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March 31, 2023

Village of Irvington  
Architectural Review Board  
65 Main Street  
Irvington, New York  
Attn: Planning Board Chairman and  
Board Members

Re: Architectural Review Board Application for  
new fencing at the  
existing 1 family dwelling at  
33 Ardsley Rd West  
Irvington, New York  
DAB Job # 220305

Dear Mr. Chairman and members of the Board,

This application is to construct new wood and wire fencing along the rear and side yard of the parcel. Along the eastside, a 55' dog run is proposed and will have a 6 ft. wood board on board fence (fence type 2) along the adjacent property and will receive a wood and wire fence (fence type 1) on the remaining sides.

The remainder of the rear yard will be enclosed with at wood and wire fence (fence type 1) at the south, west, and part of the north side, returning to the dwelling. There will be gate located as indicated on the attached plan.

If you should have any questions or comments, or require additional information, please feel free to contact my office at 914.909.5143, or my cell at 914.760.1120.

Thank You;

David A. Barbuti, Architect

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, UNLESS THE SURVEYOR'S SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

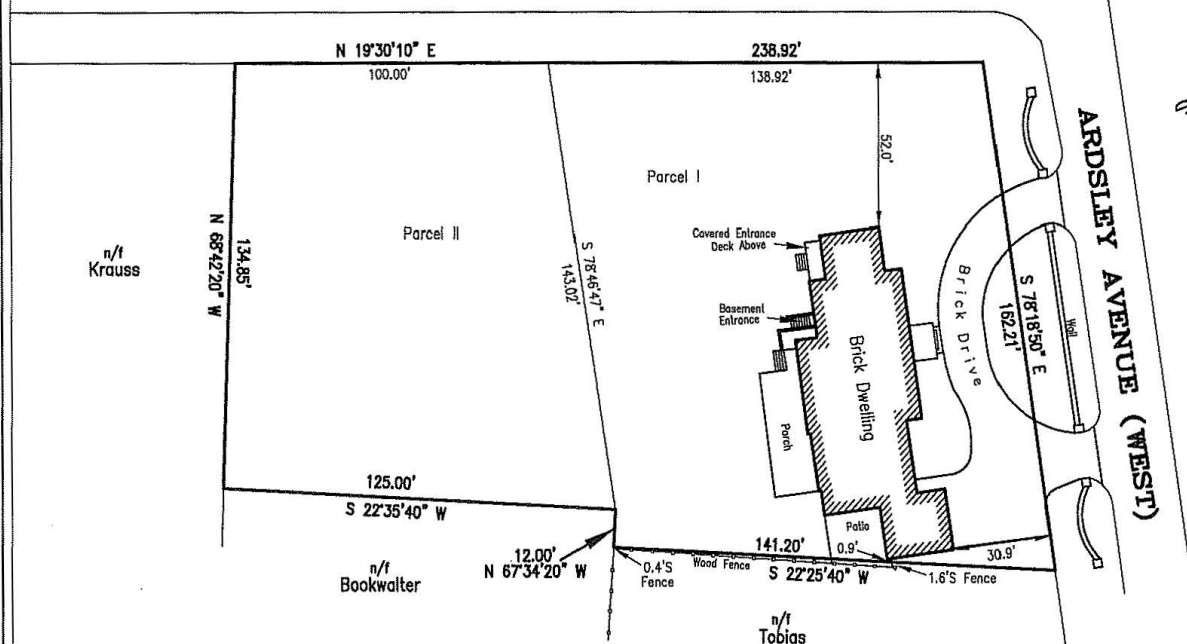
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

WETLANDS IF ANY ARE NOT SHOWN

## BERTHA PLACE



**CERTIFIED ONLY TO:**  
 Mark Bradley Wilford  
 Erin Banta Wilford  
 The Great American Title Agency Inc.  
 Chicago Title Insurance Company  
 HSBC Bank USA, N.A., ISACA/ATIMA,  
 its successors and/or assigns

**SURVEY  
 PREPARED FOR  
 MARK BRADLEY & ERIN BANTA  
 WILFORD**

VILLAGE OF IRVINGTON  
 TOWN OF GREENBURGH, COUNTY OF WESTCHESTER, STATE OF NEW YORK

TAX LOT: SECTION 2.160 - BLOCK 74 - LOT 1

SCALE: 1" = 30'

SURVEY DATE: JANUARY 8, 2021

AREA: 37,252 SQ.FT.

