site plans dated 2/18/20 and 11/20/19. The PB commented that the "the proposed improvements will not negatively impact the view of the Hudson River from the neighboring properties or adjacent rights of way."

¹ There is no evidence in the record that the applicant notified neighboring properties of the revised drawings.

² Again, there is no evidence in the record that the applicant notified neighboring properties of the revised drawings

ARB Application

By application dated March 15, 2020, and a resubmission of June 1, 2020, the applicant appeared before the ARB seeking to do the following pursuant to drawings dated 7/6/20:

1. Construct a new 24 x 25 two story 2 car garage in the front of the house facing Hancock Place, with approximately 416 sf on the first floor and 177 sf on the second floor to create a new 4th bedroom, for a total of 593 sf;
2. Install a new asphalt driveway lined in Belgium block curb, approximately 12 feet wide and x 134 ft. long totaling 1,612 sf, with a new curb cut entering from Hancock Place (appearing to be at a 14% grade) leading to the proposed garage. The proposed driveway is located along the property line of 10 Hancock Place and abuts an existing fence;
3. Install a new bluestone pathway of 206 sf leading from driveway to the new front porch;
4. Convert an existing 581 sf garage to a new family room and breakfast area, to be approximately 444 sf in size, with a new 134 sf porch;
5. Add to the second floor in the rear of the house an 138 sf addition to an existing bedroom and bathroom;
6. Add a new porch of 84 sf to the front of the house
7. Install four (4) new fences: (a) an 86.2 ft. wood board fence that is 6.6 ft. in height in front of the house facing Hancock Place, (b) a 72 ft. fence along Ardsley Avenue West, material and height to be determined; (c) a 6.6 ft. in height deer fence along the OCA, and (d) a replacement fence along property line of 10 Hancock Place.

In total, while reducing the coverage of existing slate patios, walkways and porches (considered structures under the Village Code) by 751 sf, the applicant seeks to add 600 sf to the first floor and 414 sf to the second floor of the residence and garage. New windows, doors, and lighting are incorporated in the design, however, neither a door or window schedule is included within the drawings or plans.

The applicants made 4 submissions to the ARB, dated June 2, 2020, June 16, 2020, July 7, 2020 and July 21, 2020. Two of the submissions were communications from the applicant's legal counsel, Lino Sciarretta of Montalbano, Condon & Frank, to the ARB. The applicants appeared before the ARB on April 27, 2020, June 22, 2020 and July 27, 2020 with their architect and

counsel via video conference (zoom) (in light of the coronavirus). All submissions were made electronically and the ARB did not have samples of any proposed materials.

Discussion

At the first ARB meeting of 4/27/20 during which applicants' architect appeared, ARB members expressed concern about the width, height, size, and scale of the proposed garage. The architectural drawings dated 3/15/20, indicated that the existing original house is 38 ft. wide, with the addition added 10 years ago being approximately 22 ft. wide. ARB members commented that the proposed garage is 27 ft. wide, 2 stories and is finished with matching brick veneer and a massive hip roof that makes it look bigger than the northern addition made in 2010. ARB members raised concerns about the bulk, massing and size of the proposed garage in relation to the residence. Members commented that it was imposing, out of scale, and projected too far out from the existing residence. By moving the garage to the front of the house, the scale was not sensitive to the rest of the design and needed to be reduced and improved in order to keep it balanced with and related to the original house and addition. As proposed, the design is not harmonious with the existing residence and has a negative visual impact. Further, the ARB noted that with a 2 story garage in the front of the house, the overall proposed design is not consistent with the style, design and character of other houses in the neighborhood.

ARB members suggested to reduce the mass of the garage, including considering a one car garage, setting back the garage, receding it into the house, or pushing it back from Hancock Place. Additional design suggestions included adding dormers to the garage, lowering the pitch of the roofline, reconsider the siding and façade treatment in order to make it look like a true addition as opposed to matching it or alternatively, making the garage detached like others in the neighborhood. Members commented that as the design stands, its appearance and relationship to other structures is not compatible with other properties on Hancock Place.

Additionally, ARB members asked questions as to whether specimen trees had to be removed to create the new driveway. While the PB, landscape architect and arborist discussed and reviewed certain trees for removal, the ARB usually restricts removal of mature trees in an attempt to preserve the environmental and aesthetic character of a neighborhood. Mature trees contribute to residential property values. Here, ARB members said that removal of tall and old specimen trees goes against such goals and is a loss to Hancock Place.

Further, several ARB members found the proposed location, height, and length of the proposed fence in the front yard as visually disruptive and too big an element in addition to the scope of the other work proposed. Nor was it in keeping with the overall neighborhood in which continuous lawns between properties are part of a continuous visual green park that is Ardsley Park. Houses on Hancock Place do not have white wood fences in their front yards and as such, the ARB would not be in favor of such a fence, especially one proposed at 6.6 ft. in height.

The architect indicated that she would take the recommendations back to her clients and consider changes.

At the June 22, 2020 ARB meeting, the applicants returned with revised drawings (A12, A13 & A14) and 3D models dated 6/1/20. Applicants indicated that they had considered the ARB comments and had made the following changes as reflected in 3d models: (1). added new dormer to the proposed garage to match the south elevation; (2) added new dormer to the proposed garage to match existing dormer at north end of west elevation; (3) added flower boxes to all garage windows; (4) added an entry roof to the single garage door; and (5) added new plantings in front of the house. No changes were made as to the mass, scale, height, size, shape or setback of the proposed garage. Further, the applicants indicated that they had removed the fence from the application but reserved their right to return at a later date for approval. If they did return seeking approval of the fence, they would consider a black wrought iron fence rather than a white wood fence. With the fence not presently before the ARB, counsel asked for the drawings dated 6/1/20 to be approved so that their clients could proceed with a building permit

When ARB members asked why none of their other recommendations had been considered, counsel for the applicants appeared and argued that the ARB was acting outside its scope and that it was not required to address nor incorporate any of the ARB recommendations or comments as to the proposed garage or fence. The applicants argued that the PB and ZBA had approved the new garage location and thus it was outside the ARB's purview to "reconsider" the design. By letter dated 6/1/20, legal counsel contends that both the PB decision of March 4, 2020 and the ZBA of 1/28/20 approved "the size, bulk, area and footprint of the extensions." Counsel argued that the PB also approved the location of the proposed fences and they were part of the site plan review. The only design element before the ARB according to the applicants were the height and material of the fence facing Hancock Place. In response, ARB members replied that while the location of the garage had been approved by the PB, the bulk, scale and mass had not been discussed nor decided. In particular, ARB members commented that footprint does not equal scale and mass. Likewise, while the PB had discussed and decided what fence was appropriate within the OCA, the other fences proposed in the application are to be reviewed and approved by the ARB.

After discussions with applicants' architect and counsel – and the applicants themselves - ARB members indicated that they would not be in a position to approve the application because it did not rectify the issues raised by the ARB at the earlier meetings, namely:

1. The proposed addition is of a bulk, massing and size too imposing and out of scale with the existing residence.
2. The scale of the proposed addition is not sensitive to the existing house design and needs to be reduced in order to keep it balanced with and relate to the original house and addition.
3. As proposed, the design is not harmonious with the existing residence and has a negative visual impact, especially with a 6.6 white fence in the front yard.

4. The overall proposed design is not consistent with the style, design and character of other houses on Hancock Place and in the neighborhood.
5. As proposed, the existing design unnecessarily requires the removal of specimen trees negatively impacting the environmental and aesthetic character of the neighborhood.

Counsel asked for a vote to be taken so that they could take the necessary next steps and move on. By a vote of 5-0, the application was denied.

As further comments, ARB has reviewed the minutes from the PB hearings and ZBA meeting and they are attached. Our review indicates that the Boards spent the vast amount of time reviewing and discussing three main areas: the need for variances from ZBA, restrictions and mitigation of proposed additions and changes in the OCA buffer, and removal, preservation and mitigation of specimen trees. There was little to no review of the bulk, height, mass, detail and scale of the proposed garage. There are little to no comments seeking to strike a balance of whether the proposed design is unified, ordered and balanced with regard to the main residence or any other residences on Hancock Place. Likewise, there are no comments as to the texture, scale or materiality of the garage design. In fact, the only reference to the garage was at the 1/8/20 PB hearing when the Chairman asked Member Boyle (who is an architect) whether he had “any issue with the *location* of the garage”, to which member Boyle replied he did not. (Emphasis added).³

While the PB reviews potential impacts of development on the community, it did not in this application review the architectural features, scale, mass, details or roof lines of the proposed garage and nor would the ARB have expected that from the PB. The PB was rightly focused on the OCA buffer, the necessity of variances, protection of specimen trees, landscape mitigation, storm water management, minimization of ecological disturbances, and safety of the site.

Lastly, it is noted that applicants in the past have asked for an advisory report from the ARB in order to avoid delay and expense in going to the ARB after PB and ZB. By going to the ARB informally prior to submission to the PB, design concepts can be reviewed prior to approval of a Site Plan. Here, that would have benefitted the applicants. The architect is familiar to this Village and makes regular presentations to the ARB. This is something that should have been brought to the applicants’ attention as a more expeditious and non-litigious approach.

Respectfully submitted,

Rocco Rasulo

Rocco Rasulo, Chair
Architectural Review Board

³ In addition, the drawings submitted and approved by the PB are dated 2/29/20. Those submitted to the ARB are dated June 1, 2020 – and they differ.

Cc: Brenda Jeselnik, Village Clerk-Treasurer
Mr. & Mrs. Takashi and Akiko Okumura
Christina Griffin, P.C.
Lino Sciarretta, Esq.
Mark Gilliland, Member of the Board of Trustees
Marianne Stecich, Village Attorney
Members of the Architectural Review Board

Planning Board Minutes links;

<http://www.irvingtonny.gov/DocumentCenter/View/9790/2019-12-04>

<http://www.irvingtonny.gov/DocumentCenter/View/9846/2020-01-08>

<http://www.irvingtonny.gov/DocumentCenter/View/9897/2020-03-04>

Zoning Board of Appeals Minutes link;

<http://www.irvingtonny.gov/DocumentCenter/View/9905/2020-01-28>

TRANSMISSION VERIFICATION REPORT

TIME : 09/15/2020 14:50
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FAX : 18456348993
TEL : 18456347010
SER. # : BROA5V549186

DATE, TIME	09/15 14:45
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DURATION	00:05:16
PAGE(S)	10
RESULT	OK
MODE	STANDARD

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** ADMITTED IN NY & MA

September 15, 2020

VIA EMAIL (bieselnik@irvingtonny.gov & FAX (914) 591-4072

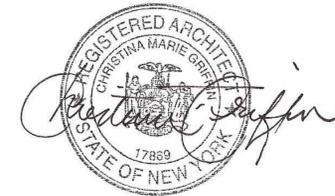
Brenda M. Jeselnik
Village Clerk- Treasurer
Village of Irvington
85 Main Street
Irvington, NY 10533

**RE: Takashi and Akiko Okumura residence
2 Hancock Place, Irvington, NY
Appeal from ARB Findings of Fact of August 27, 2020 ("Findings")**

Dear Village Clerk-Treasurer Jeselnik:

We represent Takashi and Akiko Okumura ("Okumura") in connection with the above-
mentioned ARB Findings to the Board of Trustees on page 8.0.0 (B) of the Village

EXTENSION AND RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NEW YORK
 CHRISTINA GRIFFIN ARCHITECT PC
 10 Spring Street, Hastings-on-Hudson, NY 10706



