

51 Croton Dam Road
Ossining, New York 10562

June 5, 2021

Town of Ossining Architectural Review Board
John-Paul Rodrigues Operations Center
Route 9A
Ossining, NY 10562

Re: Acknowledgment of additional windows and window locations and 2nd floor hallway added for 49 Croton Dam Road, Ossining NY plans

Dear Architectural Review Board,

My name is Mark Picucci and I submit this letter in connection with the Architectural Review Board, revision of resolution application of Mark and Amy Seiden residing at 49 Croton Dam Road, Ossining to extend their existing garage and to add four windows, two window locations and add a 2nd floor hallway that faces our home. I am an Ossining resident, and own the property known as 51 Croton Dam Road in Ossining. The Seidens are my neighbor and I share a property line on the south side of our property and on the north side of theirs. I write specifically to advise the Architectural Review Board that I have no objection to the addition of a 2nd floor hallway and to the additional windows and locations placed on the garage structure facing my side of the property sought by the Seidens.

The Seidens have been extremely transparent with their intention and plans to extend their current detached two car garage on the north side of their property to an attached four car garage with recreation space on the second floor. They have shared the original drawings with me and now subsequently the revised drawings showing the requested addition of a 2nd floor hallway and additional windows and window locations, and I have been originally advised that their plans include extending the structure by approximately six inches closer to our shared property line. They have discussed these matters with me, not just in the context of this revision to the resolution, but as good neighbors, so I am fully aware of the issues and I am happy to consent and submit that I have no objection to either the extension or this revision to the original resolution.

Thank you for your consideration of this matter.

Respectfully submitted,



Mark Picucci

51 Croton Dam Road, Ossining
(Tax ID# 89.08-1-78.1)

Seiden, 49 Croton Dam Road, Ossining
Requested Amendments to Previous ARB Approvals
6/16/2021

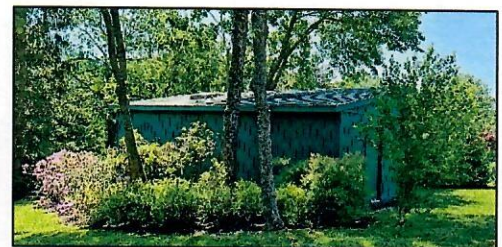
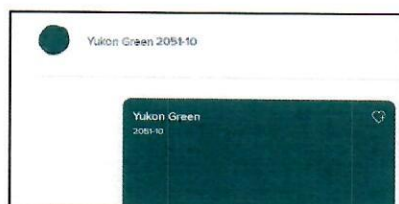
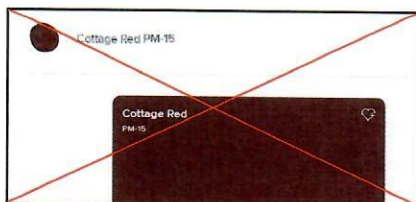


Garage Addition

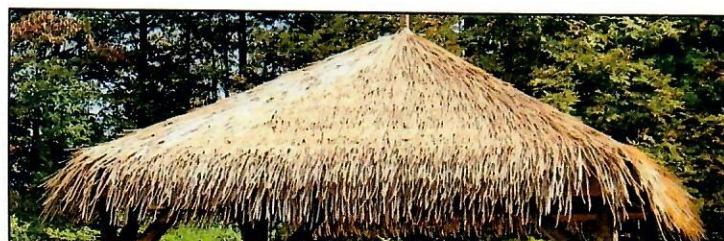
1. Add 2nd floor onto hallway from main house to garage/recreation room structure
2. Add four windows (All four windows to be reused/repurposed windows from current home and from previous detached garage):
 - a. One into first floor hallway in exact viewing location of current family room window.
 - b. One into new 2nd floor hallway in exact viewing location of current bedroom window.
 - c. One into 2nd floor hallway over the 1st floor double glass doors overlooking **driveway** area.
 - d. One into 2nd floor hallway over the 1st floor double glass doors overlooking **patio** area.
3. Change from "Barn Style Vertical Siding" to "**Horizontal Clapboard**"
 - a. Color for Clapboard to be a similar **red-earth-tone** as to the current **red-earth-tone** brick color of main structure. Final exact color not yet established.

Shed Bar-Barn Style Vertical Siding to remain intact

1. Change siding color from Benjamin Moore, Cottage Red, PM-15 as originally approved to Benjamin Moore, Yukon Green, 2051-10, which is the same color of another "out building" that is already on our property, our Generator Shed.



