# APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

| | | | |
|---|---|---|---|
| Application Number: | 135 | Date: | 01/18/2021 |
| Job Location: | 10 HANCOCK PL | Parcel ID: | 2.160-73-2 |
| Property Owner: | Richard Pascoe | Property Class: | 1 FAMILY RES |
| Occupancy: | One/ Two Family | Zoning: | |
| Common Name: | | | |

| Applicant | Contractor |
|---|---|
| James Krapp | |
| studio PPARK | |
| 3 Greyrock TerraceIrvington NY 10533 | |
| 5132527845 | |

**Description of Work**

| | | | |
|---|---|---|---|
| Type of Work: | Swimming pool | Applicant is: | Architect |
| Work Requested by: | The Owner | In association with: | |
| Cost of Work (Est.): | 100000.00 | Property Class: | 1 FAMILY RES |

***Description of Work***

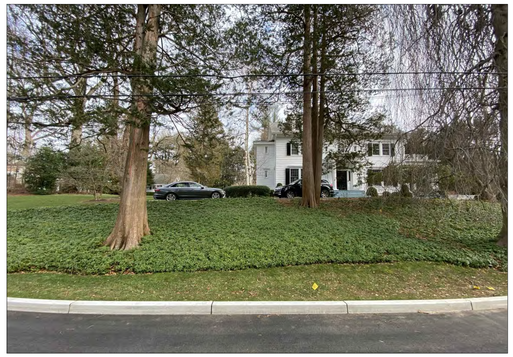
***This application is the request for relief and approval to construct a pool, fence and associated hardscape which will push the lot coverage over the allowable.***

**Please Note:** Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

# ISSUED FOR ARB APPROVAL

**ISSUED: JULY 6, 2021**

studioPPARK
architecture + design



**01** VIEW EAST FROM HANCOCK
SCALE: **NTS**



**02** VIEW EAST FROM HANCOCK
SCALE: **NTS**



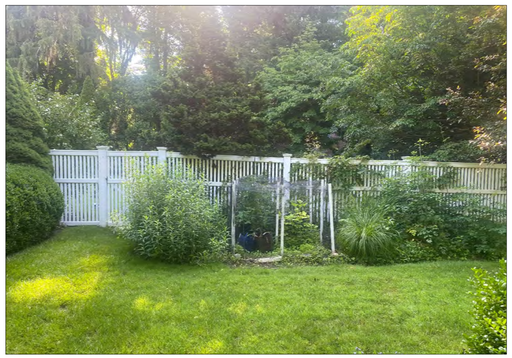
**03** VIEW NORTH EAST FROM SIDE YARD
SCALE: **NTS**



**04** VIEW NORTHWEST FROM REAR YARD
SCALE: **NTS**



**05** VIEW WEST FROM REAR YARD
SCALE: **NTS**



**06** VIEW EAST FROM SIDE YARD
SCALE: **NTS**



**07** VIEW SOUTHEAST FROM SIDE YARD
SCALE: **NTS**



**08** VIEW WEST FROM AQUEDUCT
SCALE: **NTS**



**09** VIEW WEST FROM AQUEDUCT
SCALE: **NTS**

## LIST OF DRAWINGS

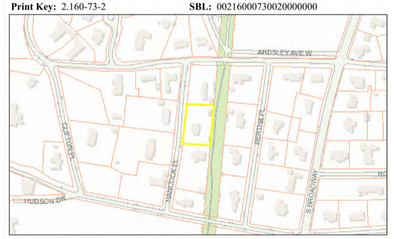
ARCHITECTURAL


| | |
|---|---|
| T-100 | COVER SHEET |
| L-100 | PROPOSED SITE PLAN |
| L-101 | PROPOSED SITE/PLANTING PLAN |
| L-102 | PROPOSED LANDSCAPE DETAILS |


## TAX MAP

**Tax Parcel Maps**

**Address:** 10 HANCOCK PL
**Print Key:** 2.160-73-2 **SBL:** 002160007300200000000







## PLANNING BOARD RESOLUTION

**IPB Matter # 2021-08**

**VILLAGE OF IRVINGTON**
**PLANNING BOARD DECISION**

**WHEREAS,** in February 2021, Richard Pascoe ("Applicant") applied for site development plan approval to construct a pool, walks, patios and stormwater management system at his property at 10 Hancock Place, which is located in the View Preservation District and adjacent to the Old Croton Aqueduct; and

**WHEREAS,** the proposed construction would exceed the permitted coverage and, therefore, requires a variance from the Zoning Board of Appeals ("ZBA"); and

**WHEREAS** the proposed fence and landscaping are located within the Croton Aqueduct buffer and, therefore, require a variance under § 224-51.C from the ZBA; and

**WHEREAS,** James J. Hahn Engineering, P.C. ("Hahn") reviewed the plans and, in Memoranda dated February 1 and March 1, 2021, listed a number of issues, most of which were satisfactorily addressed in subsequent submissions; and

