

Mr. Ed Marron Jr. - Building Inspector  
Village Hall  
85 Main Street  
Irvington NY. 10533

***ARB & Permit Application***

**Re: 62 Butterwood Lane West**

Dear Mr. Marron,

The next piece of the process.

Attached are drawings to be submitted for ARB review ahead of a building permit.

Since planning board approval the drawings have been updated to reflect the latest notes from Hahn engineering and bubbled on the site plan with reference to the footing drains at foundation level. The details sheets for the exterior construction have been updated as well as plans for the basement renovation shown.

We hope this meets your approval and look forward to the ARB meeting to field any further comments.

Thank you for your time in reviewing our project.

Sincerely,

A handwritten signature in black ink that reads "Andrew Hunt." The signature is written in a cursive, flowing style.

Andrew Hunt ,RA. For the owners Julia Rosenfield & Mark Cordasco

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	873	Date:	11/06/2022
Job Location:	62 BUTTERWOOD LANE WEST	Parcel ID:	2.130-67-26
Property Owner:	62 BWL LLC, owner Julie Rosenfield & Mark Cordasco	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Andrew Hunt	
Hunt Architecture D.P.C.	
70 Southlawn Ave.Dobbs Ferry NY 10522	
5408186142	

## Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	150000.00	Property Class:	1 FAMILY RES

## Description of Work

***This permit request entails the construction of an exterior stair to the basement, and the fit out to finish that basement. The basement is currently demoed and unusable. The basement is to be refit and used as an open rec room, exercise space, bathroom and infared (plug in) sauna included.***

**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.



**AFFIDAVIT OF APPLICANT**

I **Andrew Hunt** being duly sworn, depose and says: That s/he does business as: **Hunt Architecture D.P.C.** with offices at: **70 Southlawn Ave. Dobbs Ferry NY 10522** and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of \_\_\_\_\_ with offices \_\_\_\_\_ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public / Commission of Deeds

\_\_\_\_\_  
Applicant's Signature

**OWNER'S AUTHORIZATION**

I **62 BWL LLC, owner Julie Rosenfield & Mark Cordasco** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number \_\_\_\_\_ Owner email address \_\_\_\_\_

- ☐ \_\_\_\_\_ I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public / Commission of Deeds

\_\_\_\_\_  
Applicant's Signature

# INSTRUCTIONS

## REQUIREMENTS FOR OBTAINING A PERMIT:

### The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a licensed professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site [www.irvingtonny.gov](http://www.irvingtonny.gov)) prior to submission).
7. Visit the Village of Irvington website [www.irvingtonny.gov](http://www.irvingtonny.gov) for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: [www.irvingtonny.gov](http://www.irvingtonny.gov).
9. Provide evidence that the application meets the NYS Energy code as described by [www.dos.state.ny.us/code/energycode/overview.htm](http://www.dos.state.ny.us/code/energycode/overview.htm)

### Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

### Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

### FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION (All fees must be paid at time of application):

#### Fee schedule

#### Building Permit (Non-Refundable)

\* Application fee \$85

\* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85

#### • Inspection Fees (as applicable)

- |  |  |
|--|--|
| • Insulation: \$50                               | • Footing: \$50  |
| • Solid Fuel: \$50                               | • Preparation for concrete slabs and walls: \$50             |
| • Foundation and footing drain: \$50             | • Framing: \$50  |
| • Energy Code Compliance: \$50                   | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50             | • Fire resistant construction and penetrations: \$50         |
| • Footing: \$50                                  | • Final Inspection for C.O.: \$50                            |
| • Preparation for concrete slabs and walls: \$50 | • State and local laws (per re-inspection): \$50             |

**Total Inspections** \_\_\_\_\_

\* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

\* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

\* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

\* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

**(To be collected at time of submission of application)Total** \_\_\_\_\_

**(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit  
Any permit that expires will be subject to additional fees.)**

## VILLAGE OF IRVINGTON

85 MAIN STREET

IRVINGTON, NEW YORK 10533

TEL: (914) 591-7070 • FAX: (914) 591-4072

E-MAIL: [office@irvingtonny.gov](mailto:office@irvingtonny.gov)

WEB SITE: <http://irvingtonny.gov>



September 29, 2022

62 BWL LLC

62 Butterwood Lane West

Irvington, New York 10533

Re: Application for a Variance; Sheet 2.130; Block 67; Lot  
26

62 BWL LLC:

This will confirm that at its meeting Tuesday night the Zoning Board of Appeals voted unanimously to grant your request for a variance from the provisions of §224-13 (exceeds allowable coverage) and of the Irvington Zoning Code ("Code"), in order to add required egress stair at the above referenced property, as long as an equal amount of coverage is removed from the property.

The Board concluded that the benefit to you from granting the variance outweighed any detriment to the health, safety and welfare of the neighborhood or community. In particular, the Board found that granting the variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The variance requested would have minimal impact on neighboring properties.

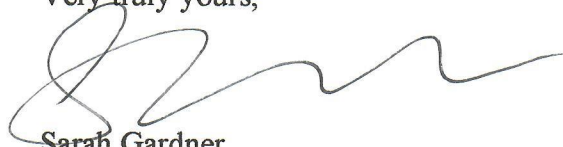
The Board also found that the benefit that you seek could not feasibly be achieved by any method other than a variance. Finally, the Board found that your requested variance would not adversely affect the physical or environmental conditions of your neighborhood or district.

For these reasons, the Board voted to grant your request and your application is hereby granted to vary the requirements of the above cited sections of the Code in order to add a required egress stair at the above referenced property in accordance with plans submitted at the hearing and made a part of the record herein.



The granting of this variance is not a substitute for a building permit. Construction may not commence until the Building Inspector issues a valid building permit. The Building Inspector may be contacted at 591-8335 for further assistance.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Sarah Gardner', written over a horizontal line.

Sarah Gardner  
Chairman  
Irvington Zoning Board

cc: Zoning Board Members and Alternates  
Sarah Palermo, Clerk  
Edward Marron, Jr., Building Inspector

### BUILT-IN CHARGING AND AUDIO STATION

Charge your tablet or smart-phone inside the sauna and connect your favorite audio device with Bluetooth or the included MP3 jack.

### BUILT-IN ERGONOMIC BACKREST

Relax close to the soothing infrared heat against the Chiropractor designed built-in ergonomic backrest.

### BEAUTIFUL ACCENT LIGHTS

Energy efficient LED lights highlight the beauty of your sauna while providing gentle ambient lighting.

### COMBINATION DOOR HANDLE/TABLET CRADLE FOR EASY MEDIA VIEWING

Place your tablet on the door handle for easy viewing of your favorite shows or movies.