2. Have option to change roof on Shed Bar from a standard "Asphalt tile" roof to a "Thatched Roof." At this point, not sure which roof we want to do but we want an option to do one of the two.



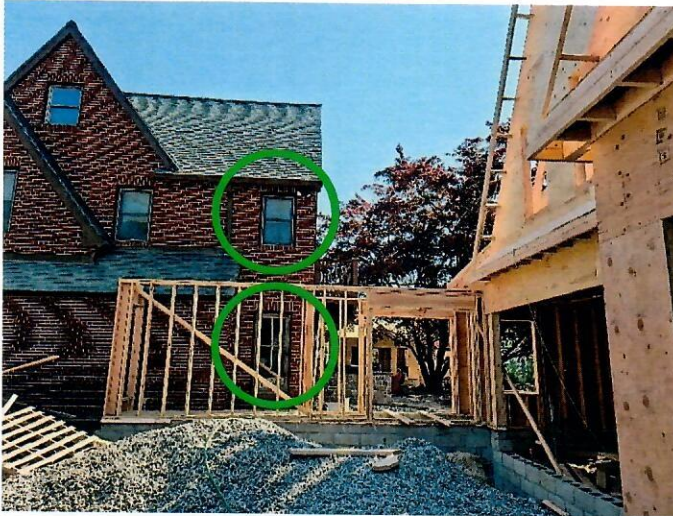
Thatched Roof

Seiden, 49 Croton Dam Road, Ossining

Second Floor Hallway Request w/Window Views



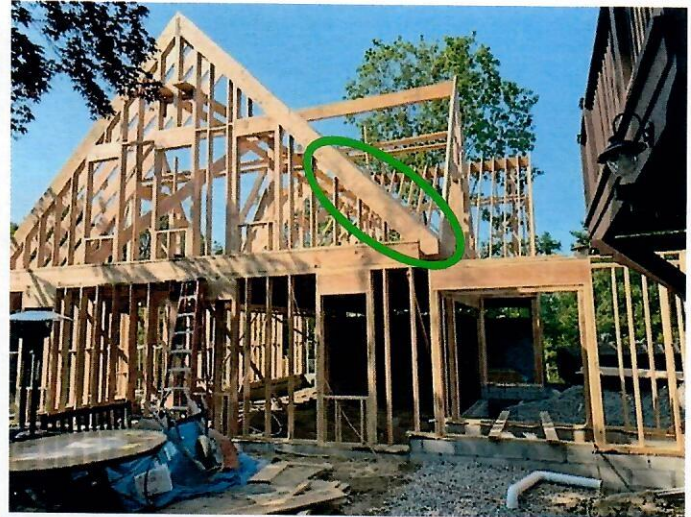
Requesting to add 2nd floor onto hallway from main house to garage/recreation room structure



One story hallway from driveway view

*Windows circled will be relocated to exact areas onto hallways.

*Window on 2nd floor area opened up as doorway to create access to 2nd floor hallway.



One story hallway from Patio view

Roof area circled will be where 2nd floor hallway will connect to garage structure.



Roof area circled will be where 2nd floor hallway will connect to 2nd floor garage structure.

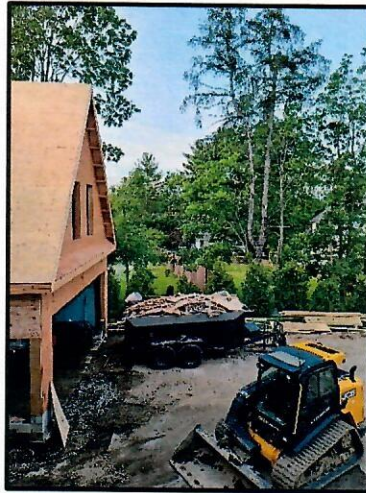
MP

Seiden, 49 Croton Dam Road, Ossining

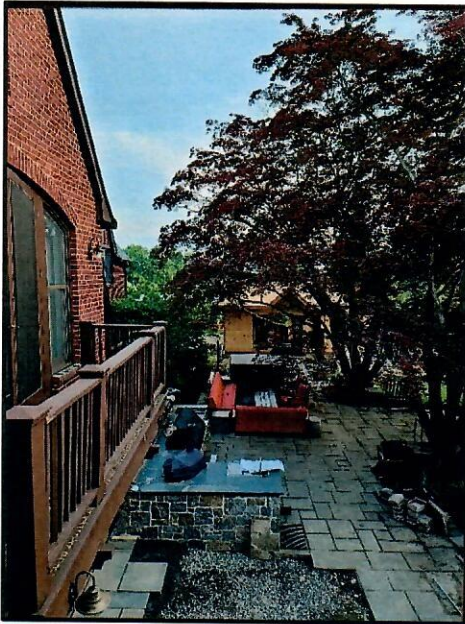
Second Floor Hallway Request w/Window Views

Requesting to add 2nd floor onto hallway from main house to garage/recreation room structure

(All views taken from exact location of newly proposed window locations. Plywood set on top of first floor hallway whereby new window locations exactly measured and located.)