**WHEREAS,** the Planning Board held a public hearing on the application on February 3, March 3, and April 7, 2021; and

**WHEREAS,** at the February 3rd meeting, the Planning Board stated that the coverage variance being sought is very large and that it would like to see a study showing the coverage on neighboring properties; and

**WHEREAS,** the Applicant submitted the requested study and also reduced the proposed coverage from 4,431 square feet to 4,227 square feet; and

**WHEREAS,** Suzanne Nolan, the Village's landscape consultant, reviewed the plans and made a number of comments in her February 1 and March 1, 2021 reports, all of which were addressed to her satisfaction; and

**WHEREAS,** the proposed construction would not impact views of the Hudson River from neighboring properties; and

**WHEREAS,** the action is a Type II action under the State Environmental Quality Review Act and, therefore, requires no environmental review; now, therefore, be it:

**RESOLVED** that the Planning Board grants site development plan approval, for the improvements reflected in the drawings entitled "RPH Pascoe Residence," Sheets L-100, L-101 and L-102, all last dated 3-24-21, prepared by Studio PPARK, subject to: (1) receiving variances from the ZBA for coverage and activity in the Aqueduct Buffer; and (2) complying with the Hahn Memorandum dated April 5, 2021.

# RPH
## PASCOE RESIDENCE
## FENCE, HARDSCAPE + POOL

**10 HANCOCK PLACE**
**IRVINGTON, NY 10533**

OWNER

RICHARD PASCOE

10 HANCOCK PLACE
IRVINGTON, NY 10533

ARCHITECT


STUDIO PPARK

JAMES KRAPP, R.A.
1 BRIDGE STREET STE 18
IRVINGTON, NY 10533
STUDIO@STUDIOPPARK.COM
646 481 7081


SEAL




PROJECT DATA

10 HANCOCK PLACE
IRVINGTON, NY 10533

ISSUE

21_0706 - ISSUED FOR ARB APPROVAL
21_0324 - PLANNING BOARD 2ND RESPONSE
21_0217 - PLANNING BOARD RESPONSE
21_0115 - ISSUED TO PLANNING BOARD

COVER SHEET

T-100

NO: PAGE OF


D:\STUDIOPPARK - DROPBOX\DROPBOX\RPH - 10 HANCOCK\RPH - DRAWINGS\RPH - ACTIVE\SHEET\RPH_T100_ARB FENCE

**VILLAGE OF IRVINGTON**
**Planning Board**
85 Main Street
Irvington, New York 10533
**Tel:** (914) 591-8335 • **Fax:** (914) 591-5870

**Directions:** Fill in highlighted cells.

**ADDRESS:** *10 HANCOCK PLACE* Irvington, NY 10533 **Parcel I.D. #** 2.160-73-2

**ALLOWABLE COVERGE BY LOT SIZE**

| Zoning District | Two Family 1F-5 | Multi Family 1F-10 | 1F-20 | 1F-40 | 1F-60 | 1F-80 |
|---|---|---|---|---|---|---|
| Lot Coverage | 24% up to 5,000 sqft | 20% up to 10,000sqft | 18% up to 20,000sqft | 12% up to 40,000sqft | 8.33% up to 60,000sqft | 6.75% up to 80,000sqft |
| Coverage Bonus over minimum lot size | 16% over 5,000 sqft | 12% over 10,000sqft | 6% over 20,000sqft | 4% over 40,000sqft | 2% over 60,000sqft | 2% over 80,000sqft |

| Zoning Dist. | Lot Size | Base Allowable Coverage (SF) | Bonus Allowable Coverage (SF) | Total Allowable Coverage |
|---|---|---|---|---|
| *1F-40* | 28,670 | 3,434 | 0 | 3,434 SF 12% |