### ITALIAN INSPIRED DESIGN AND GLASS ROOF

The open feel and beautiful design of your Sanctuary sauna will compliment every room.

### THERAPEUTIC FAR INFRARED HEATERS

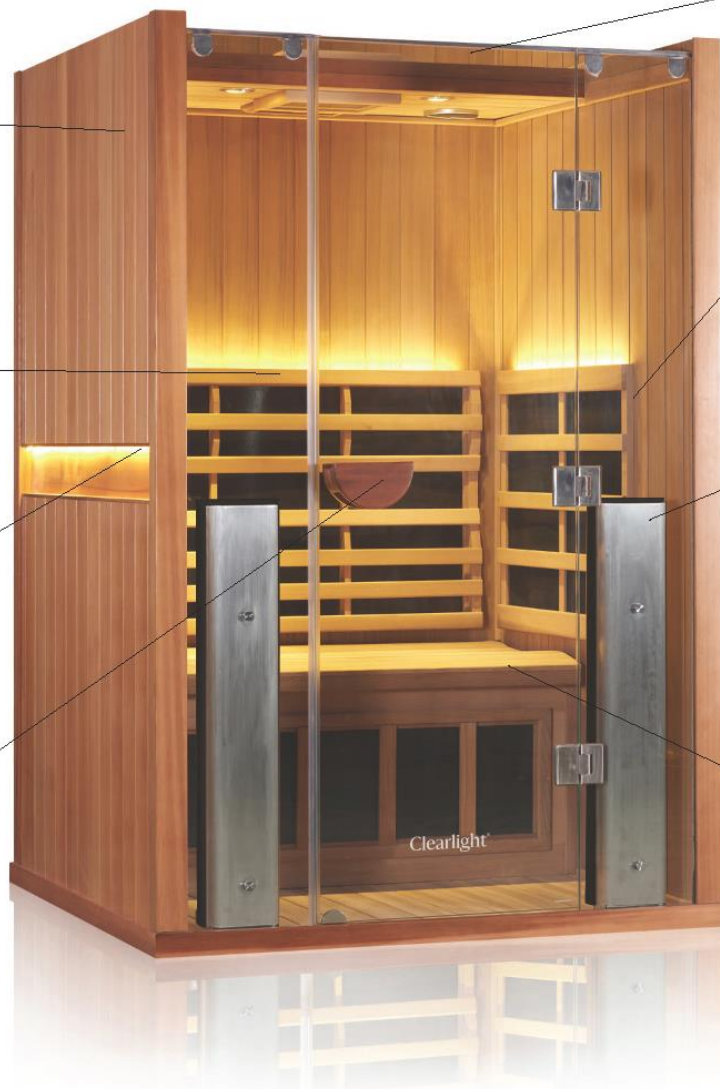
Our exclusive True Wave® combination carbon/ceramic low EMF / low ELF heaters surround you in healing infrared heat.

### TRUE WAVE® FULL SPECTRUM HEATERS

Our full spectrum near, mid and far infrared heaters deliver over 20 times the power of the nearest leading competitor. Our patented heating system allows for the deepest penetration with peak performance for the best results.

### DOCTOR DESIGNED ERGONOMIC BENCH

Relax in comfort with our reversible bench. The extra deep bench is ergonomic on one side and flat on the other for maximum comfort. The bench can be flipped at any time.



### ENHANCED AUDIO SOUND SYSTEM



Bluetooth and AUX inputs makes it easy to connect and listen to your audio devices.

### DIGITAL KEYPAD CONTROLS



Never Fail™ digital keypad controls temperature, time, lights, heater intensity and reservation mode.

### COLOR LIGHT THERAPY



Your Sanctuary sauna comes standard with our healing Chromotherapy. Choose from one of twelve colors or auto-cycle through all color tones.

### TABLET / SMARTPHONE CONTROL (optional)



Log in from your Android tablet or smartphone and remotely operate your sauna.

### SPECIFICATIONS

#### Construction

Eco-Certified wood choices:  
1. Mahogany Exterior/Cedar Interior  
2. Basswood Exterior/Interior  
Tongue & Groove Construction  
Weight: 450 lbs

#### Exterior

Width: 52"  
Depth: 48"  
Height: 77"  
Door: 23 3/4" x 73 1/4"

#### Interior

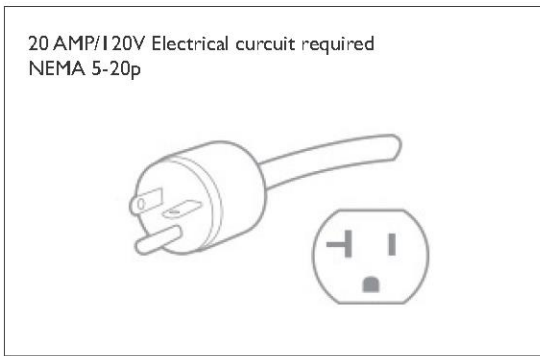
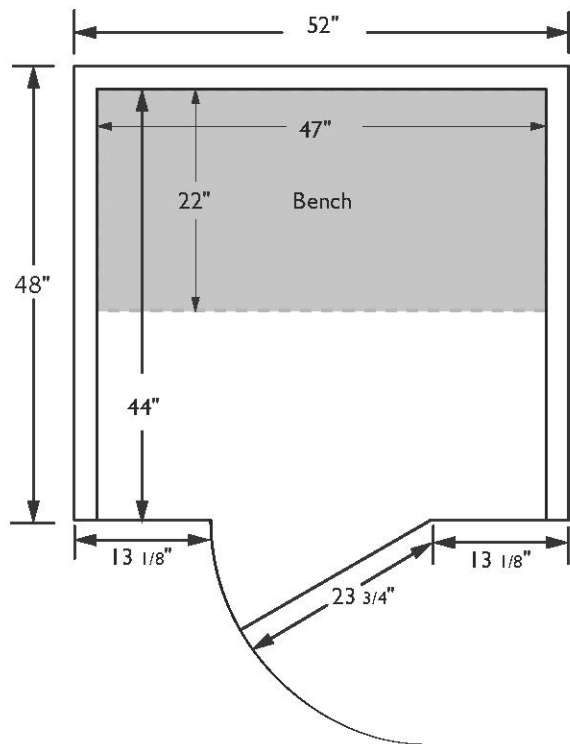
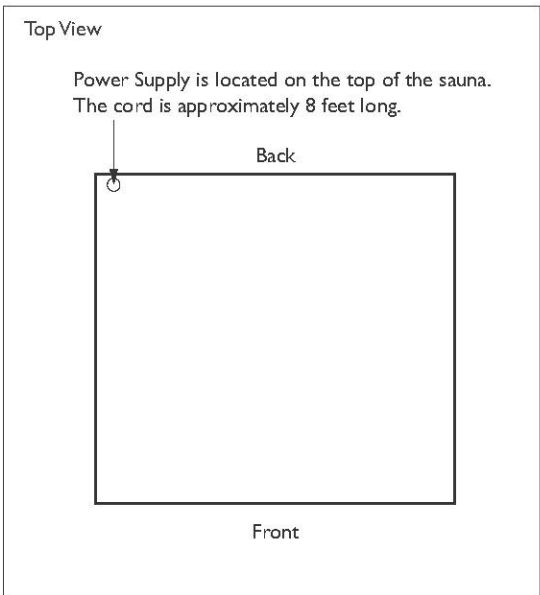
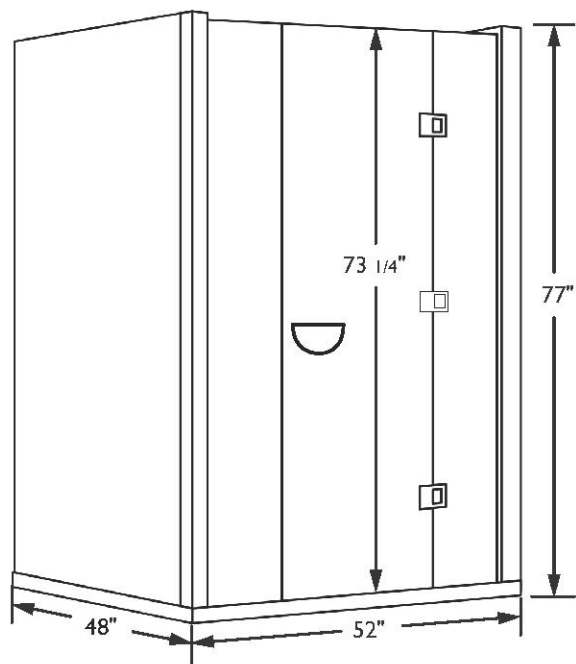
Width: 47"  
Depth: 44"  
Height: 74"  
Bench: 47" x 22"  
Bench Height: 20"