**EDWARD T. GANNON, P.L.S.**  
 CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914  
 egannon@surveysg.com

# The Great American Title Agency Inc.

170 Hamilton Avenue, Suite 207 White Plains, NY 10601 914-761-1776 914-761-1770  
orders@gamericantitle.com

Title Number: GA2050585

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## SCHEDULE A DESCRIPTION

AMENDED 1/10/21

### PARCEL I:

ALL that certain plot piece or parcel of land, situate, lying and being in the Town of Greenburgh, County of Westchester and State of New York, bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the southerly side of Ardsley Avenue with the easterly side of Bertha Place as said Ardsley Avenue and Bertha Place are monumented and shown on Street Map of Ardsley filed in the Office of the County Clerk, Division of Land Records, formerly Register's Office, Westchester County, New York on March 14, 1924 as Map No. 2590;

**RUNNING THENCE** along the southerly side of Ardsley Avenue, South 79 degrees 03 minutes East (per deed), South 78 degrees 18 minutes 50 seconds (per survey), East 162.21 feet;

**RUNNING THENCE** South 21 degrees 41 minutes 30 seconds West, 141.20 feet (per deed), South 22 degrees 25 minutes 40 seconds West 141.20 feet (per survey) to the northerly line of land now or formerly of Bookwalter;

**RUNNING THENCE** North 68 degrees 18 minutes 30 seconds West (per deed), North 67 degrees 34 minutes 20 seconds West (per survey), 12.00 feet;

**RUNNING THENCE** North 79 degrees 30 minutes 50 seconds West (per deed), North 78 degrees 46 minutes 47 seconds West (per survey), 143.02 feet to the easterly side of Bertha Place;

**RUNNING THENCE** along the easterly side of Bertha Place, North 18 degrees 46 minutes East (per deed), North 19 degrees 30 minutes 10 seconds East (per survey), 138.92 feet to the corner aforesaid, the point or place of **BEGINNING**.

*1/MSM*

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**SCHEDULE A DESCRIPTION**

**PARCEL II:**

**ALL** that certain plot piece or parcel of land, situate, lying and being in the Town of Greenburgh, County of Westchester and State of New York, bounded and described as follows:

**BEGINNING** at a point on the easterly side of Bertha Place, distant 138.92 feet southerly from the corner formed by the intersection of the easterly side of Bertha Place with the southerly side of Ardsley Avenue;

**RUNNING THENCE** along land now or formerly of Elizabeth Crosby Powel, South 78 degrees 46 minutes 47 seconds East, 143.02 feet to land now or formerly of Bookwalter;

**RUNNING THENCE** along said land of Bookwalter South 22 degrees 35 minutes 40 seconds West, 125.00 feet to land now or formerly of Krauss;

**RUNNING THENCE** along said land of Krauss, North 68 degrees 42 minutes 20 seconds West, 134.85 feet to the easterly side of Bertha Place;

**RUNNING THENCE** along the easterly side of Bertha Place, North 19 degrees 30 minutes 10 seconds East, 100 feet to the point or place of **BEGINNING**.

*JASW*

**FOR INFORMATION ONLY:**

**SAID** premises are also known as Section 2.160, Block 74, Lot 1 on the Official Tax Map of the Town of Greenburgh.

**SAID** premises are improved by a one or two family dwelling.

**SAID** premises being intended to be the same premises as conveyed in Deed recorded in Control No. 551813700.

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## SURVEY READING

AMENDED 1/10/21

Survey made by Edward T. Gannon, P.L.S. dated January 8, 2021 shows the following exceptions from coverage:

- 1) 6 foot wood fence varies with and lies up to 1.6 feet east of easterly lot line and extends an undetermined distance onto premises adjacent to the east.
- 2) Brick drive and wall extend onto Ardsley Avenue (West).