**LOT COVERAGE WORK SHEET**

| | EXISTING COVERAGE DRAINAGE | | PROPOSED COVERAGE- ADDITIONAL ONLY | | PROPOSED AREA REQUIRING DRAINAGE | |
|---|---|---|---|---|---|---|
| | SQ FT | PERCENTAGE | SQ FT | PERCENTAGE | SQ FT | PERCENTAGE |
| PRIMARY BUILDING | 1,544 | 5.4% | 0 | 0.0% | 0 | 0.0% |
| ACCESSORY BUILDING | 367 | 1.3% | 0 | 0.0% | 0 | 0.0% |
| OTHER BUILDING | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| OTHER BUILDING | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| DRIVEWAY | | | | | 3,979 | 13.9% |
| PARKING AREA (IF NOT PART OF DRIVWAY) | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| SIDE WALK (1) | 90 | 0.3% | -23 | -0.1% | -23 | -0.1% |
| SIDE WALK (2) | 27 | 0.1% | -27 | -0.1% | -27 | -0.1% |
| SIDE WALK (3) | 20 | 0.1% | -20 | -0.1% | -20 | -0.1% |
| FRONT PORCH (STEPS) | 69 | 0.2% | 0 | 0.0% | 0 | 0.0% |
| PATIO (1) | 605 | 2.1% | 18 | 0.1% | 18 | 0.1% |
| PATIO (2) | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| MECHANICAL EQUIPMENT PADS (1) | 21 | 0.1% | 0 | 0.0% | 0 | 0.0% |
| MECHANICAL EQUIPMENT PADS (2) | 20 | 0.1% | 0 | 0.0% | 0 | 0.0% |
| WALLS | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| GARDEN WALLS | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| RETAINING WALLS | 17 | 0.1% | 0 | 0.0% | 0 | 0.0% |
| POOL | 0 | 0.0% | 496 | 1.7% | 496 | 1.7% |
| POOL PATIOS | 0 | 0.0% | 350 | 1.2% | 350 | 1.2% |
| POOL EQUIPMENT | 0 | 0.0% | 12 | 0.0% | 12 | 0.0% |
| *EAST STONE BASEMENT ACCESS* | 97 | 0.3% | 0 | 0.0% | 0 | 0.0% |
| *NORTHEAST REAR PORCH* | 58 | 0.2% | 0 | 0.0% | 0 | 0.0% |
| *ADJUSTED NORTH DRIVEWAY PATH* | 28 | 0.1% | 17 | 0.1% | 17 | 0.1% |
| *EXG SOUTH PORCH* | 412 | 1.4% | 0 | 0.0% | 0 | 0.0% |
| *not used* | | 0.0% | 0 | 0.0% | | 0.0% |
| **Individual Total** | **3,400** | | **823** | | **4,802** | |
| **Total Proposed Coverage** | **4,227** | **14.8%** | | | | |
| **Greater than Allowable** | **793** | **23.1%** | | | | |
| **Greater than Existing** | **823** | **24.2%** | | | | |

**LOT COVERAGE CHECK LIST**

X Provide existing coverage diagram on site plan
X Provide proposed coverage diagram on site plan

Licensed Professional: *James Krapp*
Signature: Date: *3/24/2021*

I represent that I am wholly and completely responsible for the accuracy of the information above as the NYS Licensed Registered Architect or Professional Engineer, and to the best of my knowledge it is in accordance with Section 224-13 Building Coverage of the Village Code. I understand that engaging in acts of gross incompetence or gross negligence, permitting or aiding an unlicensed person to perform activities requiring a license, or practicing beyond the scope of the profession is considered professional misconduct and punishable in accordance with NYS Educational Law.

REGISTERED ARCHITECT JAMES JOSEPH KRAPP 036504 STATE OF NEW YORK

**§ 224-13 COVERAGE**
**A.** General provisions. Except as provided in Subparagraph 224-8d hereof, the sum of all areas covered by all principal and accessory buildings in one family residence districts shall not exceed the following: (see chart above) (Amended 8-26-2003 by L.L. No. 7-2003)
**B.** Oversized lots. Notwithstanding Subsection A of this section, the sum of all areas covered by all principal and accessory buildings in lots located in 1F-5, 1F-10 and 1F-20 Districts shall not exceed that which would be permissible under Subsection A if the lot were located in the district having the largest minimum lot size smaller than the area of the lot, for example, the coverage permitted on a site of 30,000 square feet in an 1F-10 District would be determined by reference to the maximum coverage in the 1F-40 District and therefore would 6,400 square feet (4,800, plus 4% of 80,000 minus 40,000)
**C.** For the purposes of determining coverage, driveway shall not be considered as principal and accessory buildings.

2017-11-21 IPB Coverage Work Sheet

## 1 COVERAGE WORKSHEET
SCALE: **NTS**

**VILLAGE OF IRVINGTON**
**Planning Board**
85 Main Street
Irvington, New York 10533
**Tel:** (914) 591-8335 • **Fax:** (914) 591-5870

**Directions: Fill in all highlighted cells.**

**Address:** 10 Hancock Place Irvington, NY 10533
**Property I.D.:** 2.160-73-2

**Allowable Setbacks**
no change to existing structures

| Parameter | Existing | Proposed | Allowable |
|---|---|---|---|
| Zoning District | *1F-40* | 1F-40 | 1F-40 |
| Lot Area (SF) | 28,423 | 28,423 | 40,000 |
| Front Yard Setback (FT) | 39'-1" | 39'-1" | 50 |
| Side Yard Setback 1 (FT) | 83'-3" | 83'-3" | 25 |
| Side Yard Setback 2 (FT) | 56'-10" | 56'-10" | 25 |
| Rear Yard Setback (FT) | 66'-8" | 66'-8" | 40 |
| Lot Width (FT) | 138'-6" +/- | 138'-6" +/- | 150 |
| Lot Depth (FT) | 202' +/- | 202' +/- | 150 |

| Zoning Reference Table | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **2F** | **MF** | **1F-5** | **1F-10** | **1F-20** | **1F-40** | **1F-60** | **1F-80** |
| 5,000 | 10,000 | 5,000 | 10,000 | 20,000 | 40,000 | 60,000 | 80,000 |
| 30 | 30 | 30 | 30 | 35 | 50 | 60 | 75 |
| 10 | 15 | 10 | 15 | 15 | 25 | 30 | 50 |
| 10 | 15 | 10 | 15 | 15 | 25 | 30 | 50 |
| 30 | 30 | 30 | 30 | 35 | 40 | 60 | 75 |
| 50 | 85 | 50 | 85 | 100 | 150 | 200 | 250 |
| 100 | 100 | 100 | 100 | 125 | 150 | 200 | 200 |