ARB SUBMISSION 7-6-20

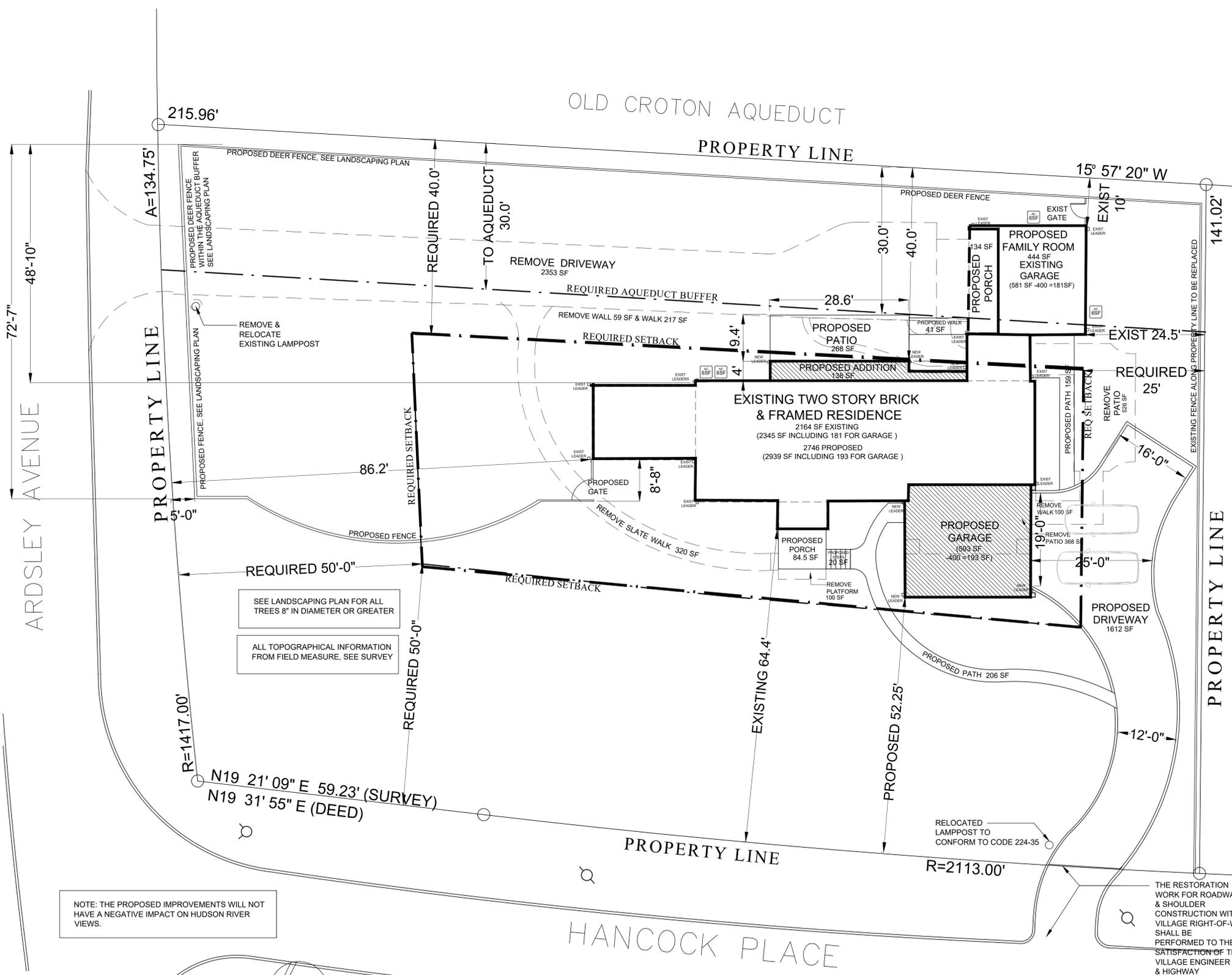
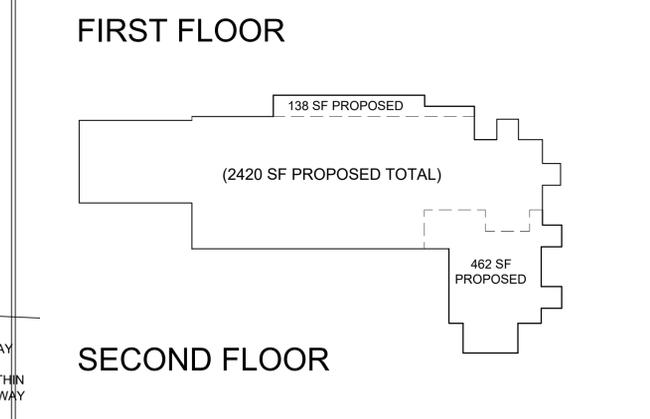
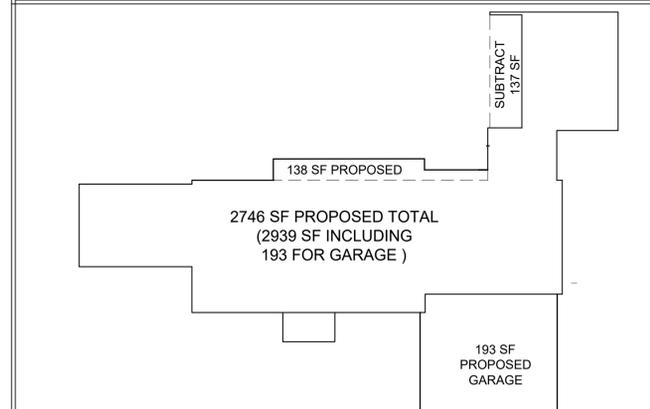
GENERAL NOTES	INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT	DATES																																																																																								
<p>1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.</p> <p>2. All construction shall comply fully with the 2015 International Residential Code, as amended by NYS 2017 Uniform Code Supplement, local building code, fire department regulations, and all other agencies having jurisdiction over project.</p> <p>3. Approved stamped set of building plans must be present on site for all inspections.</p> <p>4. A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.</p> <p>5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, disability insurance and general liability as required by Federal, State, and Local Codes and as Owner requires.</p> <p>6. Licensed electrician to file electrical permit.</p> <p>7. Licensed plumber to file plumbing permit.</p> <p>8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.</p> <p>9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.</p> <p>10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.</p> <p>11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.</p> <p>12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.</p> <p>13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.</p> <p>14. All construction sites shall conform to the 2016 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.</p> <p>15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.</p> <p>16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.</p> <p>17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.</p> <p>18. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.</p> <p>19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.</p> <p>20. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.</p> <p>21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.</p> <p>22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.</p> <p>23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.</p> <p>24. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.</p> <p>25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.</p> <p>26. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.</p> <p>27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.</p> <p>28. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.</p> <p>29. New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.</p> <p>30. If blown or sprayed insulation is used, Installer of insulation to submit insulation certification to include installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2010 Residential Code of New York State and submit an original signed copy for Building Departments records.</p> <p>31. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.</p> <p>32. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.</p> <p>33. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.</p> <p>34. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following:</p> <ol style="list-style-type: none"> Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work. Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors. Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc. Final cleaning of all chrome and aluminum metal work. Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop. <p>35. Finish materials and paint colors shall be reviewed and approved by the homeowner.</p> <p>36. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.</p> <p>37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.</p>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>CLIMATE ZONE</th> <th>FENESTRATION U-FACTOR^b</th> <th>SKYLIGHT U-FACTOR</th> <th>GLAZED FENESTRATION SHGC^{b,c}</th> <th>CEILING R-VALUE</th> <th>WOOD FRAME WALL R-VALUE</th> </tr> </thead> <tbody> <tr> <td>4A</td> <td>0.35</td> <td>0.55</td> <td>0.40</td> <td>49*</td> <td>20 OR ¹³⁺⁵h</td> </tr> <tr> <td></td> <td>MASS WALL R-VALUEⁱ</td> <td>FLOOR R-VALUE</td> <td>BASEMENT^c WALL R-VALUE</td> <td>SLAB^g R-VALUE & DEPTH</td> <td>CRAWL SPACE, WALL R-VALUE</td> </tr> <tr> <td></td> <td>8/13</td> <td>19</td> <td>10/13</td> <td>10, ²⁺⁷</td> <td>10/13</td> </tr> </tbody> </table> <p>a. R-VALUE ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.</p> <p>b. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.</p> <p>c. *10/13* MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.</p> <p>d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FT, WHICHEVER IS LESS.</p> <p>e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.</p> <p>h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO *13+5* MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION</p> <p>i. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.</p> <p>*R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.</p> <p>*R402.2.2 CEILINGS WITHOUT ATTIC SPACES - WHERE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLY SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENT SHALL BE LIMITED TO 500 SQUARE FEET OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.</p> <p>DESIGN REQUIREMENTS for the 2016 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2">GROUND SNOW LOAD</th> <th colspan="5">WIND DESIGN</th> <th rowspan="2">SEISMIC DESIGN CATEGORY</th> <th colspan="3">SUBJECT TO DAMAGE FROM</th> <th rowspan="2">CLIMATE ZONE</th> <th rowspan="2">ICE SHIELD UNDERLAY REQUIRED</th> <th rowspan="2">FLOOD HAZARDS</th> <th rowspan="2">AIR FREEZING INDEX</th> <th rowspan="2">MEAN ANNUAL TEMP.</th> </tr> <tr> <th>SPEED (MPH)</th> <th>TOPO EFFECTS</th> <th>SPECIAL WIND REGION</th> <th>WIND BORNE DEBRIS ZONE</th> <th>WEATHERING</th> <th>FROST LINE DEPTH</th> <th>TERMITE</th> </tr> </thead> <tbody> <tr> <td>30 PSF</td> <td>115-125 MPH</td> <td>NO</td> <td>YES</td> <td>NO</td> <td>C</td> <td>SEVERE</td> <td>42"</td> <td>MODERATE TO HEAVY</td> <td>4A</td> <td>YES</td> <td>N/A</td> <td>1500 or less</td> <td>52.2</td> </tr> </tbody> </table>	CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC ^{b,c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	4A	0.35	0.55	0.40	49*	20 OR ¹³⁺⁵ h		MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^g R-VALUE & DEPTH	CRAWL SPACE, WALL R-VALUE		8/13	19	10/13	10, ²⁺⁷	10/13	GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	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TABLE OF ZONING DATA			
OWNERS: TAKASHI & AKIKO OKUMURA	SHEET: 2.160	SURVEYED BY: W. E. JAMES, ENGINEERING & LAND SURVEYING, PLLC	
ZONING DISTRICT: 1F-40	BLOCK: 73	SURVEY DATE: NOVEMBER 23, 2015	
PRESENTLY CONFORMING: NO	LOT: 1	MUNICIPALITY: VILLAGE OF IRVINGTON	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	29,466.73 SF	29,466.73 SF
BUILDING COVERAGE	12% X 29,466.73 = 3,536 SF MAX	2,345 SF OR 7.9%	2,939 SF OR 10 %
COVERAGE ALL IMPERVIOUS SURFACES INCLUDING BUILDING, PORCHES, WALKS, CONCRETE PADS, STEPS, PATIO & WALLS	12% X 29,466.73 = 3,536 SF MAX	STRUCTURES 2,345 SF	STRUCTURES 2,939 SF
		PATIOS 894 SF	PATIOS 352.5 SF
		PORCH 0 SF	PORCH 134 SF
		WALKS 737 SF	WALKS 432 SF
		OTHER 83 SF	OTHER 45 SF
	TOTAL 4,059 SF /13.7%*	TOTAL 3907 SF /13.3%*	
DRIVEWAY		2,353 SF	1,612 SF
MINIMUM LOT WIDTH	150 FT	206.9 FT	206.9 FT
MINIMUM LOT DEPTH	150 FT	137.06 FT *(average)	137.06 FT *(average)
SETBACK DIMENSIONS			
(1) FRONT YARD (Corner lot)	50 FT	86.2 FT to Bldg	86.2 FT to Bldg
(2) FRONT YARD (Corner lot)	50 FT	64.4 FT to Platform	52.25 FT
ONE SIDE YARD (Minimum)	25 FT	24.5 FT*	24.5 FT*
REAR YARD	40 FT or 30 FT with AQUEDUCT BUFFER	10 FT*	10 FT*
FLOOR AREA	MAX. 5,363 SF for 29,467 SF LOT	BASEMENT N/A 1ST FLOOR 2,164 SF 2ND FLOOR 1,820 SF GARAGE 181 SF ATTIC N/A TOTAL 4,165 SF	BASEMENT N/A 1ST FLOOR 2,746 SF 2ND FLOOR 2,420 SF GARAGE 193 SF ATTIC N/A TOTAL 5,359 SF
MAX HEIGHT	35 FT	29 FT	29 FT
MIN OFF STREET PARKING	2	2	2
VIEW PRESERVATION	YES		

* EXISTING NON-CONFORMING

FAR CALCULATIONS



NOTE: THE PROPOSED IMPROVEMENTS WILL NOT HAVE A NEGATIVE IMPACT ON HUDSON RIVER VIEWS.