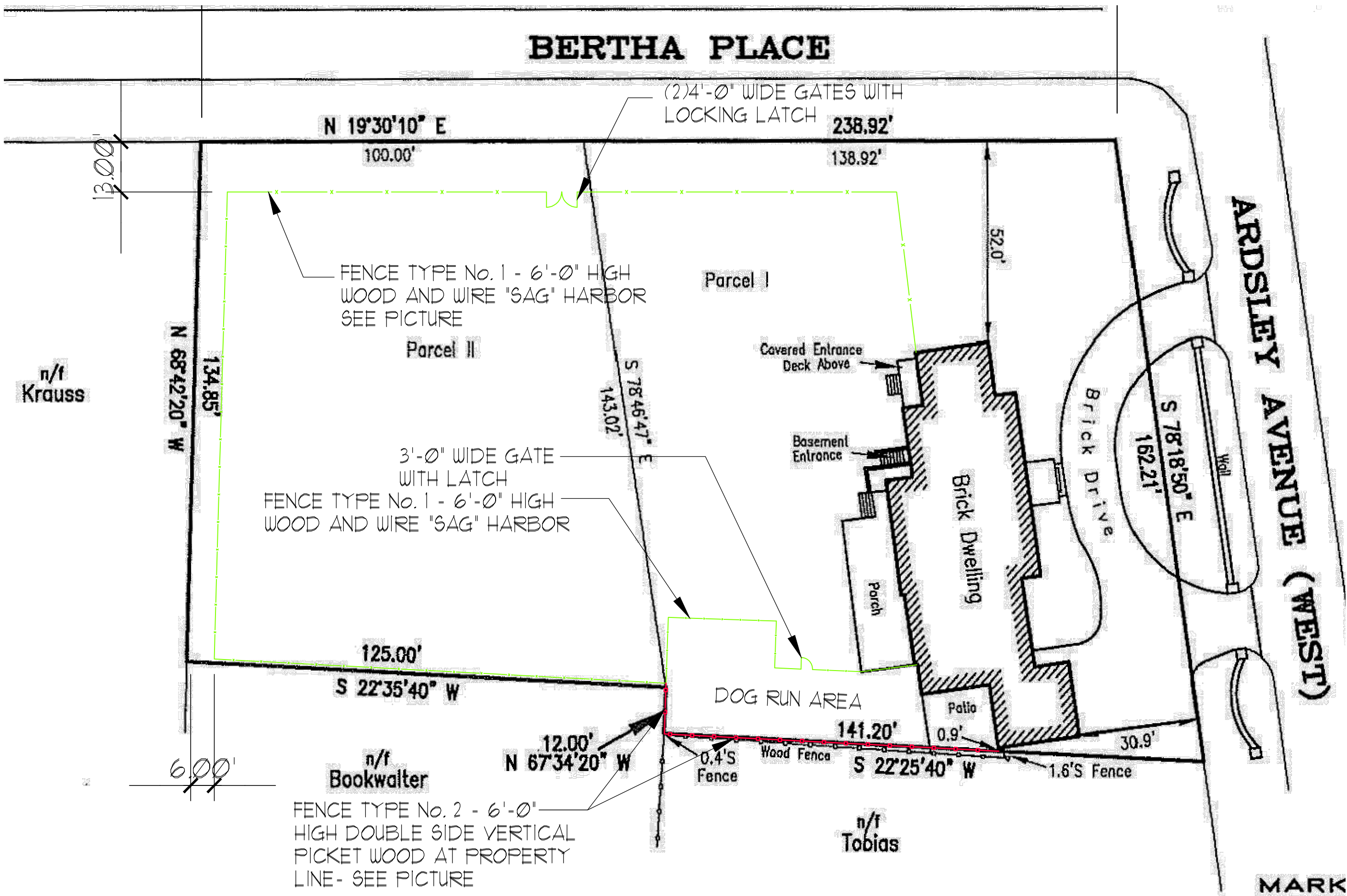
**FOR MORTGAGE POLICY:** Policy insures said encroachments and variations will not result in a diminution of value of the mortgaged premises.

**THE FOLLOWING IS FOR INFORMATION ONLY AND WILL NOT BE INCLUDED IN THE TITLE POLICY OR POLICIES TO BE ISSUED:**

The above referenced survey dated January 8, 2021 also shows a brick dwelling with porch, patio and covered entrance deck above.







SITE PLAN

SECTION 224-II YARD REQUIREMENTS SETBACKS  
224-II(B) EXCEPTIONS TO YARD REQUIREMENTS

(7) Fences and walls. Except as provided in § 224-48 (NOTE: Section 224-48 regulates visibility at intersections.) hereof, fences or walls not over 6 1/2 feet

§ 224-11

§ 224-11

in height may be erected anywhere on the lot. Fences or walls with a height in excess of 6 1/2 feet shall conform to the requirements set forth herein for buildings. [Added 11-3-2014 by L.L. No. 15-2014]

(8) Deer exclusion fences. Notwithstanding Subsection B(7) above, deer exclusion fences may be erected anywhere on the lot, except as provided in § 224-48 hereof, provided all of the following requirements are met: [Added 11-3-2014 by L.L. No. 15-2014]

