

# Architectural Review Board Minutes April 19, 2023

<u>Board Members</u>	<i>Present</i>	<i>Excused</i>
Beata Buhl- Tatka		
Susan Geffen	X	
Chris Tuzzo		
Mel Orellana	X	
John Scarlato	X	

Review # \_\_\_\_\_, constituting page(s)  
 Resubmission?  
 Past submission dates:  
 Required to resubmit?

Lori J. Zawacki, Secretary (273-3000)

Project Identification: 102.02-2-65

Zone R2A Sq. Footage

Owner: Alessandra Biaggi

Location 19 Jackson Road, Bedford, NY 10506

Contractor

Sign Contractor

Structure Type

Architect Christina Marraccini

<u>Board Action:</u>			
Approved as Submitted			
<u>Board Member Vote 3-0</u>			
	AYE	NAY	ABSTAIN
BEATA TATKA			
SUSAN GEFFEN	X		
CHRIS TUZZO			
MEL ORELLANA	X		
JOHN SCARLATO	X		
Motioned by: John Scarlato			
Seconded by: Mel Orellana			

Project Delegate Phillipe Manuel

Project Description : Addition alteration accessory structures

Remarks: This project was originally approved for design, size, colors and materials per the plans submitted by Christina Marraccini Luxury Design Interiors and dated 4-1-2023 consisting of 7 pages with building materials and color schedule on page A-2 and window and door on A-3. Building materials for the accessory structures is located on pgs A-4, A-5 and A-6. Photographs of neighboring properties and streetscapes with aerial view also attached. The proposed landscape plan is contained on page L-1 and was reviewed and approved.

The Building Department will notify you regarding what is needed to obtain a Building Permit.  
**A Building Permit is necessary before commencing construction!**

Public Comments: none



**Town of North Castle Building Department**

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

[www.northcastleny.com](http://www.northcastleny.com)

**Residential Building Permit Application**

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

**Section I-** PROJECT ADDRESS: 19 Jackson RD. Bedford ,NY. DATE: 4/5/23

**Section II-** CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: Alessandra Biaggi (home owner )

ADDRESS: 19 Jackson RD. Bedford NY ,10506.

PHONE: 914 960 6169 MOBILE: same # EMAIL: \_\_\_\_\_

PROPERTY OWNER: Nathaniel Kolac & Alessandra Biaggi

ADDRESS: 19 Jackson Road Bedford NY

PHONE: \_\_\_\_\_ MOBILE: 412 260-3263 EMAIL: Alessandrabiaggi5@gmail.com

**Section III-** DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

Master suite addition ,deck additions,(3 ) Accessory structures

**Section IV-** USE AND OCCUPANCY:

EXISTING/ CURRENT USE: Primary residence

PROPOSED RESIDENTIAL:

One Family Dwelling     Two Family Dwelling     Townhouse     Detached Accessory Structure

**Section V-** PERMIT FEES: (\$100 app fee plus \$14 per \$1000, cost of construction.)

ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 500,000

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

**KOLOC/  
BIAGGI  
RESIDENCE**

19 JACKSON ROAD  
TOWN OF  
BEDFORD, NY

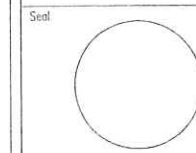
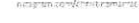


CHRISTINA  
MARRACCINI



LUXURY  
DESIGN  
INTERIORS

42 Fitchawan Road  
Boone Ridge, NY 10576  
201 776-7700



STRUCTURAL ENGINEER:  
Kenneth Hesselbacher, P.E.  
26 Rocky Hill Rd.  
New Fairfield, CT 06812  
(203)628-5601

CIVIL ENGINEER:  
Alfonzetti Engineers P.E.  
14 Smith Avenue  
MT Kisco, NY 10549  
(914) 686-9800

SOIL SCIENTIST:  
Paul J. Jaehing  
P.O. Box 1071  
Ridgefield, CT 06877  
(203)438-9993