SITE PLAN
SCALE: 3/32" = 1'-0"

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

DATE: PLANNING BOARD SUBMISSION 11-19-19
PLANNING BOARD RESUBMISSION 12-23-19
ZONING BOARD SUBMISSION 01-13-20
PLANNING BOARD RESUBMISSION 2-19-20
ARB SUBMISSION 3-15-20
CONSTRUCTION BID DOCUMENTS 4-21-20
ARB SUBMISSION 6-1-20
ARB SUBMISSION 7-6-20

Drawing Title: **SITE PLAN**
Scale: **AS SHOWN**

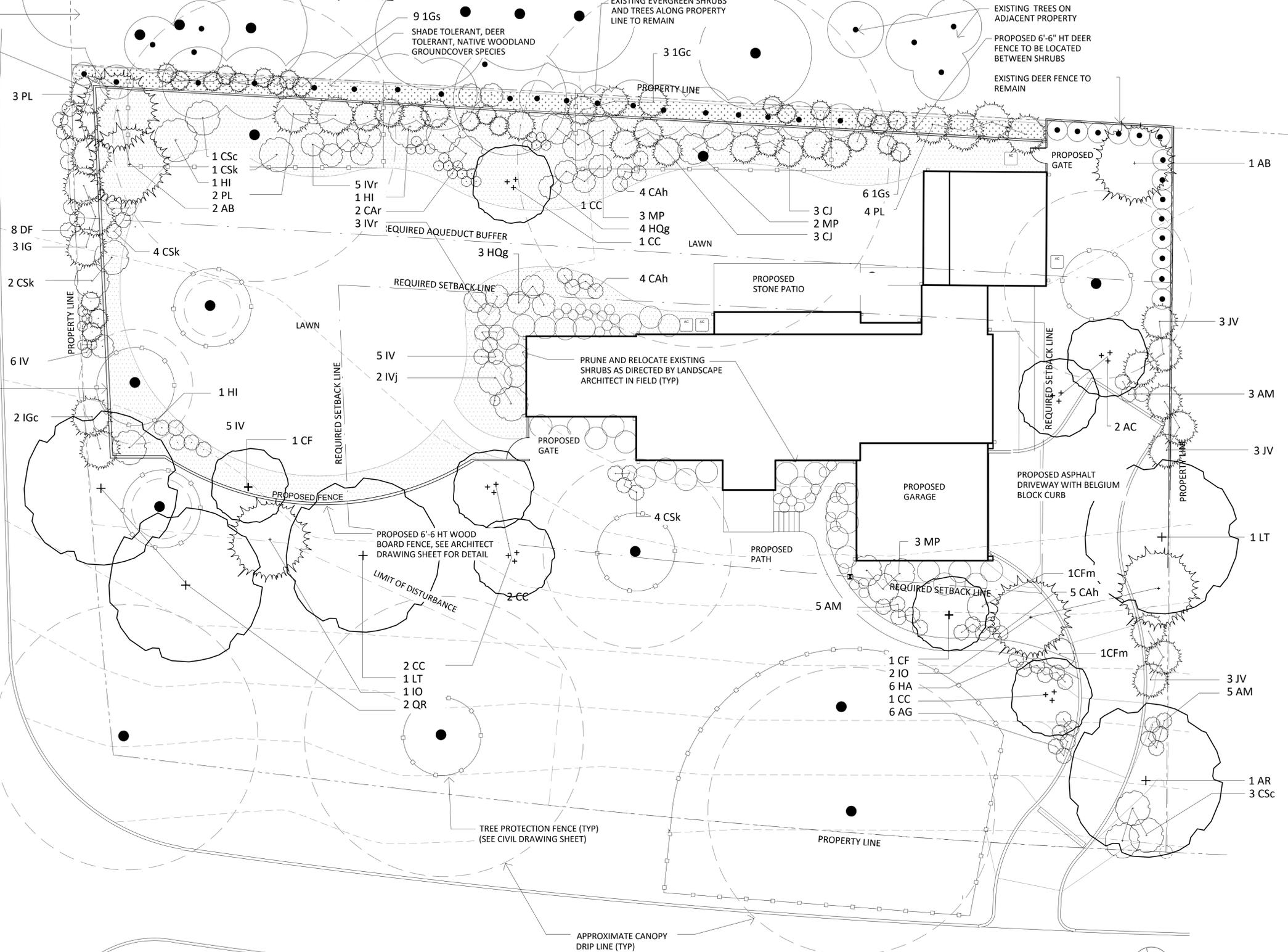
S-1

EXISTING DECIDUOUS TREES OUTSIDE PROPERTY LINE
 PROPOSED 6'-6" HT DEER FENCE TO BE LOCATED BETWEEN SHRUBS WITHIN THE OCA BUFFER, SEE ARCHITECT DRAWING SHEETS

PROPOSED 6'-6" HT WOOD BOARD FENCE OUTSIDE THE OCA BUFFER, SEE ARCHITECT DRAWING SHEETS

ARDSLEY AVENUE

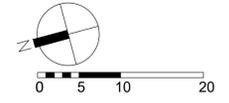
OLD CROTON AQUEDUCT (OCA) TRAIL



LEGEND

- LARGE DECIDUOUS TREE AND UNDERSTORY TREES
- DECIDUOUS SHRUB
- EVERGREEN TREE/SHRUB
- EXISTING TREE - TRUNK WITH DRIPLINE
- EXISTING SHRUB TO REMAIN
- EXISTING SHRUBS TO BE PRUNED AND/ OR RELOCATED
- NATIVE DEER TOLERANT WOODLAND SPECIES GROUNDCOVER MIX
- NATIVE WOODLAND SPECIES GROUNDCOVER AND PERENNIAL MIX
- EXISTING CONTOUR (SHOWN @ 2' INTERVALS)
- PROPOSED CONTOUR

SEE SHEET L-2 FOR LANDSCAPE PLAN NOTES, PLANT LIST AND PROPOSED TREE REMOVAL MITIGATION PLAN



FOR MUNICIPAL APPROVALS
 NOT FOR CONSTRUCTION

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
 65 NORTH BROADWAY, SUITE 213
 IRVINGTON, NY 10533
 WWW.ASPECT120.COM
 PHONE: (914) 274-8544



OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY 10533

PROJECT

REVISIONS	TREE REMOVAL MITIGATION PROPOSAL INCORPORATED	PLANT LIST
2/19/2020		
2/20/2020		

DRAWING TITLE
LANDSCAPE PLAN
 SCALE: 1"=10'-0"
 DATE: 01/23/2020

L-1

PLANT LIST					
QNT	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
1	AR	ACER RUBRUM	RED MAPLE	4" CAL	AS SHOWN
2	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10'-12' HT	AS SHOWN
4	CC	CERCIS CANADENSIS 'FOREST PANSY'	CANADIAN REDBUD	10'-12' HT	AS SHOWN
2	CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD	10'-12' HT	AS SHOWN
2	LT	LIRIODENDRON TULIPFERA	TULIPTREE	4" CAL	AS SHOWN
2	QR	QUERCUS RUBRA	RED OAK	4" CAL	AS SHOWN
EVERGREEN TREES					
3	AB	ABIES BALSAMEA	BALSAM FIR	8' TO 10' HT	AS SHOWN
3	IO	ILEX OPACA	AMERICAN HOLLY	8' TO 10' HT	AS SHOWN
DECIDUOUS SHRUBS					
6	AG	ABELIA X GRANDIFOLIA	GLOSSY ABELIA	#3 CONT	AS SHOWN
10	AM	ARONIA MELANOCARPA 'MORTON'	IRAQUOIS BEAUTY CHOKEBERRY	#3 CONT	AS SHOWN
2	CF	CALYCANTHUS FLORIDUS 'MICHAEL LINDSEY'	CAROLINA ALLSPICE	#5 CONT	AS SHOWN
4	CSK	CHAENOMELES SPECIOSA	FLOWERING QUINCE	#7 CONT	AS SHOWN
6	Cah	CLETHERA ALNIFOLIA 'HUMMINGBIRD '	HUMMINGBIRD SWEET PEPPERBUSH	#5 CONT	AS SHOWN
4	Car	CLETHERA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SWEET PEPPERBUSH	#7 CONT	AS SHOWN
4	CSc	CORNUS SERICEA 'CARDINAL'	KELSEYI REDOSIER DOGWOOD	#7 CONT	AS SHOWN
8	CSK	CORNUS SERICEA 'KELSEYI'	CARDINAL REDOSIER DOGWOOD		
8	DF	DASIPHORA FRUTICOSA	SHRUBBY CINQUEFOIL	#3 CONT	AS SHOWN
2	HI	HAMAMELIS X INTERMEDIA	ARNOLD PROMIZ WITCH HAZEL	#7 CONT	AS SHOWN
6	HA	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	#5 CONT	AS SHOWN
6	HQg	HYDRANGEA QUERCIFOLIA 'GATSBY PINK'	OAKLEAF HYDRANGEA 'GATSBY PINK'	#3 CONT	AS SHOWN
2	Ivj	ILEX VERTICLATA 'JIM DANDY'	JIMDANDY WINTERBERRY	#5 CONT	AS SHOWN
6	Ivr	ILEX VERTICLATA 'RED SPRITE'	REDSprite WINTERBERRY	#5 CONT	AS SHOWN
10	IV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	#5 CONT	AS SHOWN
8	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	#7 CONT	AS SHOWN
EVERGREEN SHRUBS					
6	CJ	CAMELLIA JAPONICA 'KOREAN FIRE'	CAMELIA 'KOREAN FRE'	#7 CONT	AS SHOWN
6	IG	ILEX GLABRA	INKBERRY HOLLY	#7 CONT	AS SHOWN
4	IGc	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#5 CONT	AS SHOWN
4	IGs	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#5 CONT	AS SHOWN
9	JV	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT	AS SHOWN
6	PL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA CHERRY LAUREL	#7 CONT	AS SHOWN
GROUND COVER, FERNS, GRASSES, PERENNIALS					
<i>MIX OF PLUGS AND CONTAINER PLANTS TO BE PLANTED AS GROUND COVER OUTSIDE DEER FENCE: SHADE TOLERANT, DEER TOLERANT, NATIVE WOODLAND SPECIES**</i>					
20		ADIANTUM PENDATUM	MAIDENHAIR FERN	#1 CONT	18" O.C.
50		ASARUM CANADENSE	WILD GINGER	5" PLUGS	18" O.C.
50		ASTER DIVARICARTUS	WHITE WOODLAND ASTER	5" PLUGS	18" O.C.
20		ATHYRIUM FILIX-FEMINA	LADY FERN	PLUGS	18" O.C.
50		CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	PLUGS	18" O.C.
20		HELIANTHUS STRUMOSUS	WOODLAND SUNFLOWER	5" PLUGS	18" O.C.
<i>MIX OF PLUGS AND CONTAINER PLANTS TO BE PLANTED AS GROUND COVER INSIDE DEER FENCE: SHADE TOLERANT, NATIVE WOODLAND SPECIES**</i>					
20		ADIANTUM PENDATUM	MAIDENHAIR FERN	#1 CONT	18" O.C.
20		ANEMONE VIRGINIANA	TALL THIMBLEWEED	5" PLUGS	18" O.C.
50		ARCHOSTAPHYLOS UVA-URSI	BEARBERRY	#1 CONT	18" O.C.
50		ASARUM CANADENSE	WILD GINGER	5" PLUGS	18" O.C.
50		ASCLEPIAS INCARNATA	SWAMP MILKWEED	5" PLUGS	6" O.C.
50		ASTER DIVARICARTUS	WHITE WOODLAND ASTER	5" PLUGS	18" O.C.
20		ATHYRIUM FILIX-FEMINA	LADY FERN	#1 CONT	18" O.C.
20		BAPTISTA AUSTRALIS	BLUE FALSE INDIGO	5" PLUGS	18" O.C.
100		CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	5" PLUGS	18" O.C.
50		DENNSTAEDTIA PUNCTILOBUL	HAYSCENTED FERN	#1 CONT	18" O.C.
50		EUPATORIUM PURPUREUM	JOE PYE WEED	5" PLUGS	6" OC
50		GERANIUM MACULATUM	WILD GERANIUM	5" PLUGS	6" OC
20		HELIANTHUS STRUMOSUS	WOODLAND SUNFLOWER	5" PLUGS	18" O.C.
20		MONARDA DIDYMA	BEA-BALM	5" PLUGS	6" OC
50		SPOROBOLUS HETEROLIPIS	PRAIRIE DROPSEED	5" PLUGS	6" OC
50		TIARELLA CORDIFOLIA	FOAMFLOWER	5" PLUGS	6" OC