#### Heaters

True Wave® Carbon/Ceramic  
Far infrared and full spectrum heaters  
Power: 120V / 2,250W / 18.75A

#### Limited Lifetime

**Residential Warranty**  
Cabinetry & Glass  
Electrical  
Heaters  
Controls



SPECIFICATIONS

Construction	Exterior	Interior	Heaters	Limited Lifetime Residential Warranty
Eco-Certified wood choices:	Width: 52"	Width: 47"	True Wave® Carbon/Ceramic	Cabinetry & Glass
1. Mahogany Exterior/Cedar Interior	Depth: 48"	Depth: 44"	Far infrared and full spectrum heaters	Electrical
2. Basswood Exterior/Interior	Height: 77"	Height: 74"	Power: 120V / 2,250W / 18.75A	Heaters
Tongue & Groove Construction	Door: 23 3/4" x 73 1/4"	Bench: 47" x 22"		Controls
Weight: 450 lbs		Bench Height: 20"		

















NORTH ELEVATION - ENTRY



SOUTH ELEVATION



SOUTH / EAST ELEVATION



WEST ELEVATION





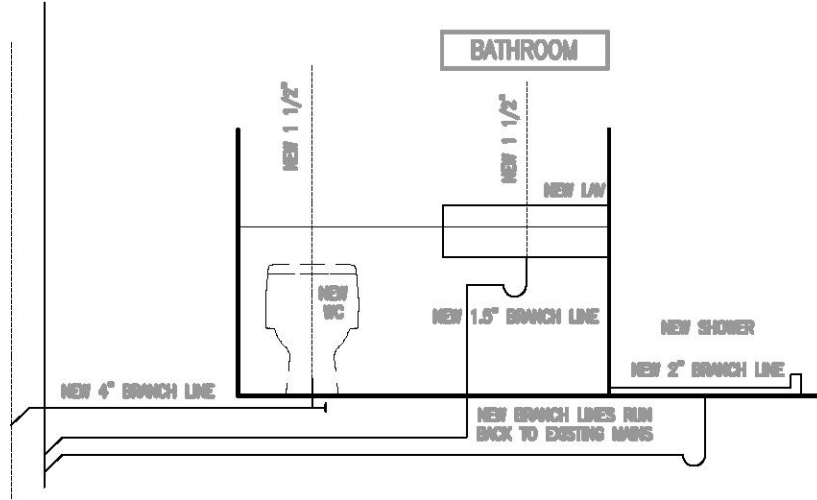
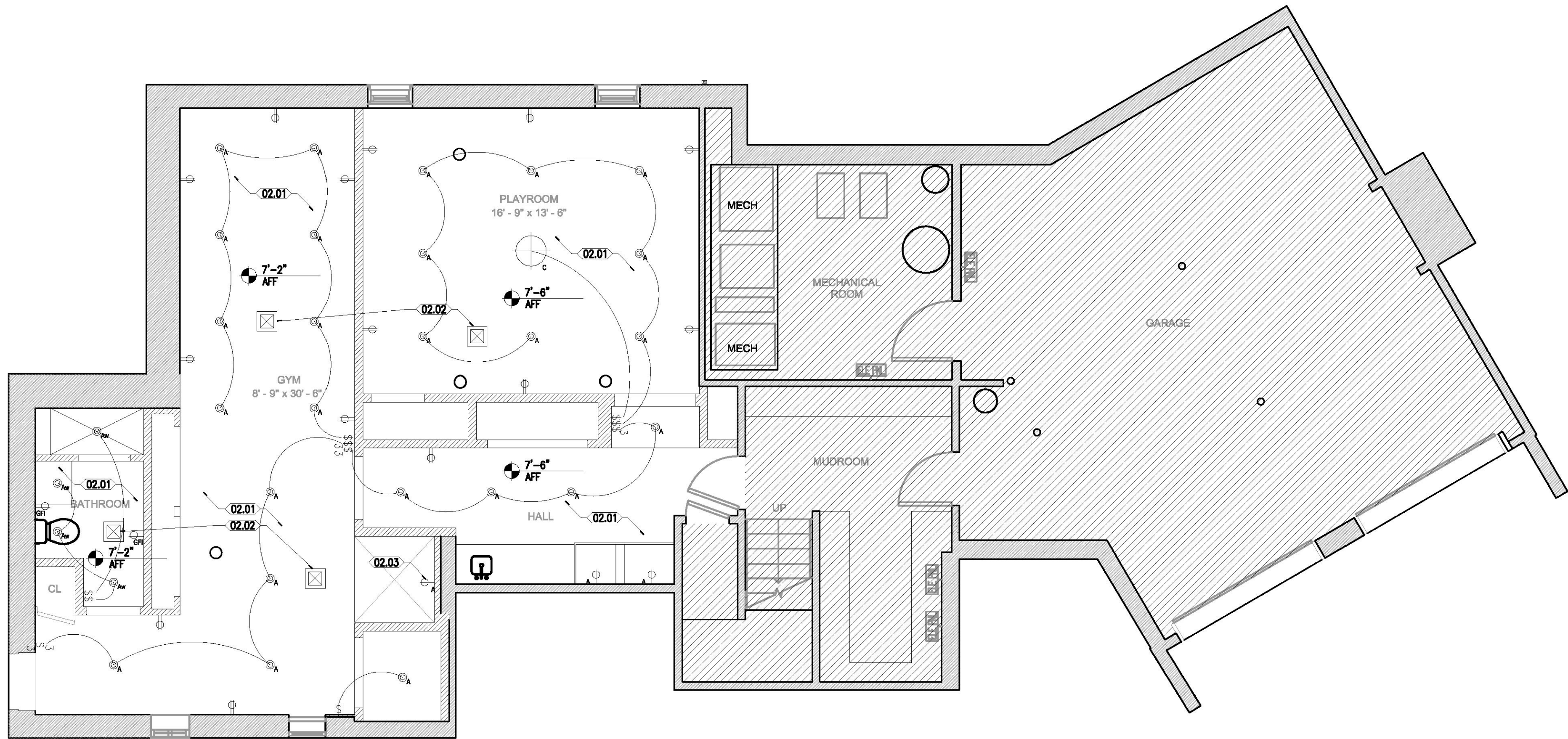