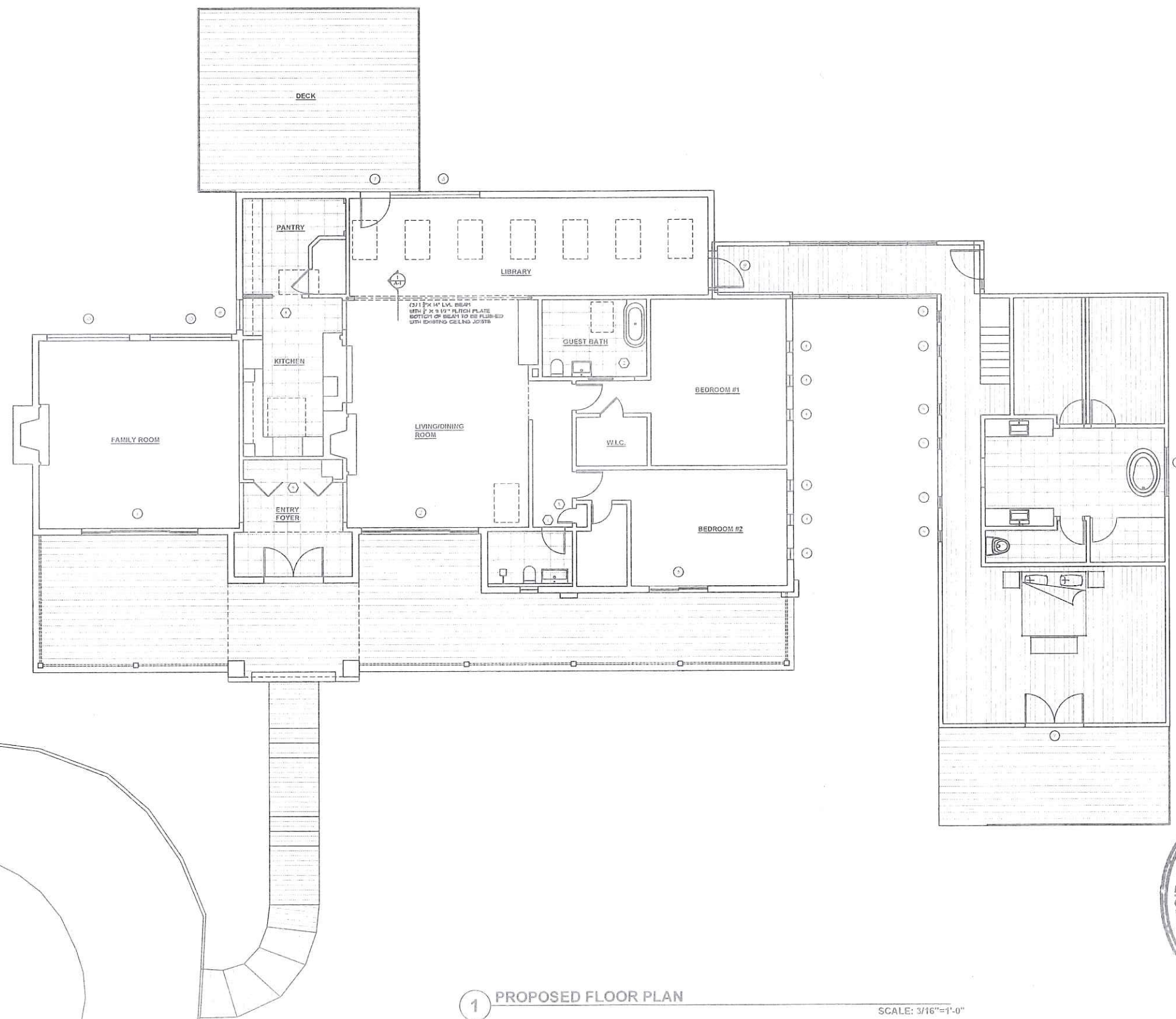
SURVEYOR:  
Link land surveyors, P.C.  
21 Clark Place, Suite 1-B  
Mahopac, N.Y. 10541  
(845)628-5857

Submissions/Revisions

Description	Date	Marc
RPRC SUBMISSION	11/22/23	
PLANNING BOARD SUBMISSION	2/13/23	
ARB SUBMISSION	4/1/23	