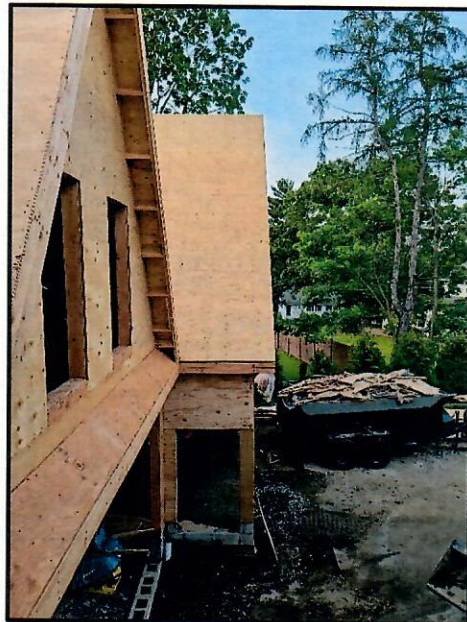


2nd floor: Current view from pre-existing window towards neighbor Picucci, 51 Croton Dam Rd. This window will be relocated from "bedroom to hallway" to exact same viewing area.



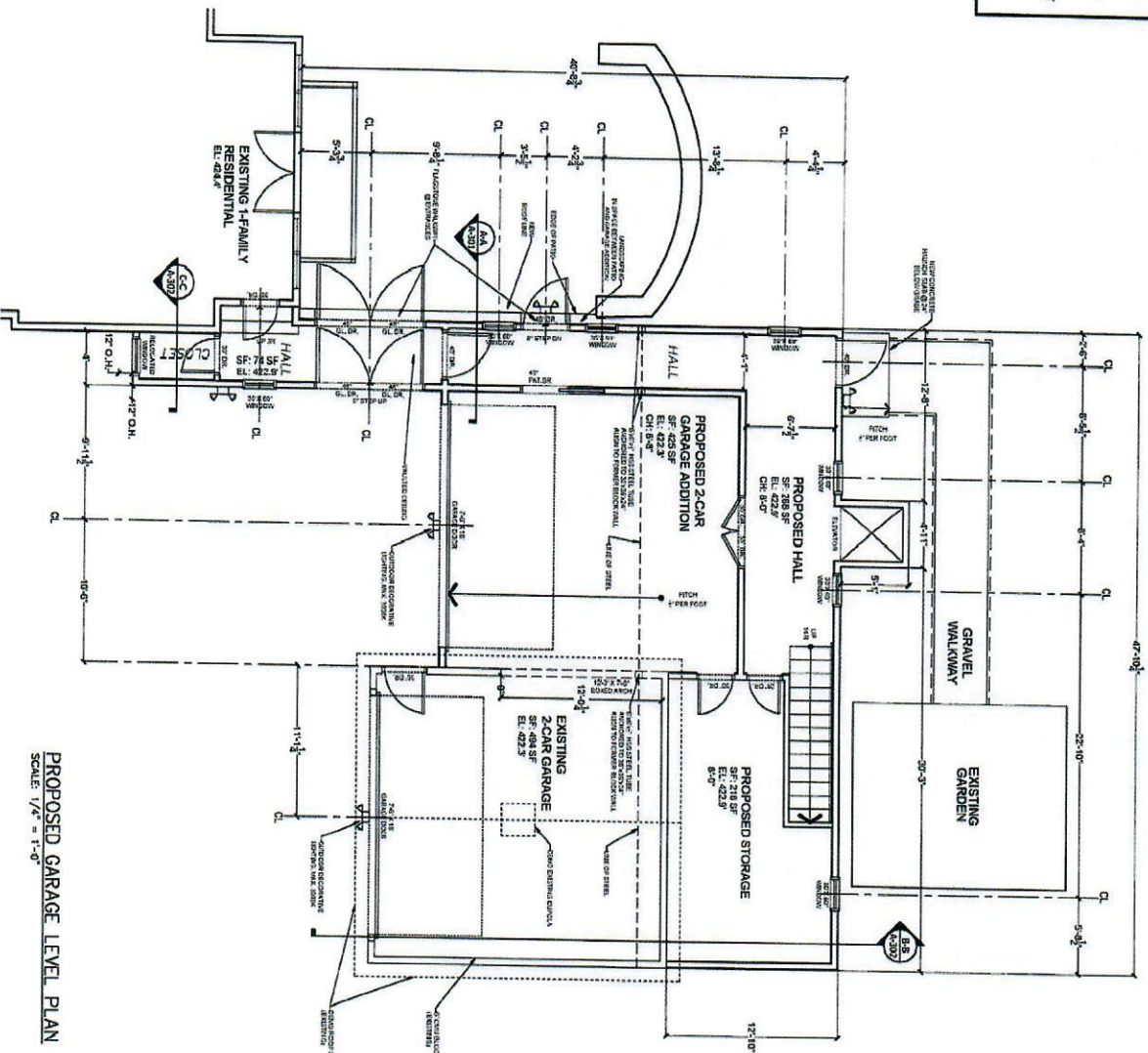
2nd floor: New view from New window towards neighbor Rinaldi, 45 Croton Dam Rd. Totally obstructed view, overlooking at own property's Shed Bar and trees.