LANDSCAPE PLAN NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT
3. OWNER'S REPRESENTATIVE SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
4. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING
5. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
6. THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
7. CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING PLANTS TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
8. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX
9. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUND COVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
10. SEE ARCHITECTURAL DRAWING SHEETS FOR FENCE DETAILS.
11. SEE CIVIL ENGINEER'S SITE PLAN FOR TREE PROTECTION AND PROPOSED GRADING
12. DEER FENCE LOCATION TO BE DETERMINED IN THE FIELD TO PROTECT ROOTS OF EXISTING TREES AND SHRUBS. LOCATION OF DEER FENCE DOES NOT INDICATE LIMIT OF PROPERTY.
13. ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM SURVEY DATED 11/19/2019 PREPARED BY: JAMES ENGINEERING AND LAND SURVEYING, PLLC, WALLKILL, NY 12589

TREE REMOVAL MITIGATION PLAN

THE LIST BELOW REPRESENTS THE MINIMUM PLANTING PROPOSED AS MITIGATION FOR THE REMOVAL OF A 49" TULIP TREE, A 12" JAPANESE MAPLE, A 15" SASAFRAS, AND A 15" BLACK CHERRY THE FOLLOWING VEGETATION WILL BE PLANTED ON THE 2 HANCOCK AVENUE PROPERTY:

- LARGE CANOPY TREES**
 QUANTITY: FIVE (5)
 SPECIES: TULIP TREE, RED MAPLE OR RED OAK
 (OR SIMILAR NATIVE SPECIES)
 SIZE: 4" CAL. (MIN)
- UNDERSTORY TREES**
 QUANTITY: PR EIGHT (8)
 SPECIES: SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
 (OR SIMILAR NATIVE SPECIES)
 SIZE: 12" TO 14' HEIGHT
- EVERGREEN TREES**
 QUANTITY: SIX (6)
 SPECIES: AMERICAN HOLLY, WHITE SPRUCE, WHITE FIR
 (OR SIMILAR NATIVE SPECIES)
 SIZE: 8' TO 10' HEIGHT
- LARGE DECIDUOUS SHRUBS**
 QUANTITY: TWENTY (20)
 SPECIES: VIBURNUM, CLETHRA, BAYBERRY, WITCHAZEL
 (OR SIMILAR NATIVE SPECIES)
 SIZE: 5 GAL TO 7 GAL CONTAINERS
- SMALL TO MEDIUM DECIDUOUS SHRUBS**
 QUANTITY: SIXTY (60)
 SPECIES: ST. JOHNSWORT, SWEETSPIRE, CAROLINA ROSE, AZALEA
 (OR SIMILAR NATIVE SPECIES)
 SIZE: 3 GAL TO 5 GAL CONTAINERS
- MEDIUM TO LARGE EVERGREEN SHRUBS**
 QUANTITY: FORTY (40)
 SPECIES: INKBERRY HOLLY, JUNIPER, RHODODE RNDRON
 (OR SIMILAR NATIVE SPECIES)
 SIZE: 5 GAL TO 7 GAL CONTAINERS

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
 65 NORTH BROADWAY, SUITE 213
 IRVINGTON, NY 10533
 WWW.ASPECT120.COM
 PHONE: (914) 274-8544



PROJECT

OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY 10533

REVISIONS	TREE REMOVAL MITIGATION PROPOSAL INCORPORATED	PLANT LIST
2/19/2020		
2/20/2020		

DRAWING TITLE

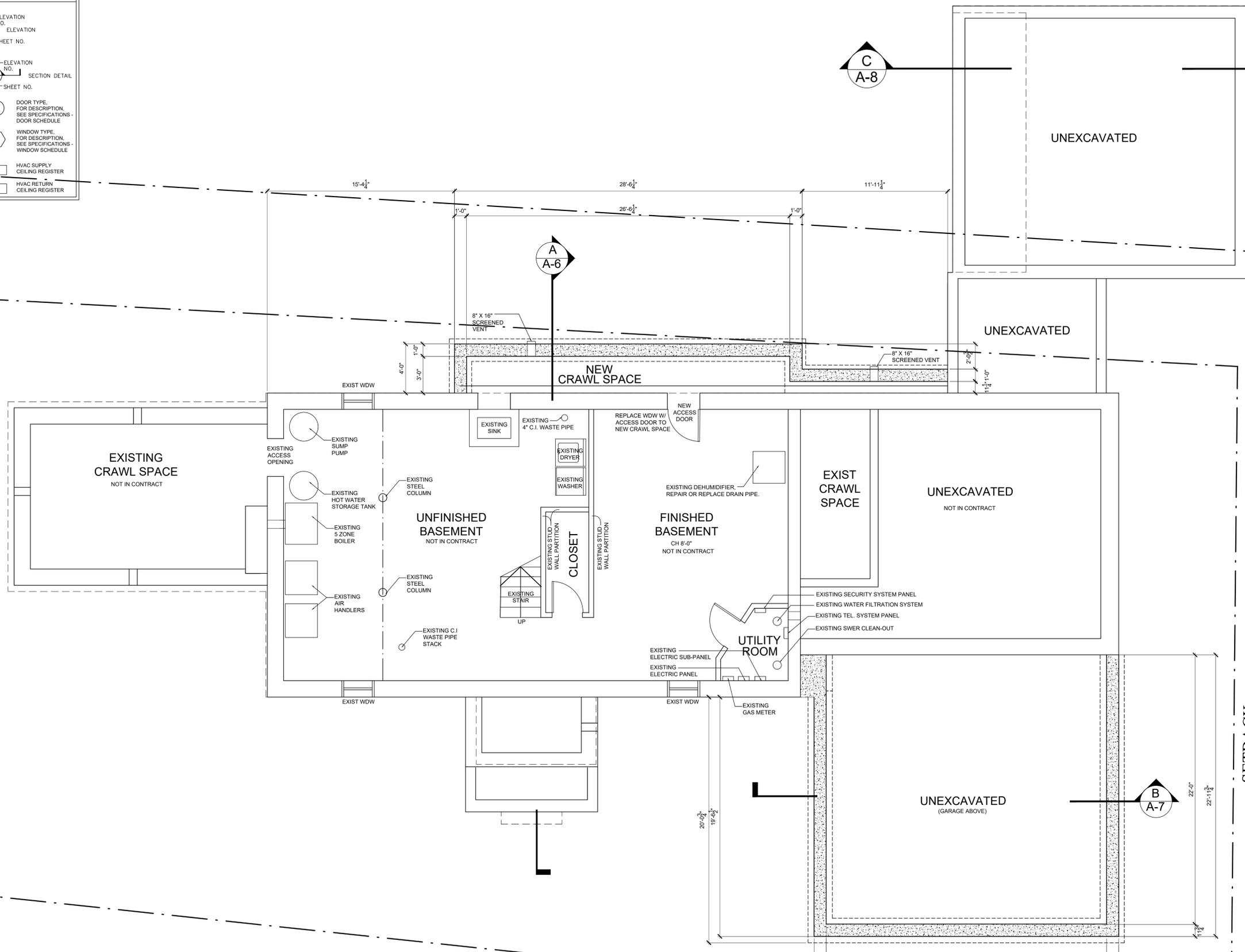
PLANT LIST/ MITIGATION PLAN

SCALE: NA
 DATE: 01/23/2020

**FOR MUNICIPAL APPROVALS
 NOT FOR CONSTRUCTION**

LEGEND

	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO. ELEVATION SHEET NO.
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS- DOOR SCHEDULE
	GARAGE / DWELLING SEPARATION WALL: 5/8" type X gypsum board on one side, 1/2" oak plywood, 2" x 6" studs 16" o.c., R-21 batt insulation, 1/2" gypsum board.		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS- WINDOW SCHEDULE
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" slip R sheathing, 5/8" Advantech engineered sheathing, 2x6 studs 16" o.c., R-21 batt insulation, 5/8" gypsum board		HVAC SUPPLY CEILING REGISTER
	FOUNDATION WALL: 10" reinforced concrete wall, slugged finish above grade, troweled on waterproofing below grade		HVAC RETURN CEILING REGISTER



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

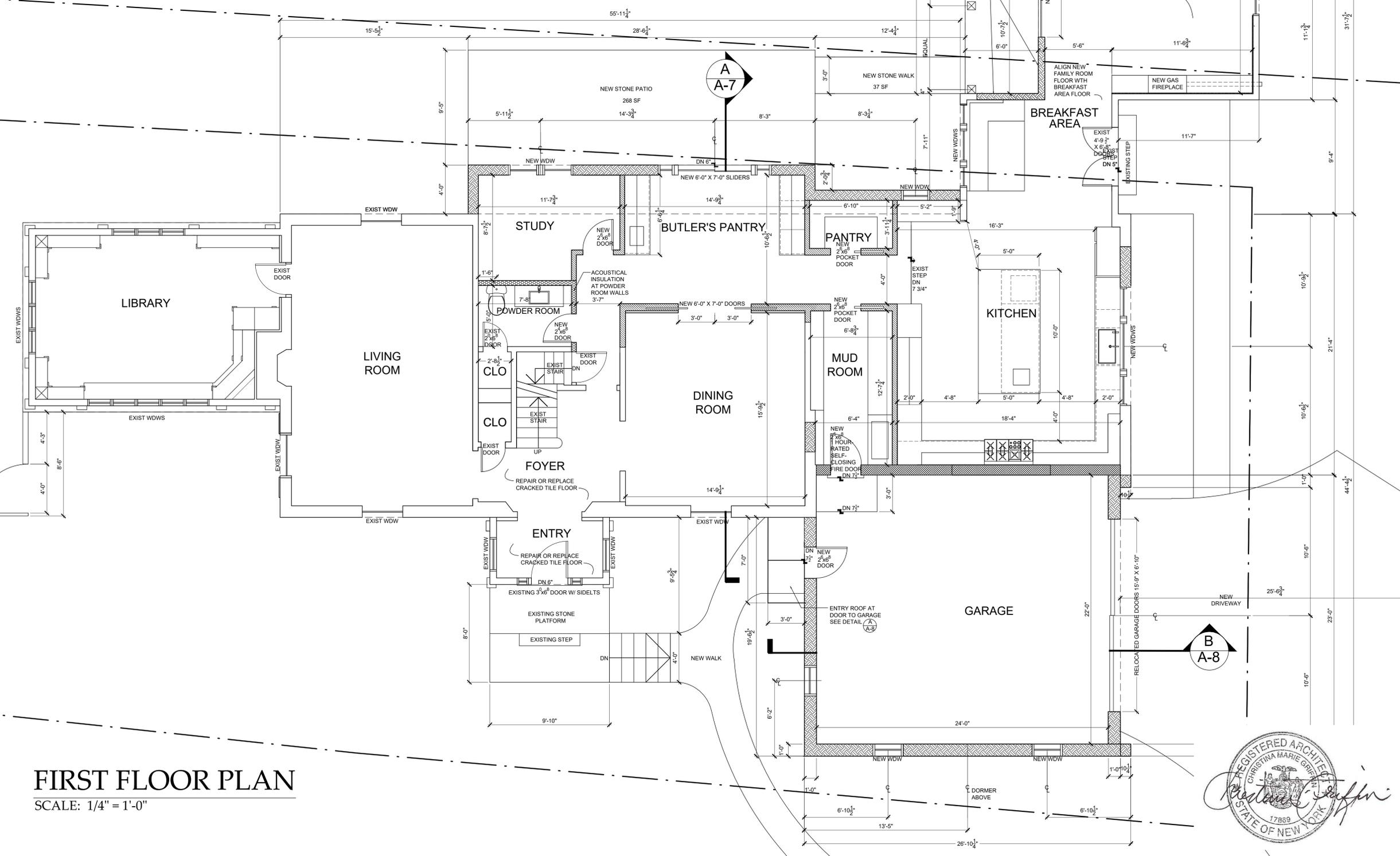
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel. 914.478.0806 fax
www.christinagriffinarchitect.com

Date: CONSTRUCTION BID DOCUMENTS 4-17-20
ARB SUBMISSION 6-1-20
ARB SUBMISSION 7-6-20

Drawing Title: BASEMENT PLAN
Scale: AS SHOWN

A-1

LEGEND		FINISH SCHEDULE	
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO.
	ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		SECTION DETAIL SHEET NO.
	GARAGE / DWELLING SEPARATION WALL: 5/8" type X gypsum board on one side, 1/2" oak plywood, 2" x 8" studs 16" o.c., R-21 batt insulation, 1/2" gypsum board.		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" zip R sheathing, 5/8" Advantech engineered sheathing, 2x6 studs 16" o.c., R-21 Batt insulation, 5/8" gypsum board		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
	FOUNDATION WALL: 10" reinforced concrete wall, stucco finish above grade, troweled on waterproofing below grade		HVAC SUPPLY CEILING REGISTER
			HVAC RETURN CEILING REGISTER
FLOOR 1. New 2 1/2" select grade oak flooring to match existing. 2. Patch existing oak floor, as needed. 3. Tile on 1/2" on thin-set cementitious board. 4. Exposed concrete slab. 5. Random width oak flooring.		CEILING 1. New 5/8" gypsum board. 2. Patch existing ceiling as needed. 3. 5/8" moisture resistant gypsum board.	
WALL 1. New 5/8" gypsum board. 2. Patch existing gypsum as needed. 3. Tie on 5/8" moisture resistant gypsum board 42" above floor. 4. Tile on 5/8" moisture resistant gypsum board 42" above floor. 5. Random width oak flooring. 6. Tile on 1/2" Densshield board to ceiling at shower.		TRIM 1. New paint grade trim to match existing. 2. Existing trim to remain, patch as needed. 3. New base tile.	



