



Peter F. Gaito & Associates Architects | Engineers | Planners

WHITE PLAINS

102 WALLER AVENUE
WHITE PLAINS, NY 10605
Phone: 914-682-3381

NEW YORK CITY

200 PARK AVENUE SOUTH SUITE 916
NEW YORK, NY 10003
Phone: 212-714-1250

NEW JERSEY

200 MONMOUTH AVE, SUITE 1
SPRING LAKE, NJ 07762
Phone: 732-577-5505

info@pfga.net
www.pfga.net

President

Peter F. Gaito
AIA, NCARB, LEED AP

Vice President

Peter F. Gaito Jr.
AIA, NCARB

Associates

Nick Tucci
PE, LEED AP

J.B. Macutay Jr.
P.E., S.E.

VP, Director of Construction

James Barry
CM, LEED AP

June 21, 2021

TO: Edward P Marron Jr, Building Inspector, Village of Irvington, NY
RE: 2 Clifton Place, ARB Approvals: *Response to additional clarification and / or documentation requested by Architectural Review Board Member Hargraves.*

COMMENTS

To better review your application and prepare for your meeting to the Architectural Review Board below is a request for additional clarification and / or documentation requested by Architectural Review Board Member Hargraves. If possible please provide any additional information requested by the end of next week for the Building Department to distribute to the Architectural Review Board to review.

1. Please provide a letter or summary explaining what approval is being sought, and what exactly is being proposed or seeking to be legalized for the following types of fences depicted in the drawings: A. Metal deer fence B. Metal/bamboo deer fence C. Wood lattice fence D. Wood lattice/bamboo fence.

PFGA Response: We are seeking the approval of the metal deer fence and the wood lattice fence. There are only two types of fences; the bamboo is only used as a temporary screen in front of the deer fence that can be taken out if need be. The east and west borders, which can support dense foliage due to sunlight are where the deer fence has been installed. A handmade, wooden 1800s style fence, was only used along the south and north borders where there is substantially more shade and the area where a greater need for screening for privacy from foot and car traffic, and on either side of the entry gate.

2. If they are existing, when were they installed and why were 4 types of fences installed?

PFGA Response: Yes, they are existing. In 2000 when the home was purchased, there were some very cheap wire fencing and some small deck/fencing areas that were improved. They were installed for security and also to create privacy from the following areas:

1. Parking designated by the Village of Irvington along the western border of the diagonal Hudson Road.
2. Municipal pickup/snow area designated by the Village of Irvington along the western border of the diagonal
3. The Ardsley Country Club tennis courts that host more than 5,000 visitors a year, and the parking has expanded to Clifton Place.
4. Hand-built 1800s wood fencing has been added, in particular where neighbors (Mercy College and Ardsley Tennis players) may encroach.
5. Also, Hudson Road being the road from the train station and Hudson House provides a high-speed passing car at least every 2 minutes during the day, which volumes and speeds not typical of a regular residential street.

The strategy has been to use landscaping, primarily, to wrap the property so it appears (as best as possible) to a visitor or owner it would have been viewed in the 1800's. The primary goal of improving the fencing areas is to eliminate the ugly sight lines from the main house kitchen to the municipal outdoor debris storage and extended parking areas. They are integral however to the sightline preservation strategy.

3. Why is bamboo introduced?

PFGA Response: For privacy during the winter month before the seasonal bushes fill out. The bamboo is only a screen attached to both the metal deer fence and wood fence at certain locations.

4. Are all four types of fences 6 ft in height?

PFGA Response: No. Certain sections of the existing fences that are higher than 6'-0" will be adjusted to be 6'-0" in height.

5. Also, are there one or two metal/bamboo gates installed?

PFGA Response: There is only one metal/bamboo gate installed.

-Is the applicant seeking approval for both?

PFGA Response: We are seeking approval for one. There is only one metal/bamboo gate.

-Are they both 6 ft in height?

PFGA Response: Gate will be adjusted to be 6'-0" in height.

6. Is the applicant seeking approval for the wood deck?

PFGA Response: Yes. But only for the small decks, the large temporary deck (installed in 2017/2018) that connects the small decks will be removed. Refer to updated site plan.

7. Lastly, Villa Nuits is an historic property listed on the National Register. Please provide evidence that the National Trust for Historic Preservation has been notified or has given approval for these fences and/or gates? Please provide evidence that the Village BOT has been notified of this application in light of the significance of the property? Regardless of whether approval is needed from the National Trust, was any consideration given to the historic property when selecting the types of fences and gates to be installed?

PFGA Response: The NTHP easement primarily focuses on the exterior of the building structure. Nevertheless the NTHP inspects the entire property annually and the property has received the highest possible positive feedback from the NTHP. The decks, fences, and gates have been part of the annual NTHP review and inspection process.