Adding
TWO
window
locations



2nd floor: New view from New window towards neighbor Picucci, 51 Croton Dam Rd. Obstructed view, partially looking at own new garage, partially overlooking neighbor's detached garage.

- NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBSTACLES FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES
 - THE OUTDOOR LIGHTS SHALL BE LED AND SHALL NOT BE INCANDESCENT OR HALOGEN
 - THE OUTDOOR LIGHTS SHALL BE ON MOTION SENSORS FROM 10:00 PM TO 5:00 AM AND SHALL NOT BE ON UNLESS MOTION ACTIVATED
 - THE COLOR TEMPERATURE OF THE OUTDOOR LIGHTS SHALL BE LESS THAN OR EQUAL TO 3000 DEGREES KELVIN

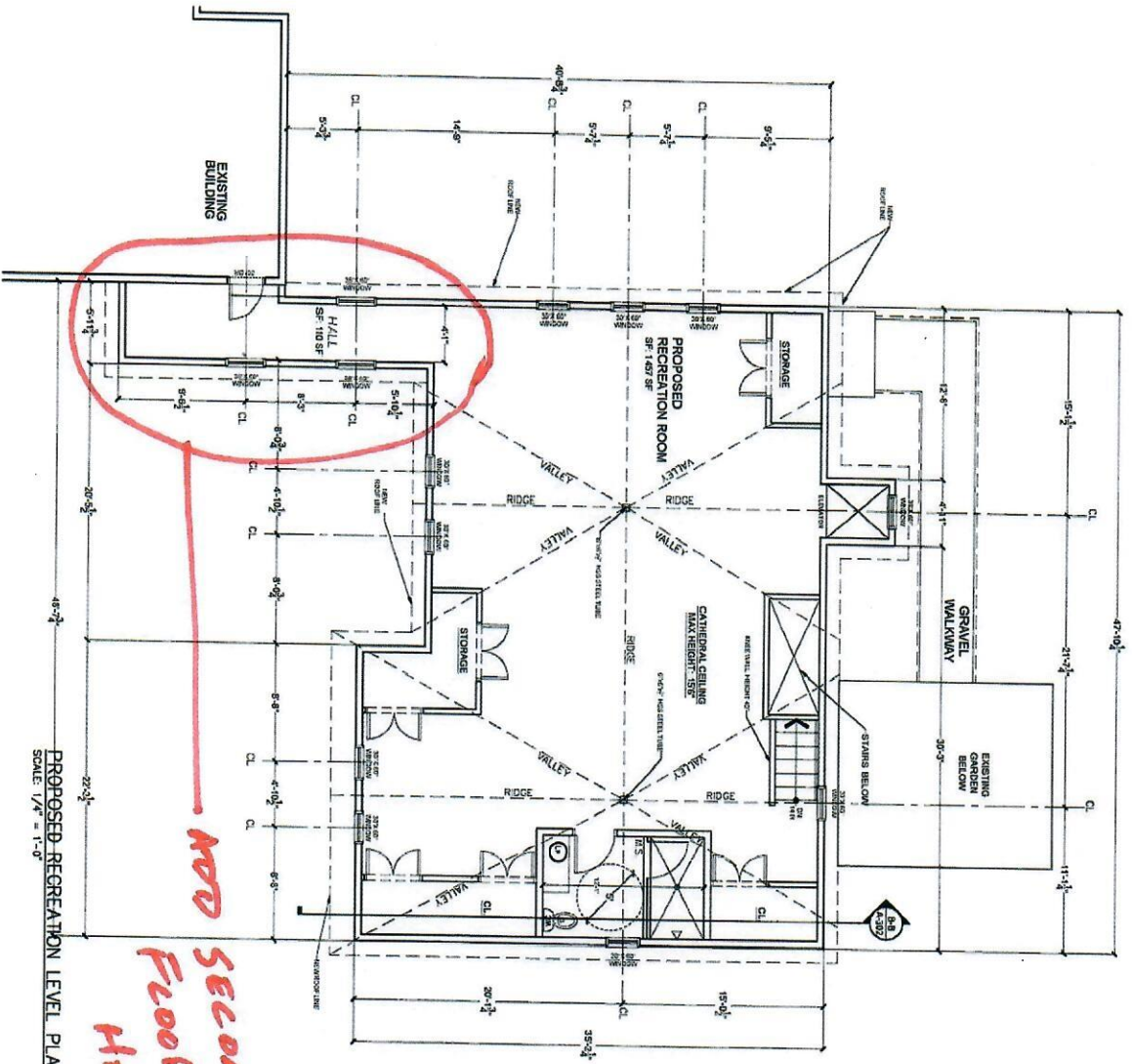


PROPOSED GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"

No Floor Change

<p>A-101</p>	<p>proposed garage plan</p> <p>proposed residence for: mark seiden 48 arden dam road, astoria, ny 10562</p> <p>gemmola & associates architects/planners 317 broadway, new york 10013 tel: (212) 692-0202 fax: (212) 692-0204</p>	<p>DATE: 08-01-21</p> <p>BY: [signature]</p> <p>PROJECT NO.: 18-033</p>	<p>SPECIAL