| Buffers | Applicability | Existing | Proposed | Allowable | Reference |
|---|---|---|---|---|---|
| Old Croton Aqueduct | *Yes* | 14.5 | 14.5 | 30 | §224-50, All properties along OCA |
| Broadway "Existing" Lot[1] | *No* | | | 50 | §224-51 B, Properties along Broadway |
| Broadway "New" Lot[1] | *No* | | | 125 | §224-51 B, Properties along Broadway |
| Cyrus Field Road | *No* | | | 75 | §224-51 A |

[1] "New" Lot shall be any new subdivisions, tear downs, or any development involving a modification of more than 50% of an existing structure

| Overlay Districts | Applicability | Reference |
|---|---|---|
| View Preservation | *Yes* | §224-149, All properties west of Broadway |
| Historic District | *No* | §224-196, As shown on Zoning Map |
| Historic Building | *No* | §224, Appendix A |

1 of 2

**IRVINGTON ZONING WORKSHEET (CONT.)**

**Allowable Height (§224-3)**

| Parameter | Existing | Proposed | Allowable |
|---|---|---|---|
| Stories | 2.5 | 2.5 | 2.5 |
| HP Elevation[1] | 0 | 0 | - |
| MP Elevation[2] | 0 | 0 | - |
| Height (HP-MP) | 0 | 0 | 35 (or 40[3]) |
| Height from AEG[4] | 34 | 34 | 35 |

no change to existing structures

[1] HP - Highest Point of the surface of the roof, except as noted in §224-3 Height A (2).
[2] MP - Measuring Point, the lowest point at the foot of any portion of the building of the lower of: (a) the finished grade; and (b) the grade prior to construction, filling or grading. §224-3 Height B (2).
[3] If building envelope grade criteria are met, §224-3.Height B.(3), 40-feet may be used.
[4] Only apply if building envelope grade criteria are met, §224-3.Height B.(3), Height from Average Existing Grade (AEG). See Below.

**Average Existing Grade, §224-3.Height B.(3)**

Note: Business District see 224-3 Height B. (1). Exception in accordance with 224-3 Height B (3), below.

| Parameter | Value | Unit | Notes |
|---|---|---|---|
| Area within Building Envelope (BE) | 1544 | sf | |
| Area of envelope with Steep Slopes ≥15% (SS) | 1 | sf | Provide Slope Diagram |
| Percent of SS (BE÷SS x 100) | 100.0 | % | Must be ≥50% |
| Is roof pitch for 80% of roof a min. of 5" on 12"? | *Yes* | | Provide Roof Sketch |
| Average Existing Grade (AEG) Elevation at Periphery of Building | 149 | ft | Provide AEG Calculations |
| Criteria Satisfied? | Yes | | |