2 REFLECTED CEILING PLAN  
1/4"=1'-0"

MECHANICAL LEGEND

RCP NOTES

- 02.01 NEW DRYWALL CEILING - DOWNLIGHTS FURNISHED AND INSTALLED BY GC.
- 02.02 EXISTING HVAC SUPPLY, RELOCATED TO NEW ROOM DENSE, SYSTEM WILL BE UPDATED IN ROOM UNDER A SEPARATE PERMIT. THE BRIGMENT IS TO BE ZONE ISOLATED BY A SEPARATE THERMOSTAT. AIR EXCHANGE IS UP TO CURRENT CODE.
- 02.03 120 V REFRIG. SINKS IN ROOM.

ELECTRICAL NOTES

- PROVIDE GFCI OUTLETS AND CIRCUITS PER CODE IN ALL WET AREAS. OUTLETS AND PICTURES LOCATED AT DENING WALL CONDITIONS MUST WITHIN THE CEILING FIRE RATING.
- PLEASE PROVIDE NEW COMPATIBLE GFCI OUTLETS.
- ALL LIGHTING MUST BE ILL. BATED AND POWER OUTLETS AND SWITCHES LOCATED AS PER ADA REQUIREMENTS.
- DURING THE REPLACEMENT/INSTALLATION OF LIGHT FIXTURES AND OUTLETS/SWITCHES CARE IS TO BE EMPLOYED AT DENING AND PERIMETER EXTERIOR BUILDING WALLS. CHIPPING OF ANY BLOCK / BRICK ENCOUNTERED DURING INSTALLATION IS PROHIBITED. CONCRETE WALL THICKNESS PRIOR TO INSTALLATION. IMPROVING AND IMPROVING MUST BE PROVIDED AT ALL OUTLETS AT DENING WALLS. FIRE RATING OF ALL WALLS ARE TO BE MAINTAINED AT ALL TIMES. NOTE THAT CEILING MOUNTED LIGHTING MUST BE MOUNTED AT EXISTING JUNCTION BOXES OR SURFACE MOUNTED WITH THE ELECTRICAL SERVICE RUN ON THE SURFACE OF THE CEILING SLAB. WHEN A SUSPENDED CEILING IS PRESENT OR PROPOSED, PICTURES MAY BE SUSPENDED FROM OR RECESSED INTO THE SUSPENDED CEILING AND WIRING MAY BE CONCEALED ABOVE EXISTING CEILING. NOTE THAT NO NEW SLAB PENETRATIONS WILL BE PERMITTED IN EITHER THE FLOOR OR THE CEILING SLAB, FOR LIGHTING OR ELECTRICAL WORK.
- ALL NEWLY INSTALLED SWITCHES TO BE DIMMABLE.

ELECTRICAL SYMBOLS

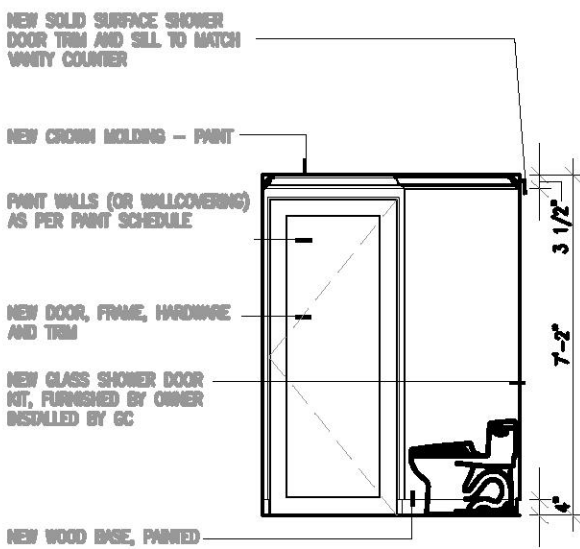
- RECESSED CAN LIGHT
- RECESSED CAN LIGHT - WET LISTED
- NEW J-BOX FOR PENDANT FIXTURE (BY OWNER)
- DUPLEX OUTLET
- DUPLEX OUTLET
- APPLIANCE OUTLET
- DUPLEX OUTLET
- QUAD OUTLET
- TEL / DATA OUTLET
- QUAD FLOOR OUTLET
- SMOKE AND CO DETECTOR
- WALL MOUNTED SMOKE AND CO DETECTOR
- 3 WAY SWITCH (DIMMABLE)
- SINGLE SWITCH (DIMMABLE)
- EXISTING HVAC SUPPLY