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

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Date:
 PLANNING BOARD SUBMISSION 9.23.19
 PLANNING BOARD RE-SUBMISSION 12.23.19
 ZONING BOARD SUBMISSION 1.13.20
 PLANNING BOARD RE-SUBMISSION 2-19-20
 ARB SUBMISSION 3-15-20
 CONSTRUCTION BID DOCUMENTS 4.21.20
 ARB RE-SUBMISSION 6.1.20
 ARB SUBMISSION 7.6.20

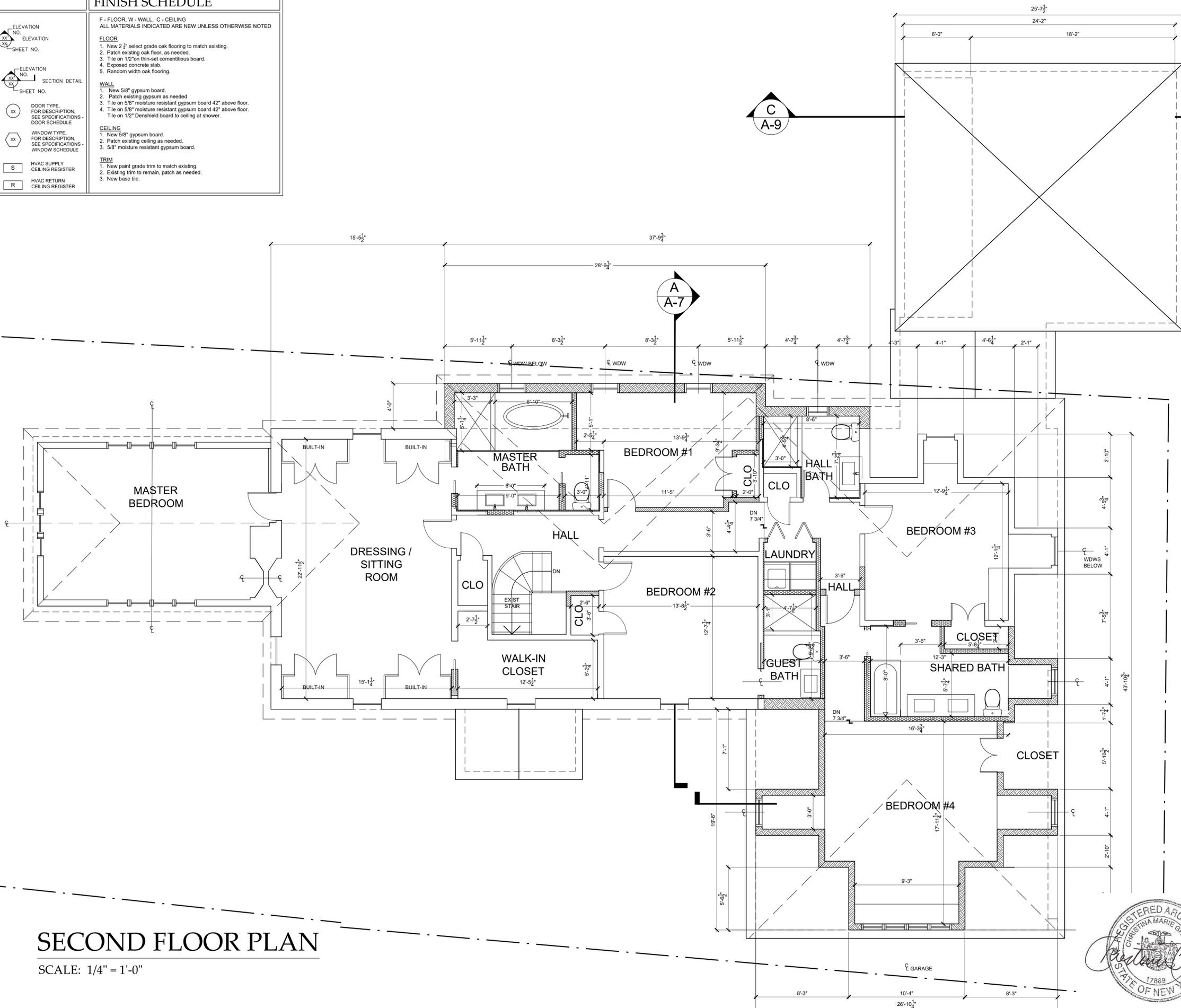
Drawing Title:
FIRST FLOOR PLAN

Scale:
AS SHOWN



A-2

LEGEND		FINISH SCHEDULE	
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO.
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		SECTION DETAIL SHEET NO.
	GARAGE / DWELLING SEPARATION WALL: 5/8" type X gypsum board on one side, 1/2" oak plywood, 2" x 4" studs 16" o.c., R-21 batt insulation, 1/2" gypsum board.		DOOR TYPE FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" zip R sheathing, 5/8" Advantech engineered sheathing, 2x6 studs 16" o.c., R-21 batt insulation, 5/8" gypsum board		WINDOW TYPE FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
	FOUNDATION WALL: 10" reinforced concrete wall, stucco finish above grade, troweled on waterproofing below grade		HVAC SUPPLY CEILING REGISTER
			HVAC RETURN CEILING REGISTER
<p>F - FLOOR, W - WALL, C - CEILING ALL MATERIALS INDICATED ARE NEW UNLESS OTHERWISE NOTED</p> <p>FLOOR</p> <ol style="list-style-type: none"> 1. New 2 1/2" select grade oak flooring to match existing. 2. Patch existing oak floor, as needed. 3. Tile on 1/2" on thin-set cementitious board. 4. Exposed concrete slab. 5. Random width oak flooring. <p>WALL</p> <ol style="list-style-type: none"> 1. New 5/8" gypsum board. 2. Patch existing gypsum as needed. 3. Tile on 5/8" moisture resistant gypsum board 42" above floor. 4. Tile on 5/8" moisture resistant gypsum board 42" above floor. 5. Random width oak flooring. <p>CEILING</p> <ol style="list-style-type: none"> 1. New 5/8" gypsum board. 2. Patch existing ceiling as needed. 3. 5/8" moisture resistant gypsum board. <p>TRIM</p> <ol style="list-style-type: none"> 1. New paint grade trim to match existing. 2. Existing trim to remain, patch as needed. 3. New base tile. 			



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

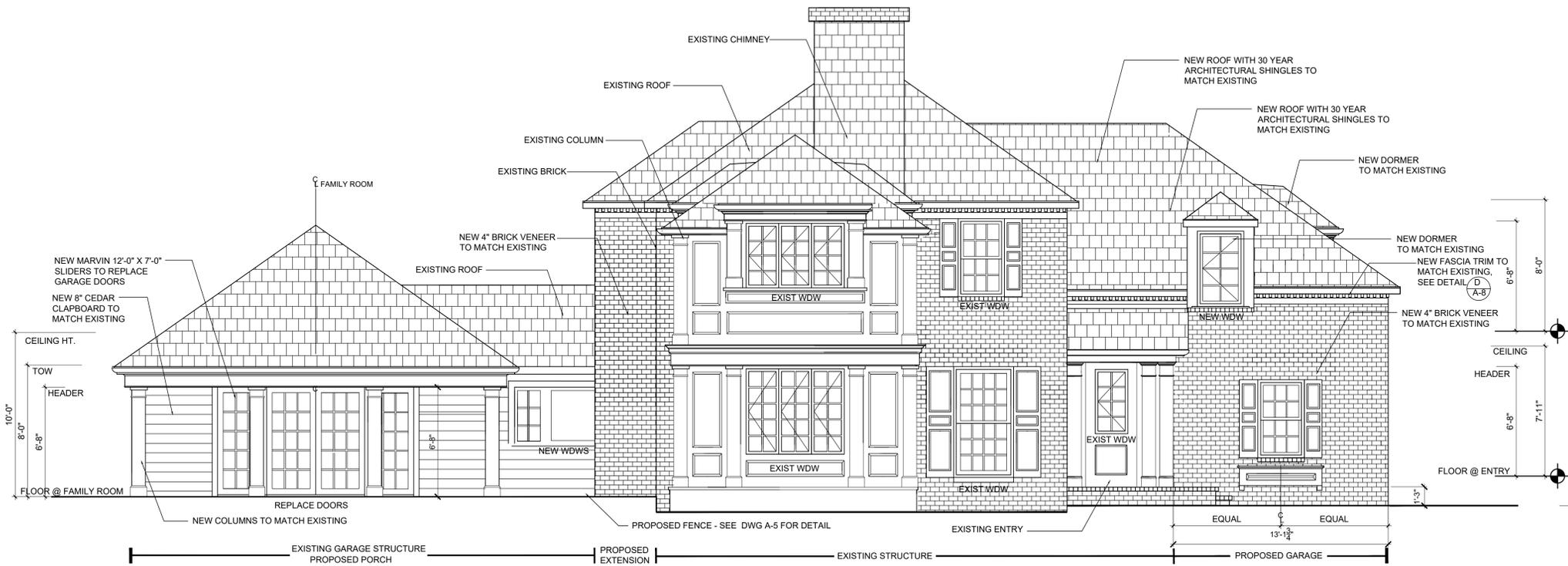


EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

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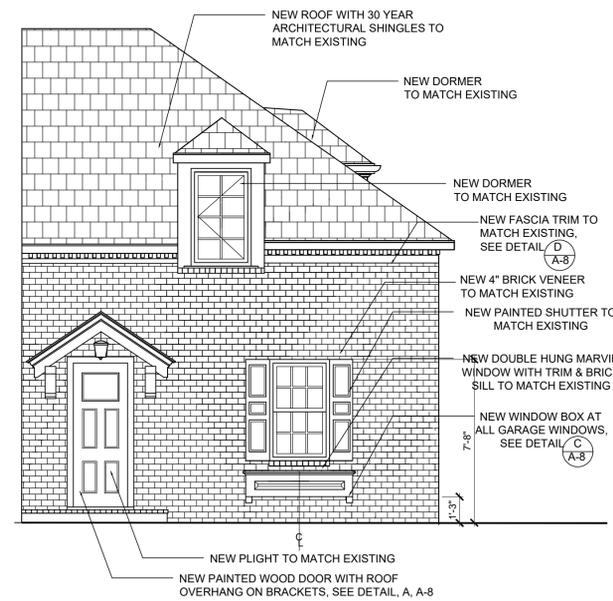
Date: _____
Drawing Title: SECOND FLOOR PLAN
PLANNING BOARD SUBMISSION 9.23.19
PLANNING BOARD RE-SUBMISSION 12.23.19
ZONING BOARD SUBMISSION 01.13.20
PLANNING BOARD RE-SUBMISSION 2.19.20
ARB SUBMISSION 3.15.20
CONSTRUCTION BID DOCUMENTS 4.21.20
ARB RE-SUBMISSION 6.1.20
ARB SUBMISSION 7.6.20
Scale: AS SHOWN