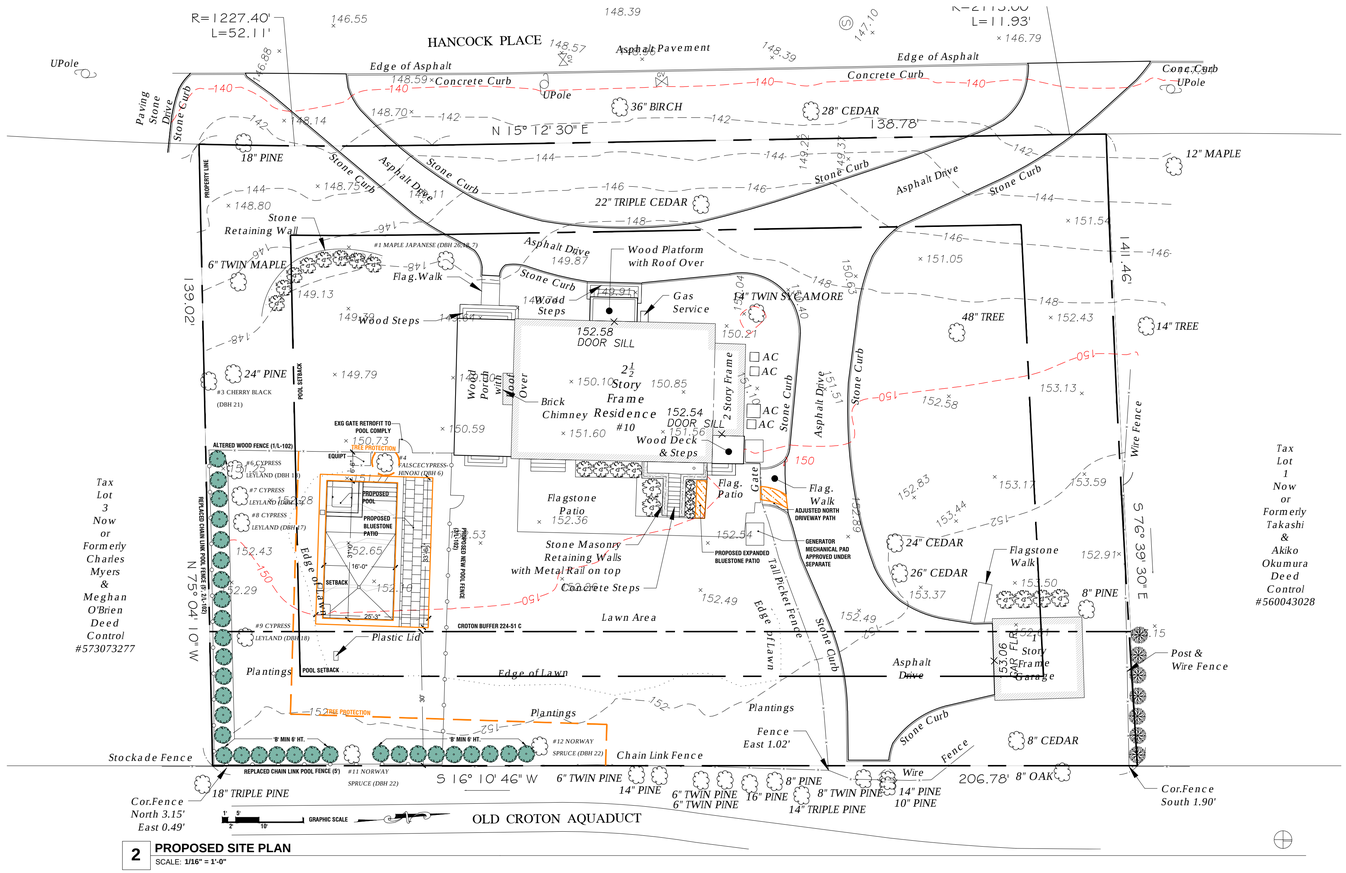
Licensed Professional: James Krapp
Signature: Date: 2/17/2021

I represent that I am wholly and completely responsible for the accuracy of the information above as the NYS Licensed Registered Architect or Professional Engineer, and to the best of my knowledge it is in accordance with Section 224 of the Village Code. I understand that engaging in acts of gross incompetence or gross negligence, permitting or aiding an unlicensed person to perform activities requiring a license, or practicing beyond the scope of the profession is considered professional misconduct and punishable in accordance with NYS Educational Law.