- NEW TILE FLOORING
- NEW WALL
- EXISTING WALL
- REMOVE EXTENT OF EXISTING FLOORING
- AREA NOT IN SCOPE

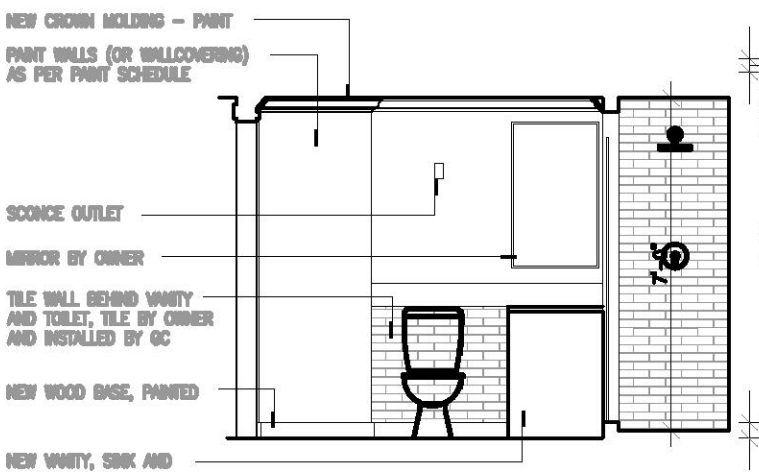


FINISH SCHEDULE							
ROOM NAME / #	CEILING	FLOOR	BASE	CROWN	DOORS / TRIM / CASED OPN.	WALLS	REMARKS
HALL	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 13/4" WOOD - PAINT	N/A	CASED OPENING, CLOSET DOORS, FRAME, TRIM, PAINTED AS PER APPROVED SAMPLE	PAINT	
PLAYROOM	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 13/4" WOOD - PAINT	N/A	NEW CASED OPENING & CLOSET DR - PAINTED	PAINT	
GYM	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 13/4" WOOD - PAINT	N/A	NEW CASED OPENING & CLOSET DR - PAINTED	PAINT	
BATHROOM	PAINT - FLAT WHITE	TILE	TILE	FRP	NEW ENTRY DOOR, FRAME, TRIM - PAINTED	PAINT	
CLOSETS	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 13/4" WOOD - PAINT	N/A	NEW ENTRY DOOR, FRAME, TRIM - PAINTED	PAINT	

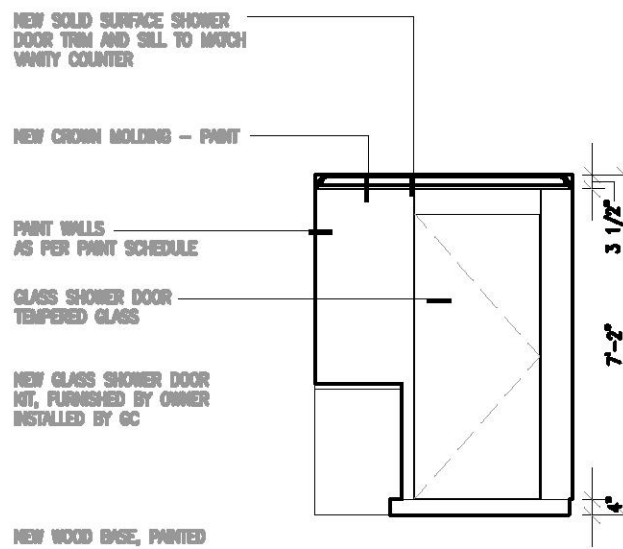
MATERIAL LEGEND			
MATERIAL	CODE	DESCRIPTION	REMARKS
WOOD	WD-1	MEF - PAINTED AS PER APPROVED SAMPLE	EXPOSED EDGES TO BE VENEERED AND PAINTED
	WD-2	POPULAR HOLLOWWOOD TO REFINISH PAINT	
FLOORING	FL-1	VINYL FLOORING PRODUCT	TBD
STONE & TILE	ST-1	SUBWAY TILE	REMO TILE - CHOOSE - DONE
	ST-2	HEMO PORCELAIN	"TRIO" OYSTER - 12x24
	ST-3	HEMO PORCELAIN	"TRIO" MARZIAL - 12x24
	ST-4	MASTER BATH SHOWER WALLS	
	ST-5	HEMO PORCELAIN	"TRIO" MARZIAL - 12x24



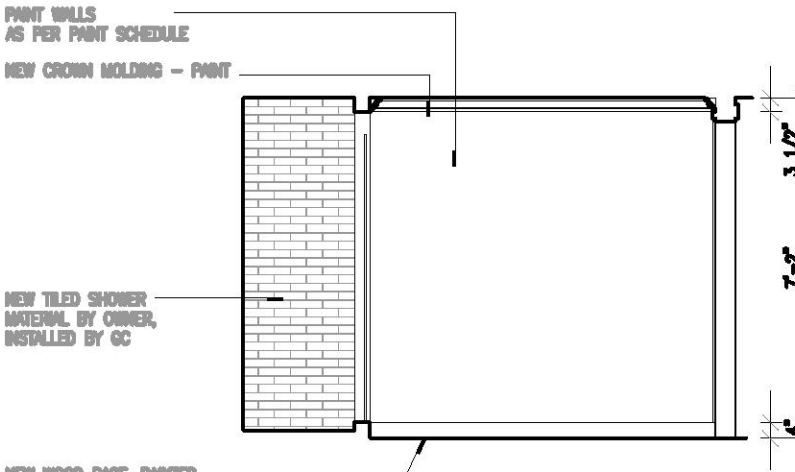
3 BATH - NORTH ELEV  
1/4"=1'-0"



4 BATH - EAST ELEV  
1/4"=1'-0"



5 BATH - SOUTH ELEV  
1/4"=1'-0"



6 BATH - WEST ELEV  
1/4"=1'-0"

62 BUTTERWOOD WEST

70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

CORDERO / ROSENFELD Residence

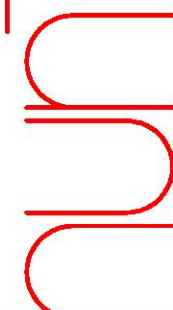
62 BUTTERWOOD WEST, IRVINGTON  
NEW YORK 10533