NOTES</p> <p>1. These plans are the property of Gemmola & Associates Architects/Planners, Inc. and are not to be used for any other project without the written consent of Gemmola & Associates Architects/Planners, Inc.</p> <p>2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.</p> <p>3. The architect is not responsible for the construction of the foundation or for the construction of the structure.</p> <p>4. The architect is not responsible for the construction of the structure.</p> <p>5. The architect is not responsible for the construction of the structure.</p> <p>6. The architect is not responsible for the construction of the structure.</p> <p>7. The architect is not responsible for the construction of the structure.</p> <p>8. The architect is not responsible for the construction of the structure.</p> <p>9. The architect is not responsible for the construction of the structure.</p> <p>10. The architect is not responsible for the construction of the structure.</p>
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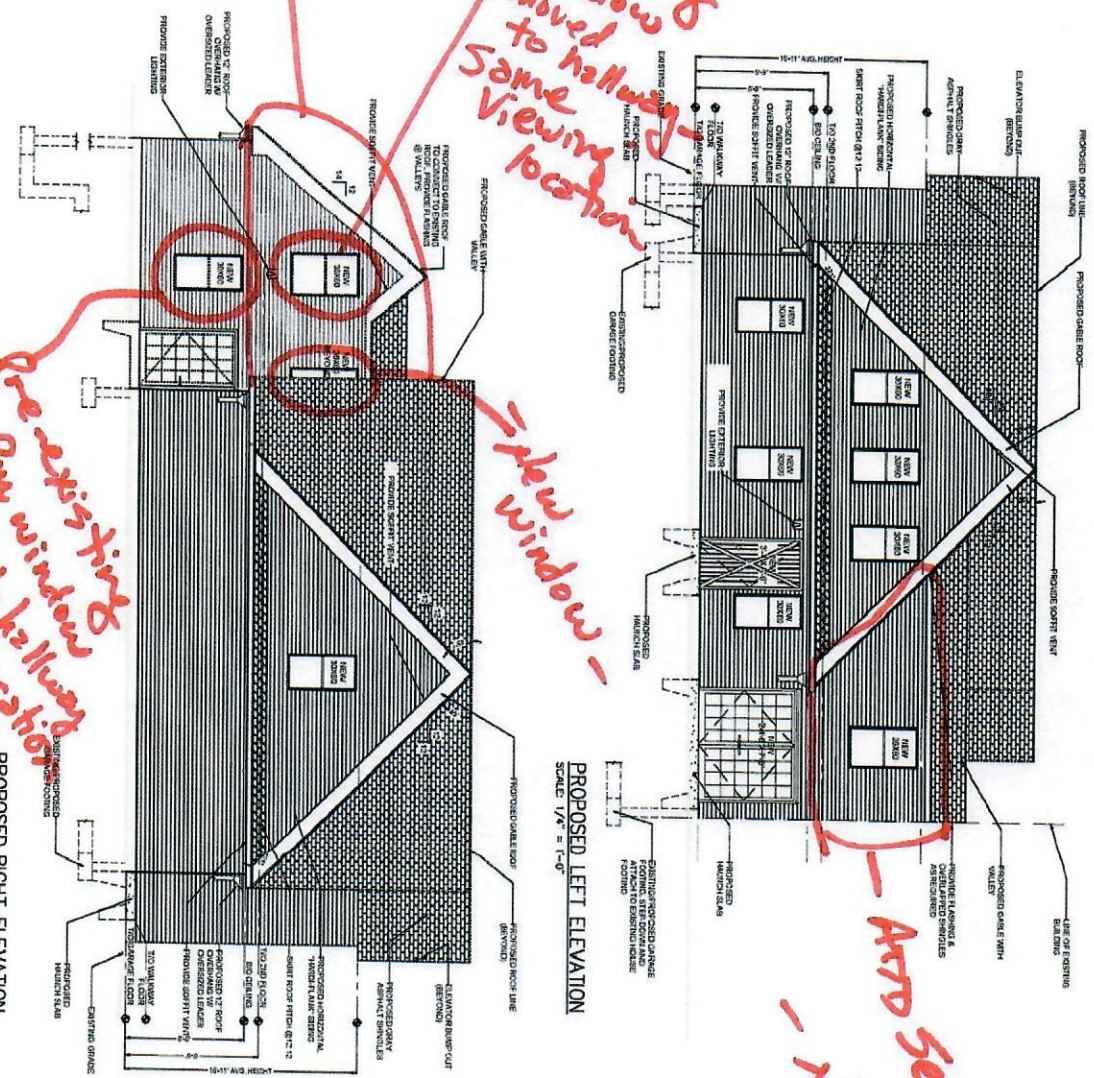