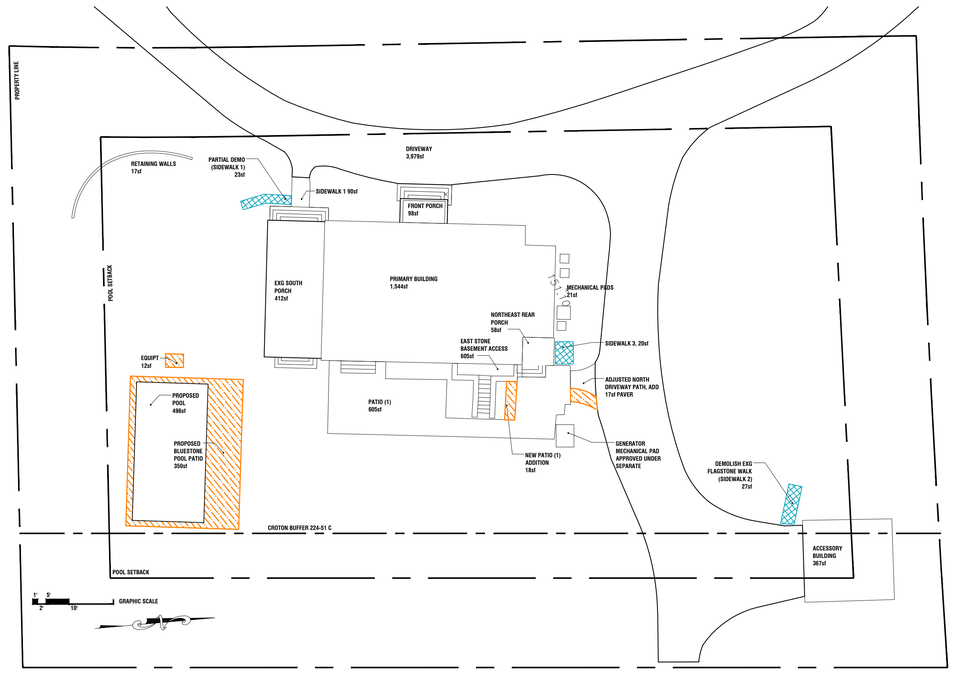
REGISTERED ARCHITECT JAMES JOSEPH KRAPP 036504 STATE OF NEW YORK

2 of 2

## 3 ZONING WORKSHEET
SCALE: **NTS**




## 2 PROPOSED SITE PLAN
SCALE: **1/16" = 1'-0"**




## 4 COVERAGE DIAGRAM (PROPOSED IN ORANGE, DEMO BLUE)
SCALE: **1/16" = 1'-0"**

**studioPPARK**
architecture + design

# RPH
## PASCOE RESIDENCE FENCE, HARDSCAPE + POOL

**10 HANCOCK PLACE**
**IRVINGTON, NY 10533**

OWNER

RICHARD PASCOE
10 HANCOCK PLACE
IRVINGTON, NY 10533

ARCHITECT

STUDIO PPARK
JAMES KRAPP, R.A.
1 BRIDGE STREET STE 18
IRVINGTON, NY 10533
STUDIO@STUDIOPPARK.COM
646 481 7081

SEAL

REGISTERED ARCHITECT JAMES JOSEPH KRAPP 036504 STATE OF NEW YORK

PROJECT DATA

10 HANCOCK PLACE
IRVINGTON, NY 10533

ISSUE

21_0706 - ISSUED FOR ARB APPROVAL
21_0324 - PLANNING BOARD 2ND RESPONSE
21_0217 - PLANNING BOARD RESPONSE
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PROPOSED SITE PLAN

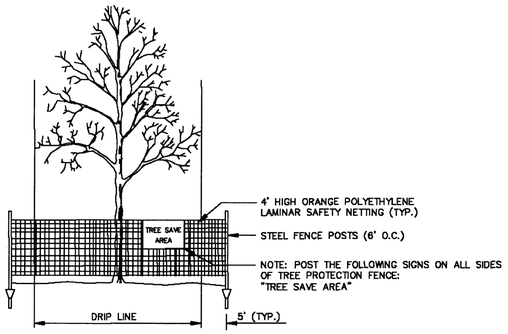
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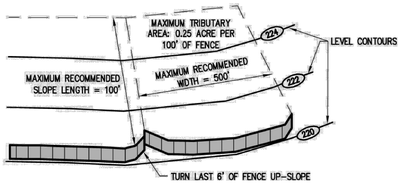
D:\STUDIOPPARK - DROPBOX\DROPBOX\RPH - 10 HANCOCK\RPH - DRAWINGS\RPH - ACTIVE\SHEETS\RPH_L-100_ARB FENCE



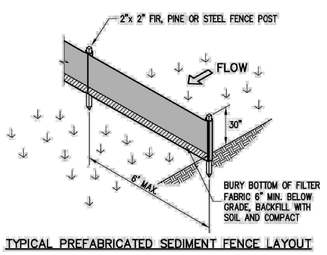
**B** SKIP LAUREL
SCALE: NTS



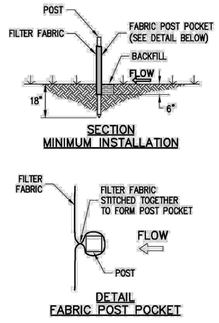

**02** TREE PROTECTION
SCALE: NTS




TYPICAL PREFABRICATED SEDIMENT FENCE LAYOUT




TYPICAL PREFABRICATED SEDIMENT FENCE LAYOUT




SECTION
MINIMUM INSTALLATION




DETAIL
FABRIC POST POCKET

NOTES:

