



## MEMORANDUM

**TO:** Carolyn Stevens, Chair and the Town of Ossining Planning Board

**FROM:** Valerie Monastra, AICP  
Brennan Duarte, Planning Analyst

**CC:** Kathy Zalantis, Esq., Town of Ossining Planning Board Attorney  
Jon Turnquist, Town of Ossining Building Inspector  
Dan Ciarcia, PE, Town of Ossining Planning Board Engineer

**DATE:** August 13, 2024

**RE:** 41 Croton Dam Road ARB

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VS Construction Corp (“the Applicant”) is seeking Architectural Review Board approval to construct a two-story single-family home along with a driveway (“Project”). The Project will be located at 41 Croton Dam Road, SBL number 89.08-1-82.3 (“Project Site”). The Project Site is located within the R-15 One-Family Residence District.

### GENERAL AND PROCEDURAL COMMENTS

1. **Architectural Review Approval.** A public hearing is required.
2. **SEQRA.** This project is categorized as a Type II action under SEQR §617.5(c)(11) because it is the “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.”
3. **Zoning.** As per the zoning compliance table, the Applicant has met all the bulk regulations of the R-15 zoning district.

### APPLICATION MATERIALS

The Applicant provided the following application materials in accordance with §55-6:

1. Elevation drawings and architectural plans of the proposed structure.
2. Site plan of the lot including zoning setbacks and dimensions and two-foot contour lines.
3. Size and shape of the structure in relation to neighboring properties and structures.
4. A landscaping plan that shows the location of proposed plantings and any necessary screening (found in site plan).
5. An indication of proposed adequate lighting fixtures on site along with their specifications.

- a. Specifications have not been provided for the light fixtures on the side of the house.
6. Photographs of the subject lot and nearby buildings and structures.
7. Samples of exterior building materials, treatments and finishes, and the color palette for painted surfaces.
8. Identification of other Town-required approvals.
9. Other materials including three-dimensional and colored renderings (found in architectural plans).

In accordance with §55-6, the ARB application submittal is substantially complete.

#### **ARCHITECTURAL REVIEW BOARD COMMENTS**

Per Section 55-8 of the Architectural Review Board regulations, the ARB “may approve an application referred to it upon finding that the building or structure for which the permit was requested would be in harmony with the purposes of this chapter, would not be visually offensive or inappropriate because of the poor quality of exterior design, would not constitute monotonous similarity or visual discord in relation to the site or its surroundings, would not mar the appearance of the area, would not be detrimental to the character of the neighborhood, and would not prevent an appropriate development and utilization of the site and adjacent lands.” We offer the following comments:

1. Specifications for the light fixtures on the sides of the house are not included. Please provide.
2. As per the renderings and architectural plans provided, the project appears to conform with §55-8(D) of the code and does not exhibit monotony or striking dissimilarity with the surrounding neighborhood.

#### **SUBMISSION MATERIALS**

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plan, 5 sheets, stamped by Gerhard Martin Schwalbe, PE, of DTS Provident Design Engineering, LLP, dated August 1, 2024, including:
  - SP-1: Site Plan
  - SP-2: Landscape Plan
    - Landscape Standard Notes
    - Landscape Standard Details
- Architectural Plans, X sheets, stamped by Michael A. Piccirillo, RA, of Michael Piccirillo Architecture, dated July 16, 2024, including
  - A001: Title Sheet/Notes
  - A100: Basement Plan
  - A101: First Floor Plan
  - A102: Second Floor Plan
  - A104: Roof Plan

- A200: Elevations
- A201: Perspectives
- A300: Building Sections
- A301: Building Sections
- A360: Air Sealing/Venting Details
- A370: Fire Protection
- S100: Framing Plans
- S101: Framing Details
- Materials examples
- Outdoor lighting specifications
- Site photographs