A-3



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION Showing Entry to Garage

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTENSIONS & RENOVATIONS TO THE
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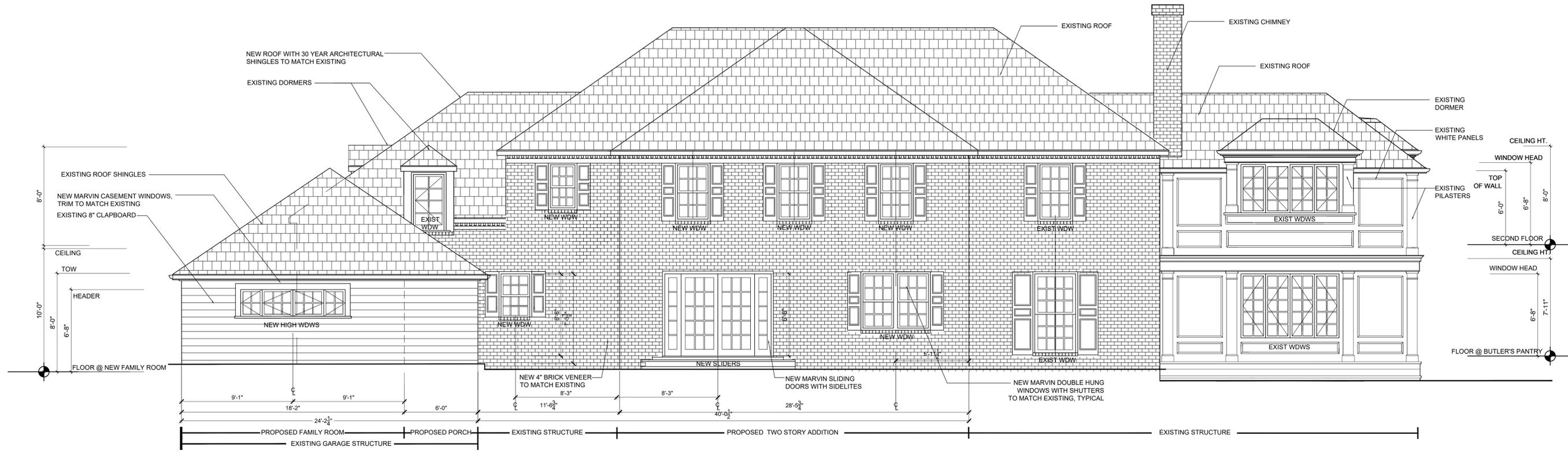
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ZONING BOARD SUBMISSION 01.13.20
PLANNING BOARD RE-SUBMISSION 2-19-20
ARB SUBMISSION 3-16-20
CONSTRUCTION BID DOCUMENTS 4.21.20
ARB RE-SUBMISSION 6.1.20
ARB SUBMISSION 7.6.20

Drawing Title
NORTH
ELEVATIONS

Scale:
AS SHOWN



A-5



EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
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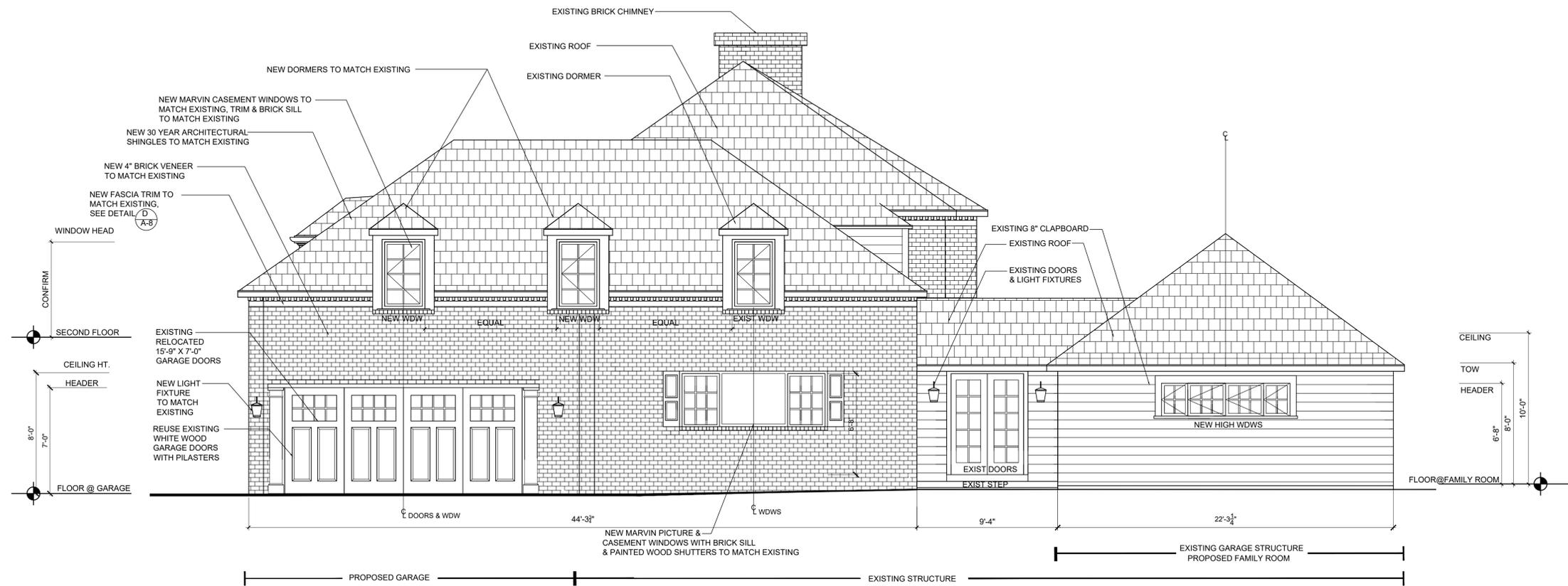
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 PLANNING BOARD RE-SUBMISSION 12.23.19
 ZONING BOARD SUBMISSION 01.13.20
 PLANNING BOARD RE-SUBMISSION 2-19-20
 ARB SUBMISSION 3-15-20
 CONSTRUCTION BID DOCUMENTS 4.21.20
 ARB RE-SUBMISSION 6-1-20
 ARB SUBMISSION 7-6-20

Drawing Title
 EAST
 ELEVATIONS

Scale:
 AS SHOWN



A-6



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



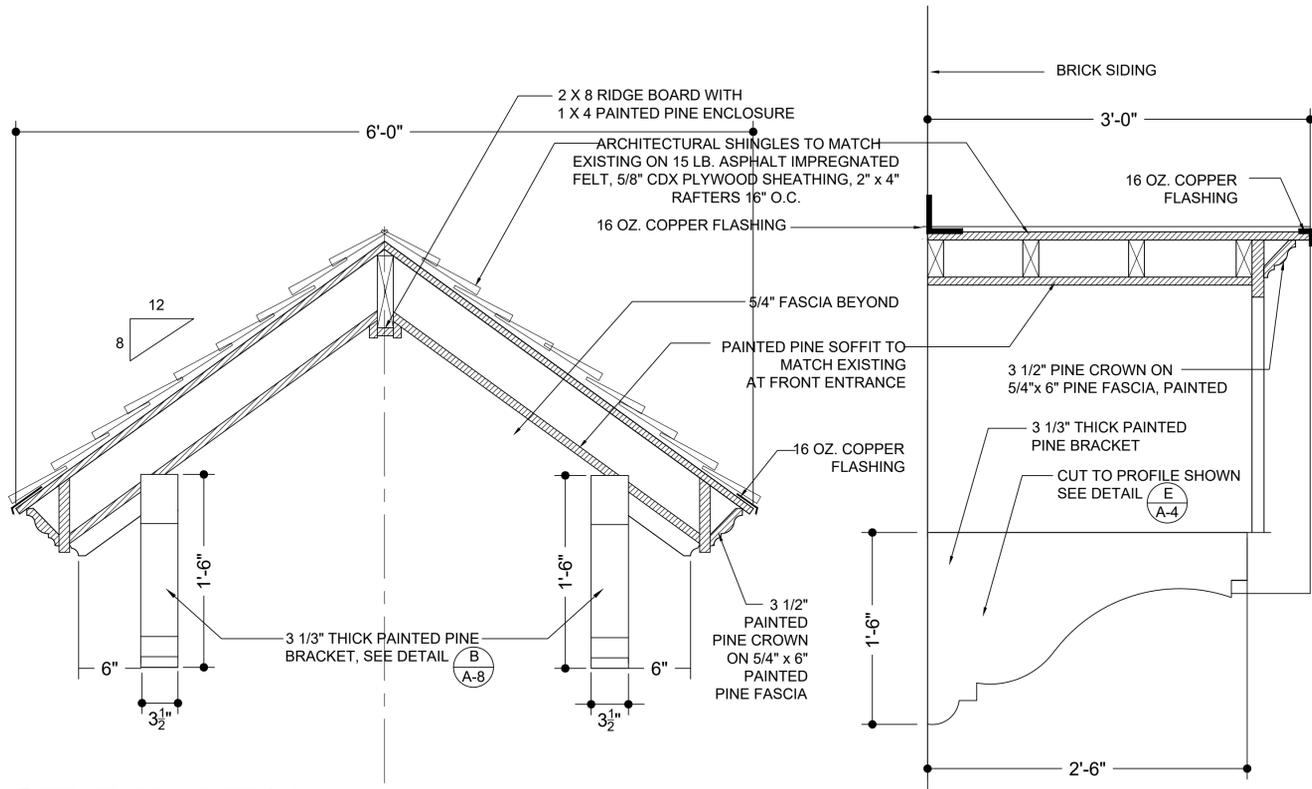
EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

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10 Spring Street
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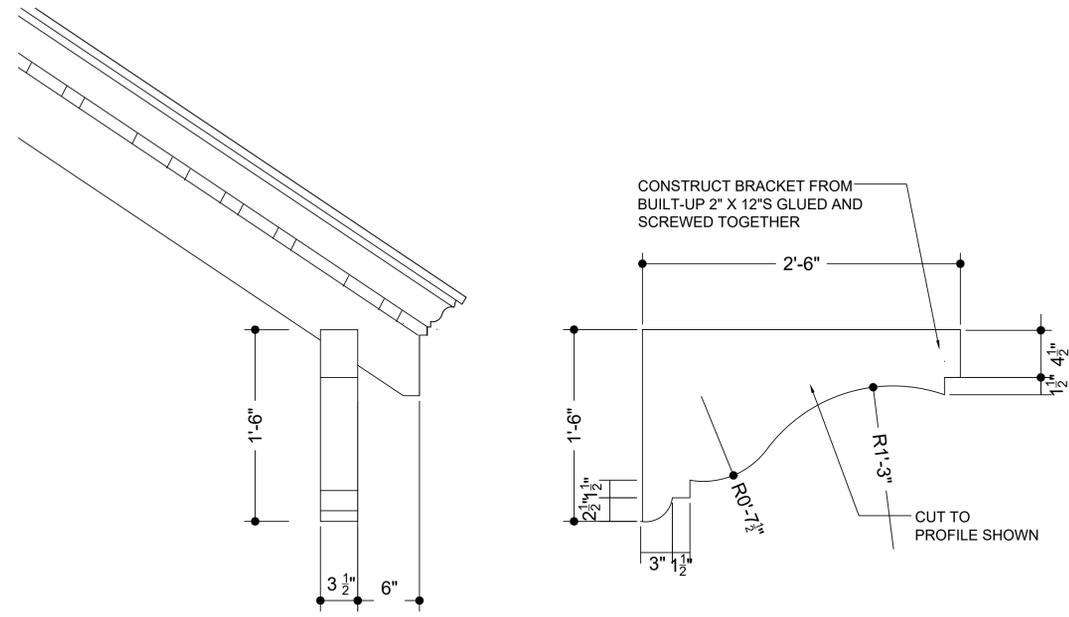
Date: PLANNING BOARD SUBMISSION 9.23.19
PLANNING BOARD RE-SUBMISSION 12.23.19
ZONING BOARD SUBMISSION 1.13.20
PLANNING BOARD RE-SUBMISSION 2-19-20
ARB SUBMISSION 3-15-20
CONSTRUCTION BID DOCUMENTS 4.21.20
ARB RE-SUBMISSION 6.1.20
ARB SUBMISSION 7.6.20