PROPOSED  
RCP

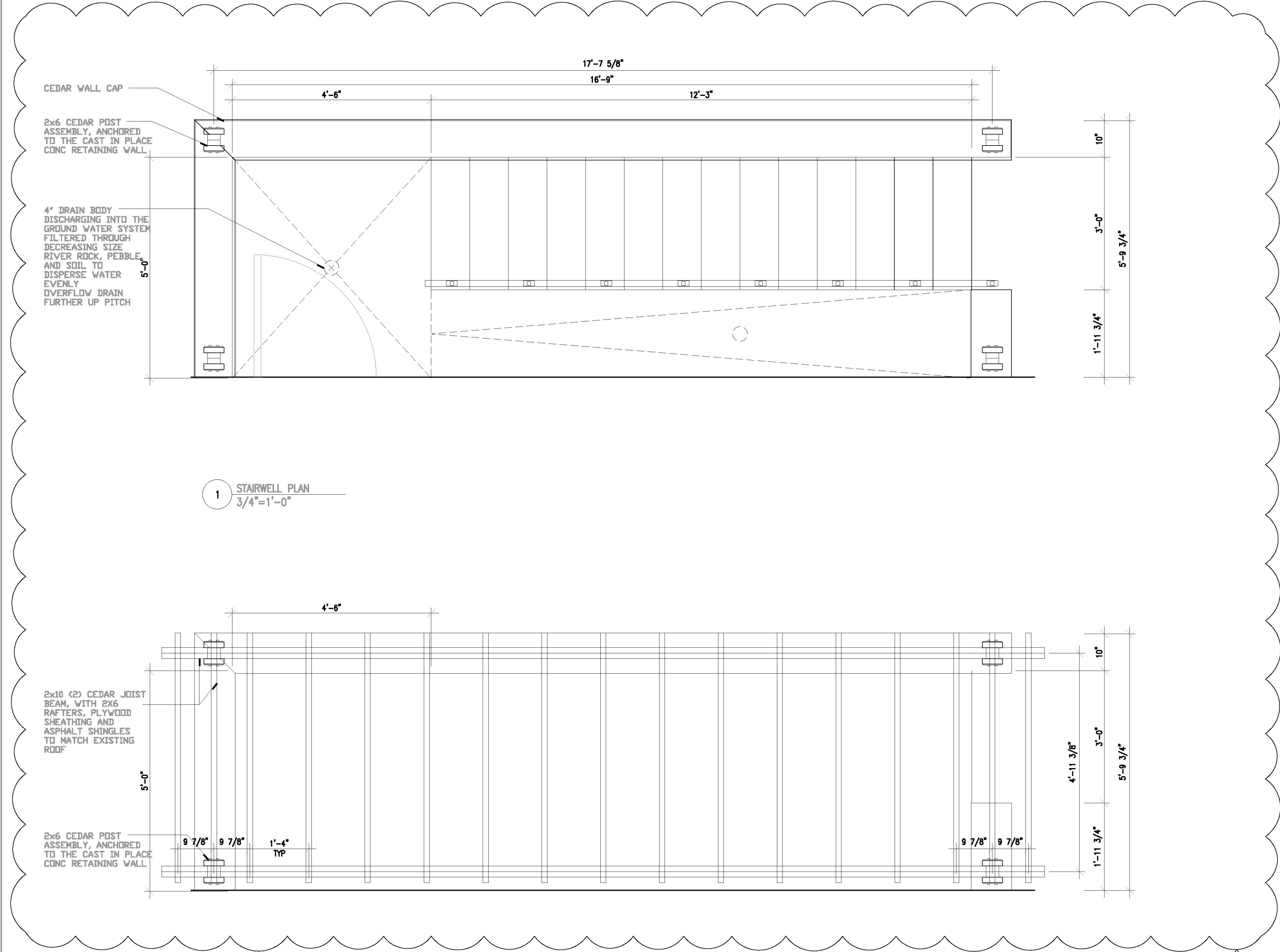
A-101

SCALE: 1/4"=1'-0"  
DATE: 11.07.22

ARCHITECTURE DPC







1 STAIRWELL PLAN  
3/4"=1'-0"

2 PERGOLA FRAMING PLAN  
3/4"=1'-0"

62  
BUTTERWOOD  
WEST

001  
11.07.22

ARB SUBMISSION

CORDERO / ROSENFELD Residence

