



MEMORANDUM

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

FROM: Valerie Monastra, AICP
Sam Justiniano, 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: April 15, 2024

RE: 43 Croton Dam Road ARB

VS Construction (“Applicant”) is seeking Architectural Review Board (ARB) approval to construct a new single-family house (“Project”). The Project will be located at 43 Croton Dam Road, Section, Block, and Lots 89.08-1-82.4 (“Project Site”). The Project Site is within an 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 SEQRA 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.** The project meets all bulk requirements for the R-15 One-Family Residence District.

APPLICATION MATERIALS

After the last meeting the Building Department sent the Applicant a list of updated documents that needed to be submitted due to the inconsistencies in the plans from the prior submissions. The submission is now complete and ready for the Board’s review.

SUBMISSION MATERIALS

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

- ARB application form dated October 19, 2023
- Short Environmental Assessment Form Part 1 dated October 19, 2023
- Memo addressed to the ARB providing responses to comments.
- Site Plans by DS Provident Design Engineering, LLP dated April 1, 2024, including:
 - SP-2.0 Site Plan
 - SP-3.1 Landscape Plan
- Site Plans by Michael Piccirillo Architecture dated March 13, 2024, including:
 - A-100 Floor Plans and Notes (with highlights and written notes)
 - A-101 Floor Plans and Notes
 - A-102 Floor Plans and Notes (with written notes- need to be finalized on plan; also on one of the site plan submittals this was labelled as A-101)
 - A-200 Elevations – noting location of lighting (Black and White and Color)
 - A-300 Building Section Wall Section
 - A-301 Portico Plan and Details Master Bedroom Balcony
 - A-302 Typical Deck Details Notes
 - A-360 Air Sealing/Venting Details
 - A-370 Fire Protection Details
 - 3D Elevations
- Landscape Plan
- Sternberg Lighting 0640 Paragon II Series light fixture details and specifications
- Riviera Aluminum Railing specifications
- Existing conditions pictures
- A202 Elevations (3D Color Perspectives)