Drawing Title: EAST & SOUTH ELEVATIONS
Scale: AS SHOWN

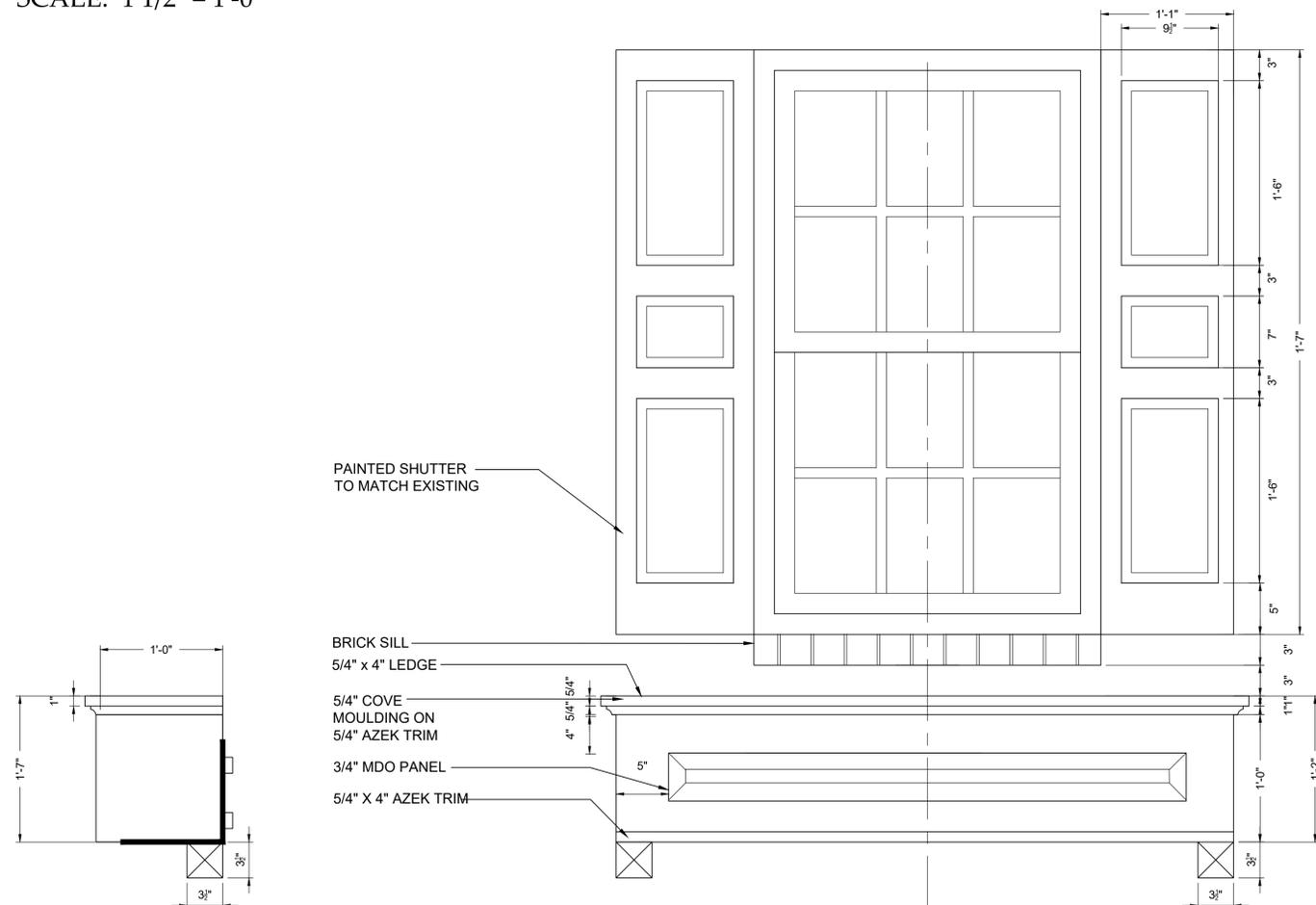
A-7



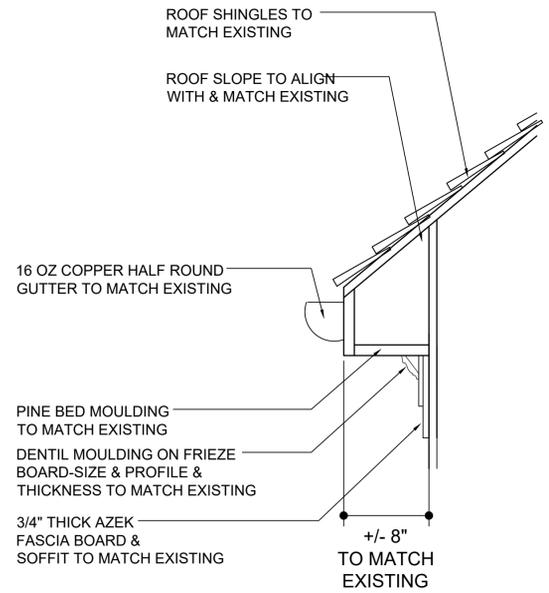
A SIDE ENTRY
A-8 ROOF OVERHANG DETAIL
 SCALE: 1 1/2" = 1'-0"



B BRACKET DETAIL
A-8 SCALE: 1 1/2" = 1'-0"



C FLOWER BOX & SHUTTER DETAIL
A-8 SCALE: 1 1/2" = 1'-0"



D DENTIL MOULDING
A-8 SCALE: 1 1/2" = 1'-0"

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY

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Date: _____
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 PLANING BOARD RE-SUBMISSION 2.19.20
 ARB SUBMISSION 3.15.20
 CONSTRUCTION BID DOCUMENTS 4.21.20
 ARB RE-SUBMISSION 6.1.20
 ARB SUBMISSION 7.6.20

Drawing Title: DETAILS
 Scale: AS SHOWN



A-8



ORIGINAL SUBMISSION TO ARB

SCALE: N.T.S.

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY



CURRENT SUBMISSION TO ARB

COMPARISON SHOWING ORIGINAL SUBMISSION & CURRENT SUBMISSION

SCALE: N.T.S.

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 www.christinagriffinarchitect.com

Date	ARB SUBMISSION 3.15-20
ARB BE SUBMISSION	6.1-20
ARB SUBMISSION	7.6-20

Drawing Title
 EXISTING MATERIALS

Scale:
 AS SHOWN





ORIGINAL SUBMISSION TO ARB



CURRENT SUBMISSION TO ARB

COMPARISON SHOWING ORIGINAL SUBMISSION & CURRENT SUBMISSION

SCALE: N.T.S.

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY

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Date:
 ARB SUBMISSION 3.15.20
 ARB RE-SUBMISSION 6.1.20
 ARB SUBMISSION 7.6.20

Drawing Title:
 EXISTING MATERIALS

Scale:
 AS SHOWN



A-13



PHOTOGRAPH OF EXISTING HOUSE from HANCOCK PLACE
as taken from Google Earth

SCALE: N.T.S.



EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY

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Date	ARB SUBMISSION 3-15-20
ARB REF. SUBMISSION	6-1-20
ARB SUBMISSION	7-6-20

Drawing Title
 EXISTING MATERIALS
 Scale:
 AS SHOWN



3-D RENDERING OF PROPOSED EAST ELEVATION

SCALE: N.T.S.

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY

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 www.christinagriffinarchitect.com

Date: _____
 ARB SUBMISSION 5-15-20 _____
 ARB SUBMISSION 7-21-20 _____
 ARB SUBMISSION 7-21-20 _____

Drawing Title: EXISTING MATERIALS
 Scale: AS SHOWN



A-17



3-D RENDERING of AERIAL VIEW

SCALE: N.T.S.



EXTENSIONS & RENOVATIONS TO THE

OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

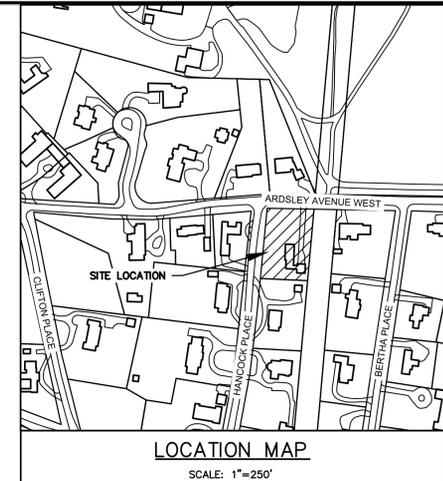
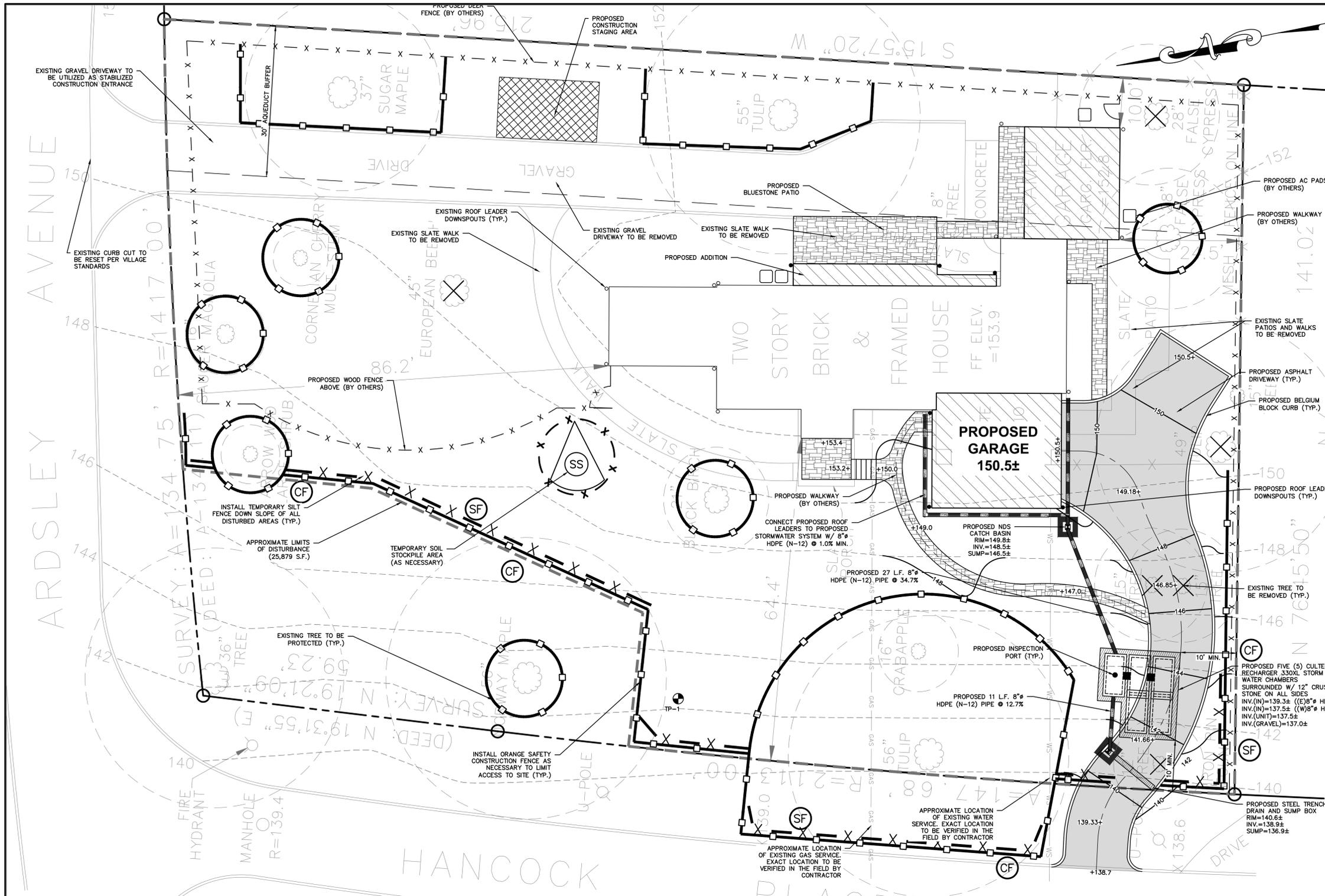
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10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel. 914.478.0606 fax
www.christinagriffinarchitect.com

DATE	ARB SUBMISSION 3.15.20
	ARB RE-SUBMISSION 6.1.20
	ARB SUBMISSION 7.6.20

Drawing Title
EXISTING MATERIALS

Scale:
AS SHOWN

A-18



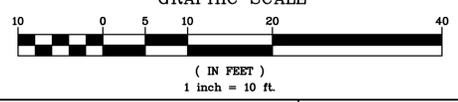
- GENERAL NOTES:**
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
 4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
 8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
 14. INDUSTRIAL CODE RULE 75.3: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 75.3 REGULATIONS.