- (a) The fence may not exceed eight feet in height.
  - (b) The fence may be no closer to the street than the main facade of the house facing the street.
  - (c) If the fence is in a required yard, the Architectural Review Board may require that it be screened by vegetation to conceal the fence and/or diminish its mass. If new vegetation is required, it must be installed simultaneously with the fence. The ARB may require a bond to insure the survival of new plantings.
  - (d) The fence material must be black coated wire weld or black coated woven wire. The fence posts must be either round or square black metal fence posts with a minimum diameter or width of two inches or round or square wood posts with a minimum diameter or width of four inches. Fence posts must be equal to the height of the fence, spaced no greater than eight feet on center, and set in concrete.
  - (e) The ARB may waive the requirements of Subsection B(8)(d) for a deer exclusion fence surrounding a garden plot or similar limited area, as long as no portion of the fence is located in a required yard.
  - (f) Electric or energized fencing is prohibited.
  - (g) An application for the fence must be made to the Board of Architectural Review (ARB) and must include a survey showing the perimeter of applicant's property, photographs sufficient to permit the ARB to evaluate the on-site and nearby off-site conditions, a sample of the fencing material, and the required application fee.
  - (h) Notice of such application must be given to all adjacent property owners (including those across a street) at least two weeks prior to the ARB meeting at which it is to be considered. Proof of such notice must be submitted at or prior to the ARB meeting.
  - (i) The ARB must make a finding that the proposed fence will not adversely impact neighboring properties or the character of the neighborhood.
- (9) Sheds that do not have a paved foundation and are not greater than 64 square feet in area or 10 feet in height and have no side longer than 10 feet, and children's outdoor recreational apparatus, may be erected anywhere on the lot,



FENCE STYLE No. 1 - WOOD AND WIRE "SAG HARBOR"

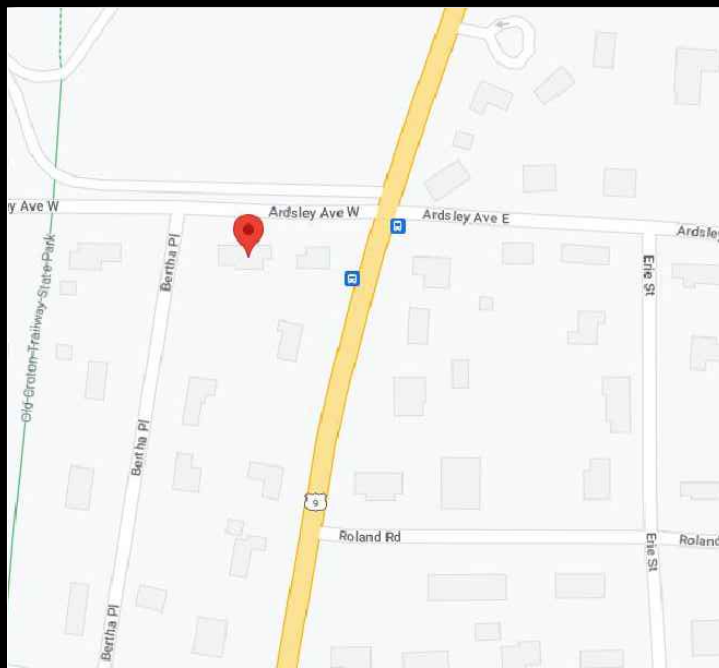


FENCE STYLE No. 2 - WOOD BOARD ON BOARD

LIST OF DRAWINGS

DWG. No.	DRAWING NAME
SP1	SITE PLAN, FENCE ZONING SECTION AND FENCE PHOTOGRAPHS

LOCATION MAP



CERTIFICATION

ALL EXISTING INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY :  
EDWARD T. GANNON, P.L.S.  
CHERRY HILL ROAD  
BLOOMING GROVE, NY 10914  
TITLED: SURVEY PREPARED FOR MARK BRADLEY AND ERIN SANTA WILFORD, VILLAGE OF IRVINGTON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER, STATE OF NEW YORK.  
DATED: JANUARY 8, 2021  
LOT AREA: 31252 SQ. FT.  
TAX SECTION-BLOCK-LOT: 2180-14-1  
ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS

SHEET No.
SP1

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

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PROJECT NAME:  
PROPOSED REAR YARD FENCING  
FOR:  
THE WILFORD RESIDENCE  
33 ARDSLEY AVENUE WEST  
IRVINGTON, NEW YORK  
DWG. TITLE:  
SITE PLAN AND  
FENCE PICTURES

David A. Barbuti  
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