62 BUTTERWOOD WEST, IRVINGTON  
NEW YORK 10533

DETAILS

A-200

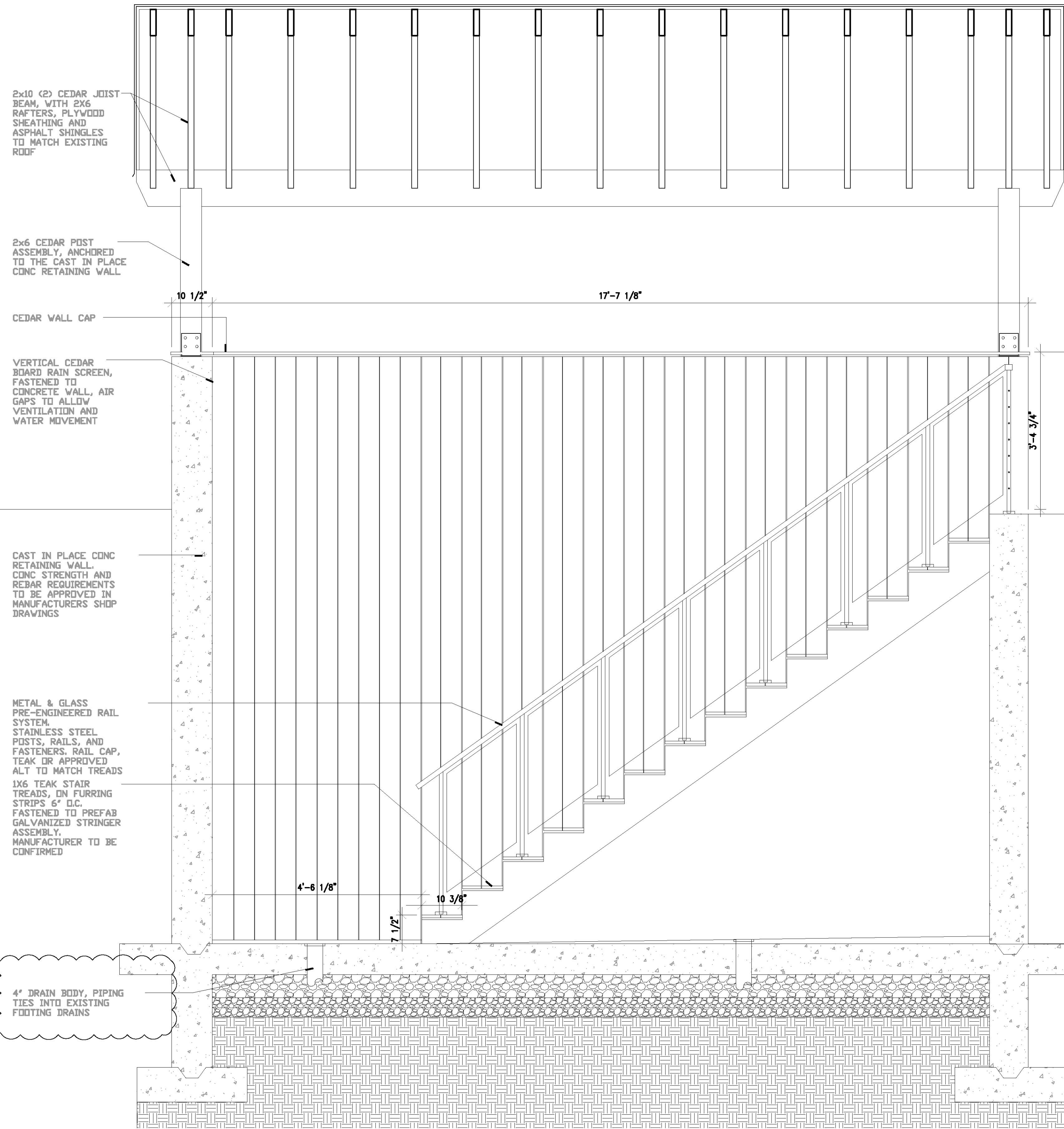
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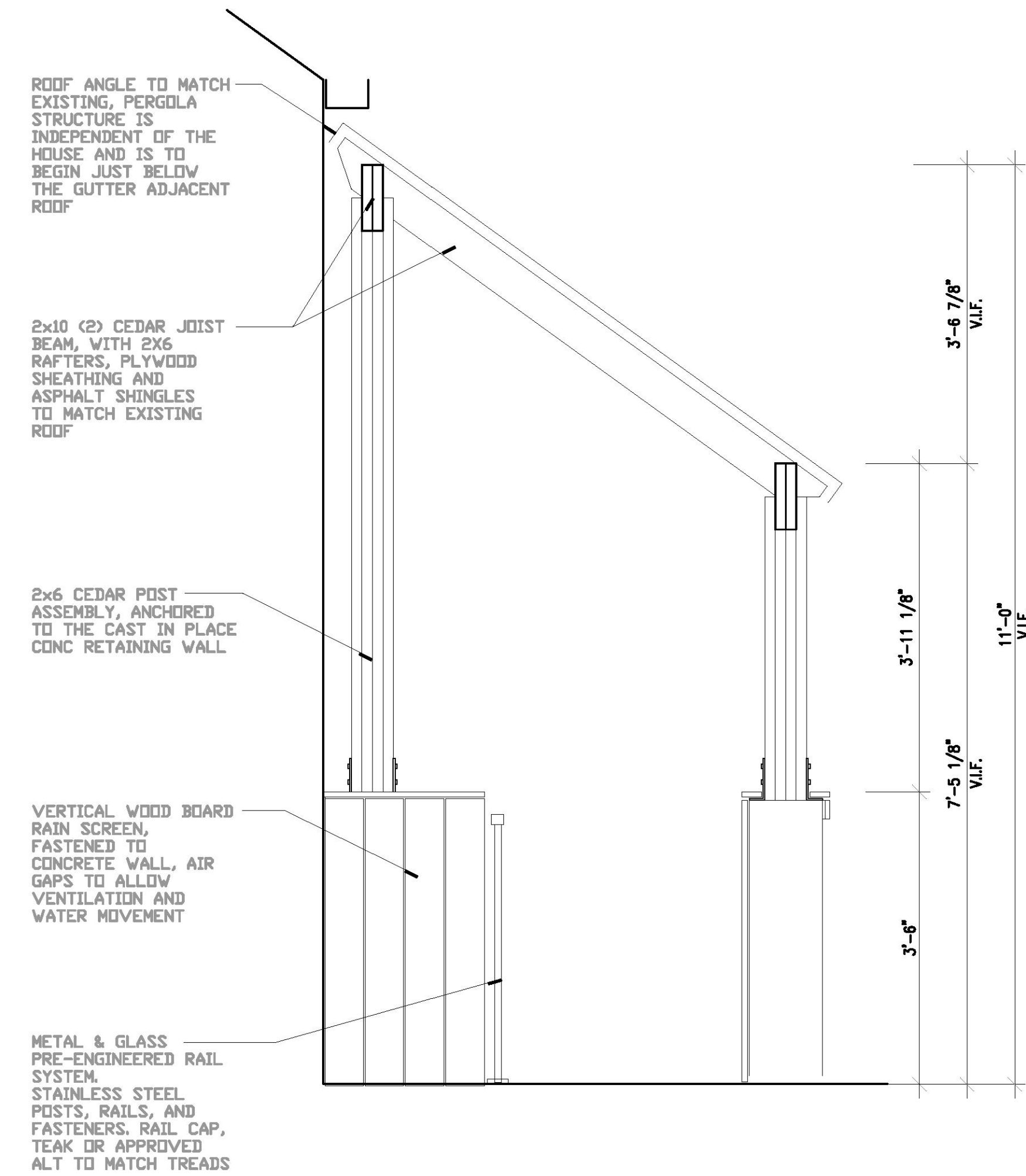
70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