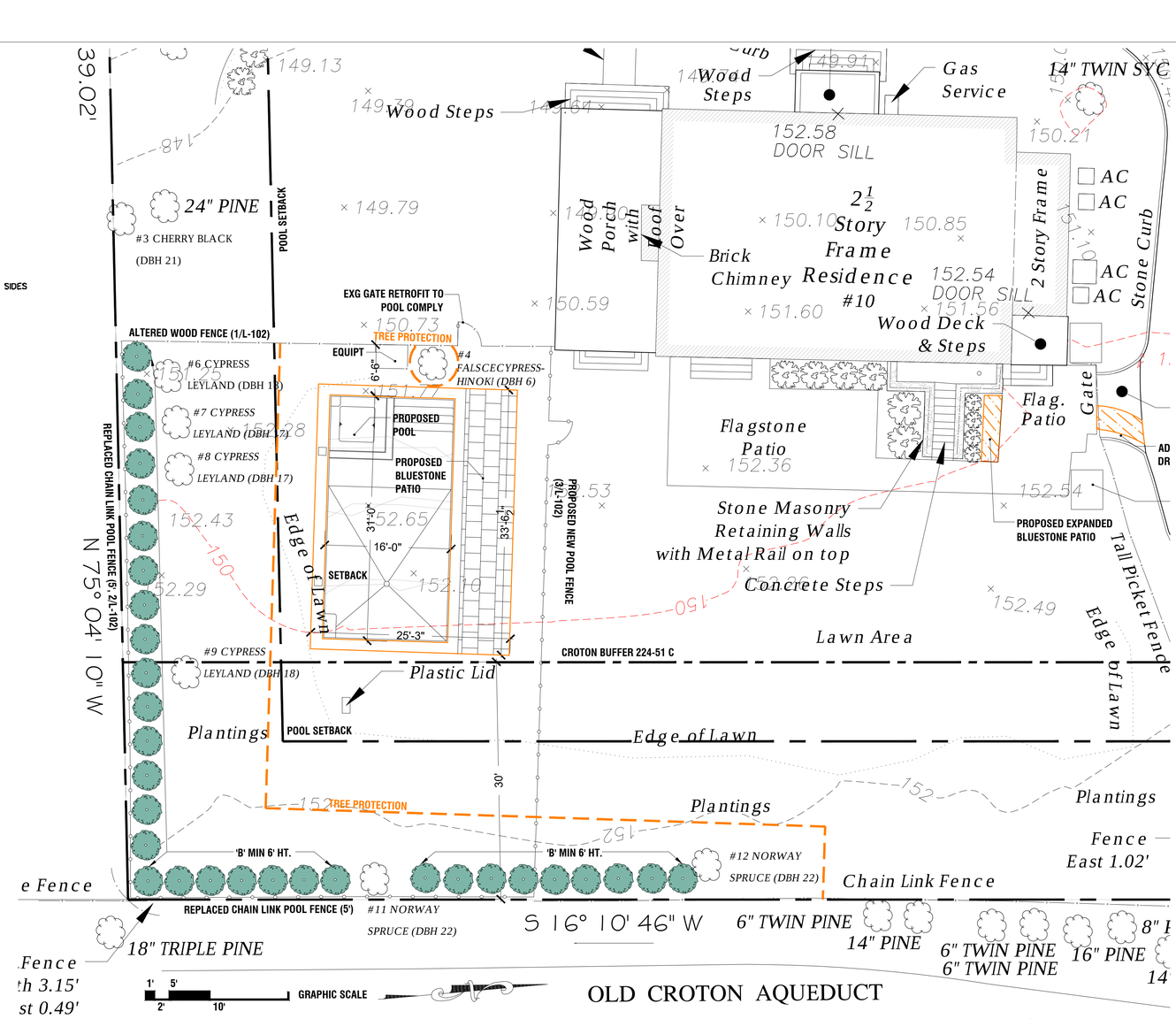
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SEDIMENT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4.) STITCHED POCKETS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.

**03** SEDIMENT FENCE
SCALE: NTS




**1** PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"











**4** PANORAMA FROM EAST TO WEST ALONG SOUTH OF PROOSED POOL
SCALE: NTS

studioPPARK
architecture + design

# RPH
## PASCOE RESIDENCE
## FENCE, HARDSCAPE + POOL

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SEAL

REGISTERED ARCHITECT JAMES JOSEPH KRAPP 036504 STATE OF NEW YORK

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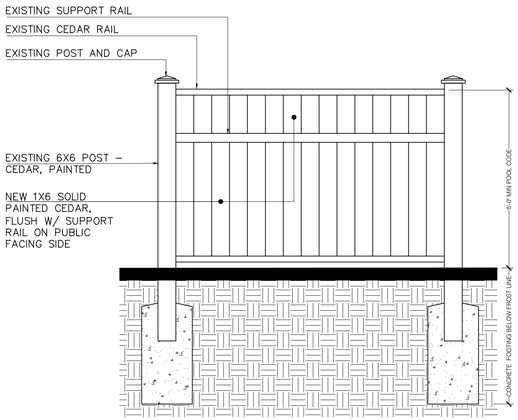
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PROPOSED SITE PLAN

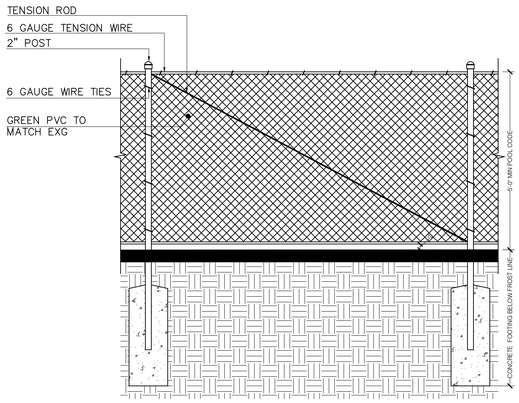
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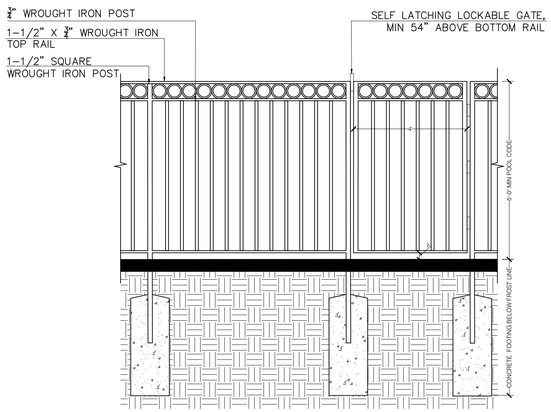
D:\STUDIOPPARK - DROPBOX\DROPBOX\RPH - 10 HANCOCK\RPH - DRAWINGS\RPH - ACTIVE\SHEET\RPH_L100_ARB FENCE