PROPOSED RECREATION LEVEL PLAN
SCALE 1/4" = 1'-0"

ADD SECOND FLOOR HALLWAY

<p>A-102</p>	<p>proposed recreation room plan</p>			<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>2</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>3</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>4</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>5</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>6</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>7</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>8</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>9</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> <tr> <td>10</td> <td>10/10/00</td> <td>GENERAL REVISION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	10/10/00	GENERAL REVISION	2	10/10/00	GENERAL REVISION	3	10/10/00	GENERAL REVISION	4	10/10/00	GENERAL REVISION	5	10/10/00	GENERAL REVISION	6	10/10/00	GENERAL REVISION	7	10/10/00	GENERAL REVISION	8	10/10/00	GENERAL REVISION	9	10/10/00	GENERAL REVISION	10	10/10/00	GENERAL REVISION	<p>proposed residence for: mark seiden 18 crosby dam road, eading, ny 10562</p>		<p>DATE 10-25-00 BY m/se PROJECT NO. 19-433</p>
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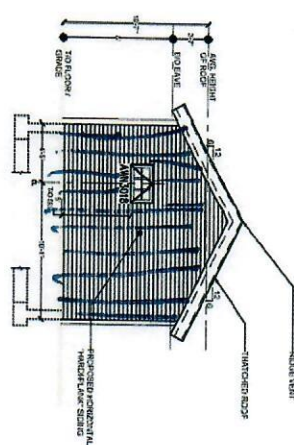
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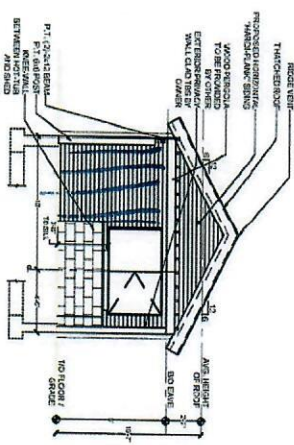
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SHERBAC
change from Shingle Roof
to Tatched Roof



PROPOSED LEFT ELEVATION-3
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION-4
SCALE: 1/4" = 1'-0"

Vertical
position
National
side or
that means
position

POSITION