ARCHITECTURE DPC



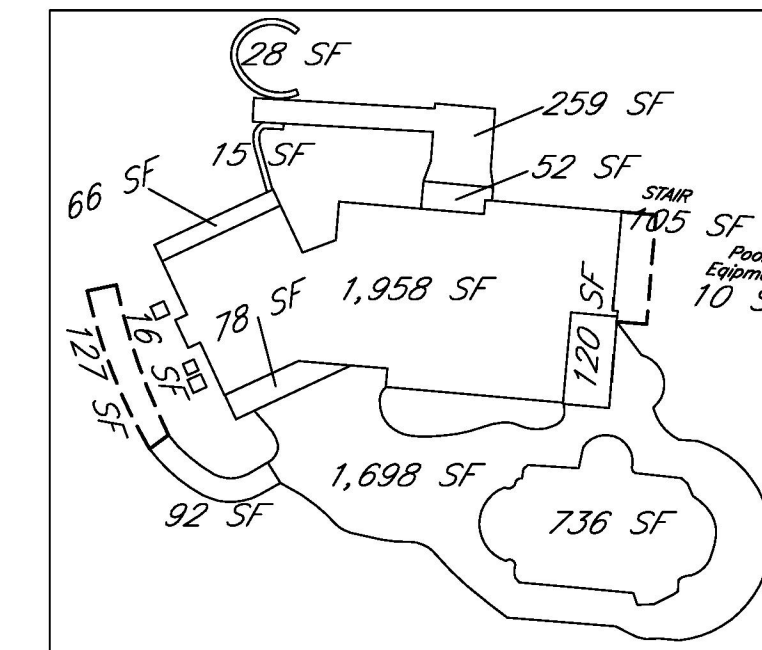
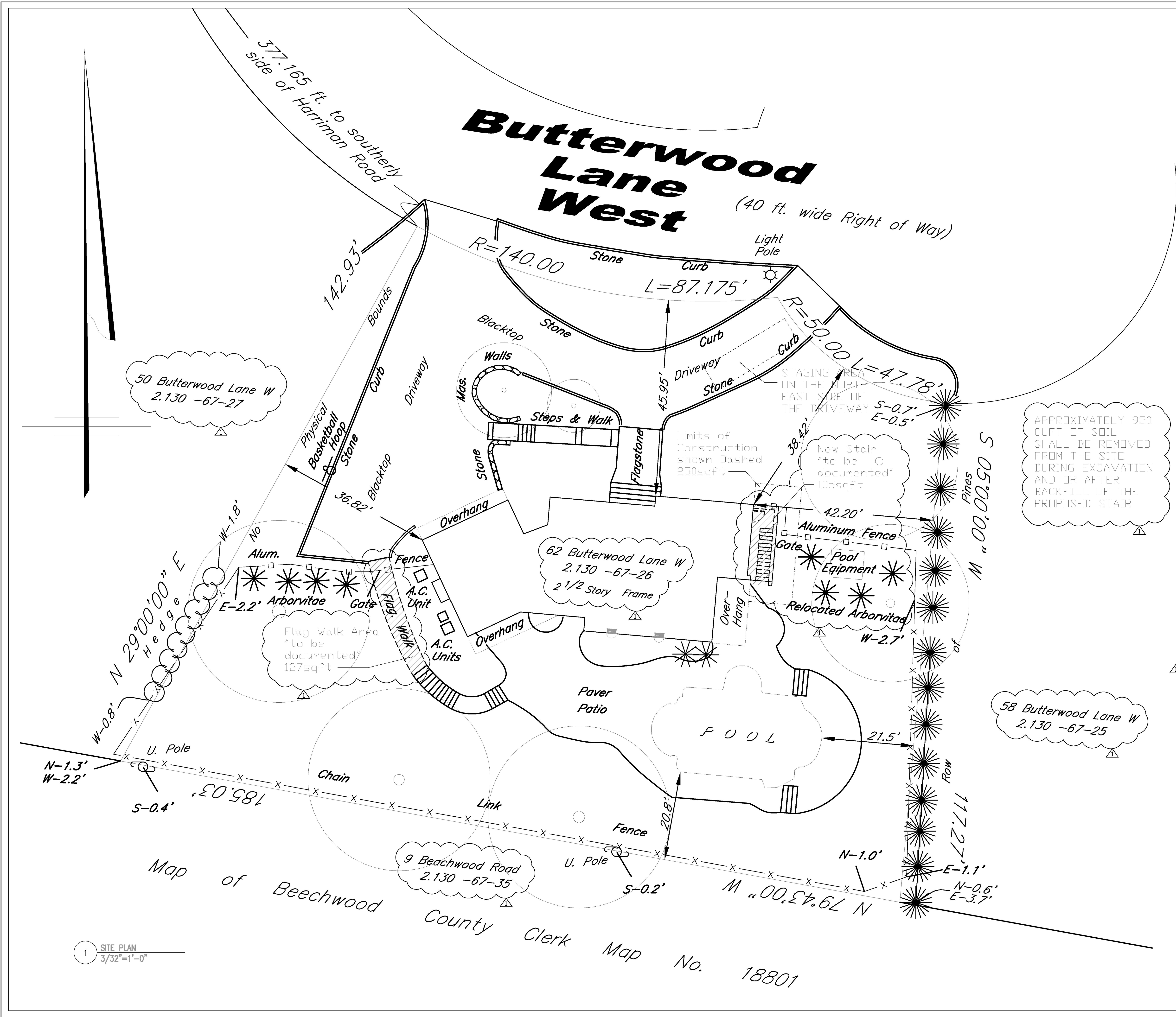


2 STAIR SECTION  
3/4"=1'-0"



1 STAIR SECTION  
3/4"=1'-0"





1F-20 Zone  
Lot size = 20,071 s.f.  
Base Allowable Coverage = 3,200 s.f.  
Bonus Allowable Coverage = 4 s.f.  
Total Allowable Coverage = 3,204 s.f.

Primary Building = 1,958 s.f.  
Floor Overhangs 66+78+120=264 s.f.  
Walk 1 = 259 s.f.  
Walk 2 = 92 s.f.

Front Porch Steps = 52 s.f.  
Equipment Pads(AC) = 16 s.f.  
Retaining Walls = 28+15=43 s.f.  
Pool = 736 s.f.  
Patio = 1,698 s.f.  
Pool Equipment = 10 s.f.  
Total Coverage = 5,128 s.f.

Proposed Stair Down = 105 s.f.  
Proposed Walk 3 = 127 s.f.  
Total Coverage = 5,360 s.f.

2 SITE COVERAGE DIAGRAM  
1/16"=1'-0"

Parameter	Existing	Proposed	Allowable
Zoning District	1F-20	1F-20	1F-20
Lot Area (SF)	20071		20,000
Front Yard Setback (FT)	45.95'		35
Side Yard Setback 1 (FT)	21.5'(pool)		15
Side Yard Setback 2 (FT)	36.82'		15
Rear Yard Setback (FT)	20.8' (pool)		35
Lot Width (FT)	185		100
Lot Depth (FT)	125		125

3 ZONING DIAGRAM  
N.T.S.

#### SITE PLAN REFERENCES SURVEY BY

Ward Carpenter Engineers Inc.  
76 Mamoroneck Avenue  
White Plains, NY. 10601

Last Updated, March 30 2022

#### GENERAL NOTES:

1. NO UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK
2. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORSEEN SILTATION AND EROSION OF DISTURBED SOILS
3. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE BUILDING INSPECTOR FOR REVIEW PRIOR TO RECEIVING A C of O.

CORDERO / ROSENFELD Residence

62 BUTTERWOOD WEST, IRVINGTON  
NEW YORK 10533

SITE PLAN

L100

SCALE: AS NOTED  
DATE: 08.21.22

62  
BUTTERWOOD  
WEST

001  
08.21.22  
DOB REVISION

70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

ARCHITECTURE DPC

The architect retains all copyrights, all statutory and other reserved rights for all drawings, specifications, and documents prepared by the architect. These drawings, specifications and documents are the property of the architect and are not to be used for any other project, in whole or in part, without the written consent of the architect.