**1** EXISTING RENOVATED FENCE
SCALE: **1/2" = 1'-0"**




**2** CHAIN LINK POOL FENCE
SCALE: **1/2" = 1'-0"**




**3** WROUGHT IRON POOL FENCE
SCALE: **1/2" = 1'-0"**



**1A** EXG PAINTED CEDAR FENCE
SCALE: **NTS**



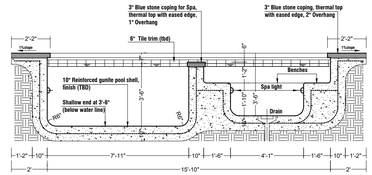
**2A** EXG CHAIN LINK
SCALE: **NTS**



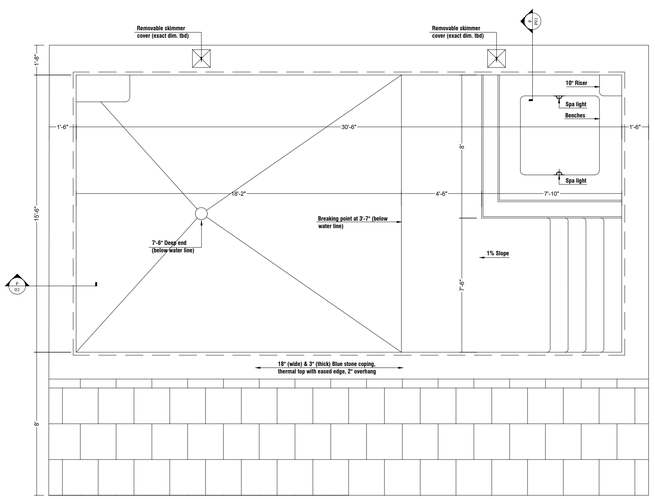
**3A** EXG WROUGHT IRON FENCE
SCALE: **NTS**

POOL NOTES

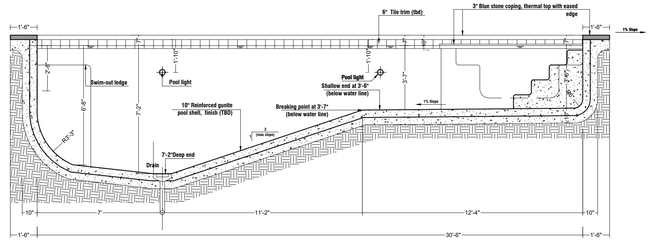
1. Pool and Spa regulations must be complain with latest and most stringent jurisdictional codes.
   1.1. NYS IRC 2020 section R326
   1.2. Pool and Spa alarm requirements
   1.3. Pool and Spa barrier requirements
   1.2. Pool and Spa temporary barrier requirements
   1.3. Pool and Spa entrapment requirements
2. Pool and spa shall maintain a winter cover from November 1 through March 31 and be capable of supporting a minimum dead weight of 200 pounds when secured.
3. Pool and spa are shall be surrounded by a 5'-0" minimum height fence in accordance with jurisdictional codes.
4. All gates shall be self closeting and latching and will open outward from the pool. All latches and handles will be mounted minimum 54" above grade and gates will have a keyed child proof lock.
5. Exposed electrical wires will not be more than 5' to the edge of the swimming pool or spa and shall not be less than 10' above ground level at the edge of the pool and spa.
6. Pool and spa shall be structurally engineered by others. Pool contractor shall provide shop drawings, mechanical specifications and samples of all finishes to client and designer for approval prior to construction.
7. Pool contractor responsible for the depths of pool, spa steps, seats and swimouts. All ratios and dimensions below waterline are the responsibility of the pool contractor.



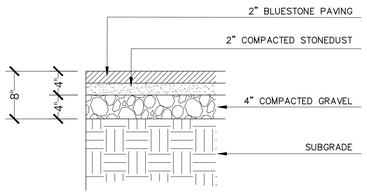

**P01** PROPOSED POOL SECTION
SCALE: **1/4" = 1'-0"**




**4** PROPOSED POOL PLAN
SCALE: **1/4" = 1'-0"**




**P02** PROPOSED POOL SECTION
SCALE: **1/4" = 1'-0"**




**5** PROPOSED PAVING
SCALE: **1" = 1'-0"**

studioPPARK
architecture + design

# RPH
## PASCOE RESIDENCE
## FENCE, HARDSCAPE + POOL

**10 HANCOCK PLACE**
**IRVINGTON, NY 10533**

OWNER

RICHARD PASCOE

10 HANCOCK PLACE
IRVINGTON, NY 10533

ARCHITECT

STUDIO PPARK

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SEAL

REGISTERED ARCHITECT JAMES JOSEPH KRAPP 038504 STATE OF NEW YORK

PROJECT DATA

10 HANCOCK PLACE
IRVINGTON, NY 10533

ISSUE

21_0706 - ISSUED FOR ARB APPROVAL
21_0324 - PLANNING BOARD 2ND RESPONSE
21_0217 - PLANNING BOARD RESPONSE
21_0115 - ISSUED TO PLANNING BOARD

PROPOSED POOL + LANDSCAPE DETAILS

L-102

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