- INSTALLATION & MAINTENANCE OF EROSION CONTROL:**
- CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY**
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)
- AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.
- INSPECTION BY MUNICIPALITY - FINAL GRADING**
REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - LANDSCAPING**
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING**
GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL INSULATION**
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

TEST HOLE DATA:

TEST HOLE #1
DEPTH - 98"
0-6" TOPSOIL
6-27" BROWN SILTY LOAM
27-51" BROWN SANDY LOAM
51-98" BROWN SAND
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 12" INCHES/HOUR

2 HANCOCK PLACE STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC DATED DECEMBER 20, 2019



LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED WALKWAY/PATIO
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SEQUENCING:

- THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:
1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION
 2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
 3. ESTABLISH CONSTRUCTION STAGING AREA.
 4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
 5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
 6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
 7. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARP/AULINS) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
 8. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE OF OFF-SITE.
 9. ROUGH GRADE SITE.
 10. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
 11. PLACE FILL.
 12. ROUGH GRADE DRIVEWAY.
 13. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM PROPOSED ADDITIONS AND DRIVEWAY.
 14. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW ADDITIONS.
 15. CONSTRUCT BUILDING ADDITIONS, PATIO AND WALKWAYS.
 16. INSTALL CURBING, AND SUB-BASE COURSES. FINE GRADE AND SEED ALL DISTURBED AREAS.

CLEAN PAVEMENT AND DRAIN LINES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.

17. INSTALL 4"-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
18. INSTALL TOP COURSE ON DRIVEWAY.
19. REMOVE EXISTING GRAVEL DRIVEWAY.
20. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:

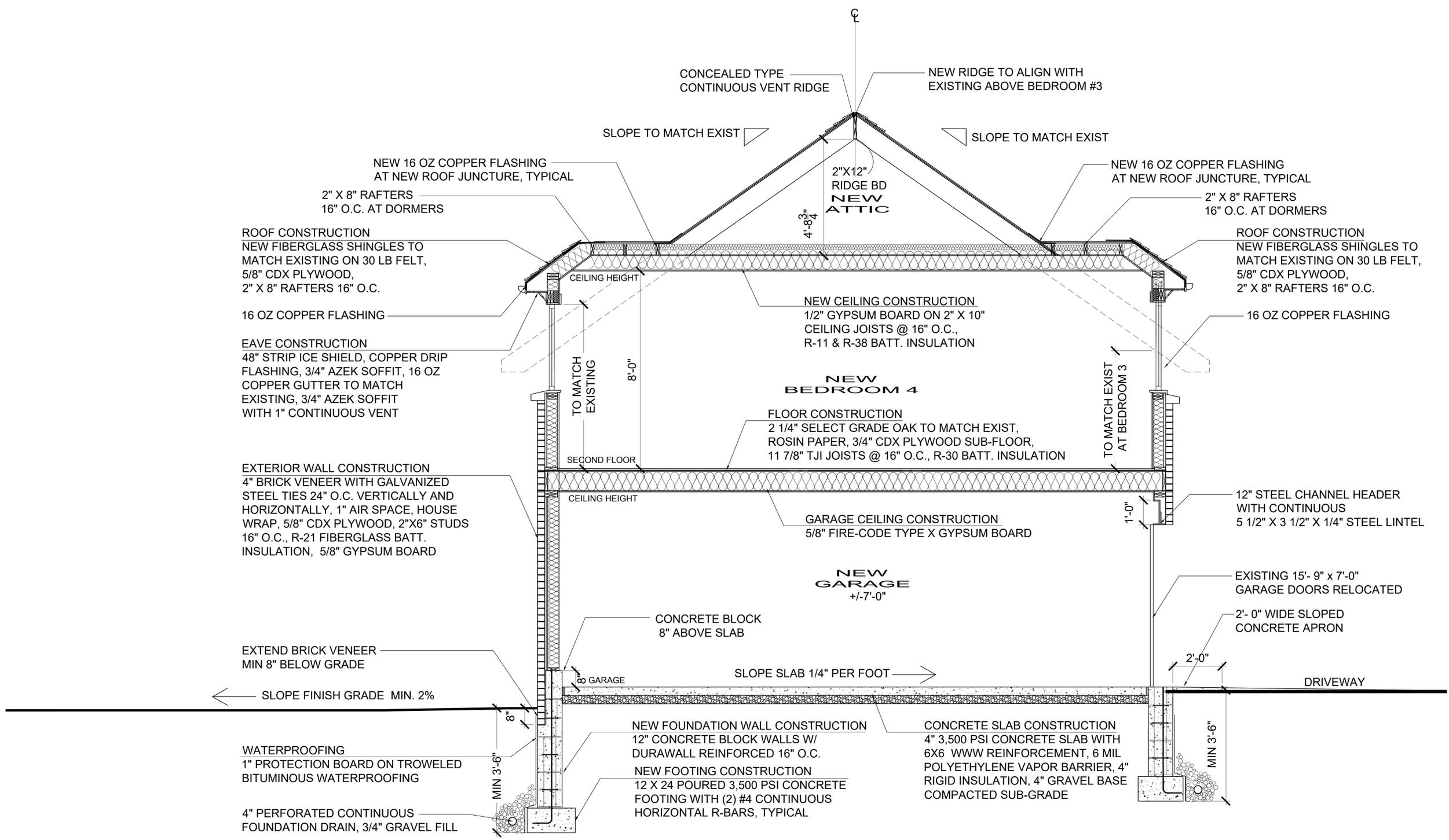
- MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF DRIVEWAY AREAS.
- DRAINAGE INLETS SHALL BE VACUUM SWEEPED TWICE A YEAR, AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE CONCLUSION OF THE SAND AND DE-ICING SEASON IN THE SPRING. INSPECT EXFILTRATION/ATTENUATION GALLERY FOR SEDIMENT AND REMOVE SAME IF FOUND.

THE PERMANENT MAINTENANCE PROGRAM WILL BE MANAGED BY THE FUTURE HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.

- NOTES:**
1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
 2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
 3. INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".
 4. THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
 5. ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
 6. IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
 7. THE RESTORATION WORK FOR THE ROADWAY AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND HIGHWAY SUPERINTENDENT.
 8. WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
 9. WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.

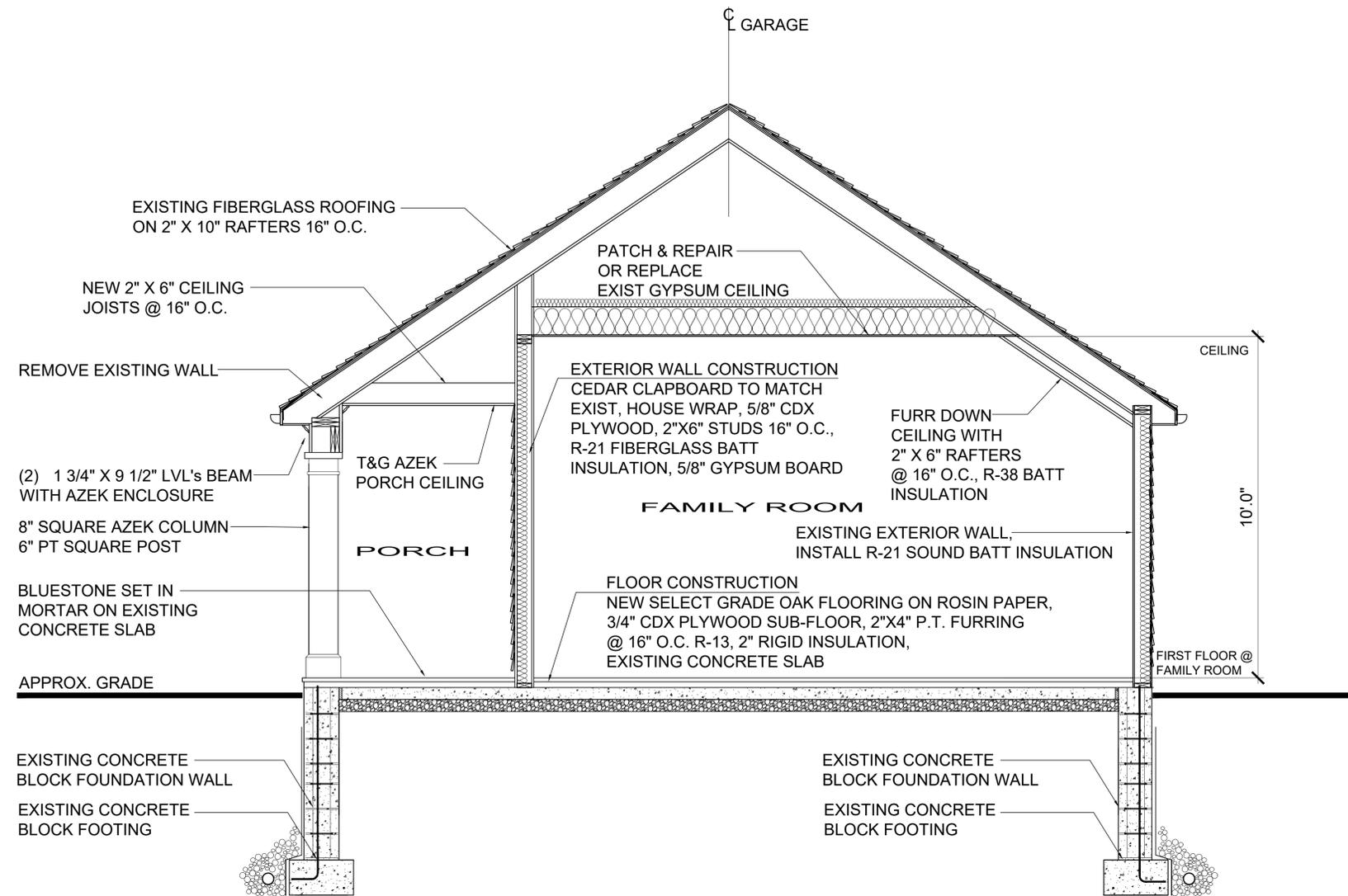
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/20/19</td> <td>ENGINEER'S COMMENTS</td> </tr> <tr> <td>2</td> <td>11/20/19</td> <td>CONTRACTOR'S COMMENTS</td> </tr> </table>	No.	DATE	DESCRIPTION	1	11/20/19	ENGINEER'S COMMENTS	2	11/20/19	CONTRACTOR'S COMMENTS	<p>PROJECT:</p> <p>PROPOSED ADDITIONS & ALTERATIONS 2 HANCOCK PLACE VILLAGE OF IRVINGTON WESTCHESTER COUNTY - NEW YORK</p> <p>STORMWATER MANAGEMENT PLAN</p> <p>HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmwood Park, New York 10523 T: 914-903-0420 F: 914-560-2086</p> <p>HEC</p>	<p>DATE: 11/20/19 SHEET: 3</p> <p>SCALE: 1" = 10'</p> <p>DESIGNED BY: U.A.</p> <p>CHECKED BY: M.S.</p> <p>SHEET NO. C-1</p>	<p>STATE OF NEW YORK</p> <p>MICHAEL J. STEIN</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. 60651</p>
No.	DATE	DESCRIPTION										
1	11/20/19	ENGINEER'S COMMENTS										
2	11/20/19	CONTRACTOR'S COMMENTS										



A BUILDING SECTION
 A-6 SCALE: 3/8" = 1'-0"





C BUILDING SECTION
 A-5 SCALE: 3/8" = 1'-0"



EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
 2 HANCOCK PLACE, IRVINGTON, NY

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 www.christinagriffinarchitect.com

Date:
 PLANNING BOARD SUBMISSION 9.23.19
 PLANNING BOARD RE-SUBMISSION 12.23.19
 ZONING BOARD SUBMISSION 01.13.20
 PLANNING BOARD RE-SUBMISSION 2-19-20
 ARB SUBMISSION 3-15-20
 CONSTRUCTION BID DOCUMENTS 4.2.20
 ARB RE-SUBMISSION 6.1.20
 ARB SUBMISSION 7.6.20

Drawing Title:
 BUILDING SECTION
 FENCE DETAILS
 Scale:
 AS SHOWN

A-11