Drawing Title  
**EXISTING HOUSE  
PROPOSED PLAN**

Drawing Number  
**A-1**



1 PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

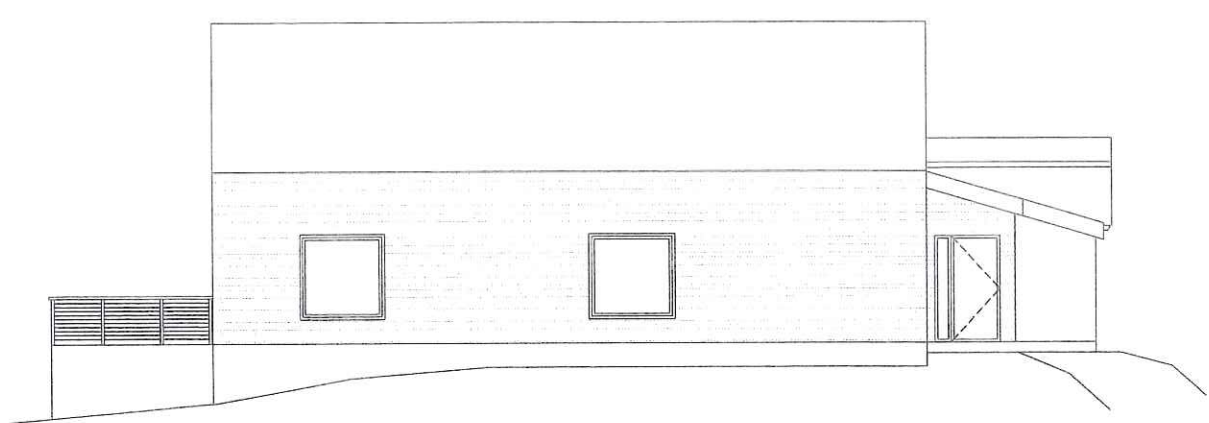


**SCHEDULE FOR PROPOSED BUILDING MATERIALS AND COLOR SCHEME**

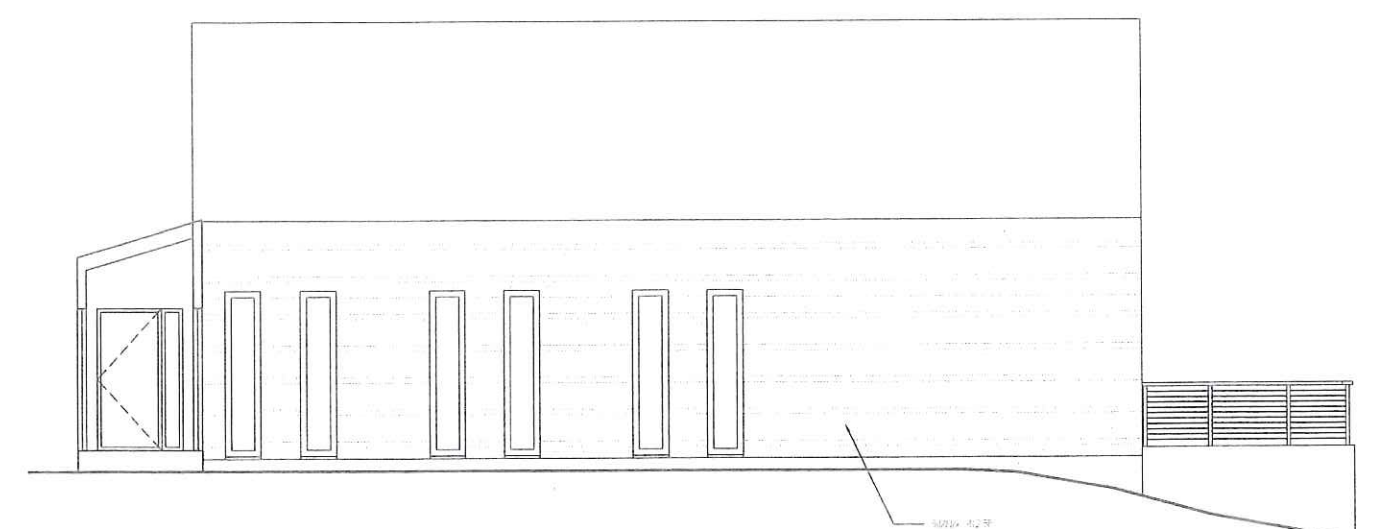
	NAME	TYPE	COLOR
SIDING	HARDIE BOARD	PINE SHIPLAP	PREFINISHED GRAY
WINDOWS	MARVIN	METAL/GLASS	BLACK
TRIM	HARDIE BOARD	COMPOSITE	PREFINISHED GRAY
EXT. DOOR	ESCLUSIVE IRON	METAL/GLASS	BLACK
ROOFING	BEACON	STANDING SEAM	BLACK
STONE/BRICK	-	FIELDSTONE	LIMESTONE
GUTTERS	-	ALUMINUM	BLACK
FASCIA	-	COPPER	COPPER
DECKING	PRAVOL	SOLID GROOVE	PREFINISHED GRAY
DECK RAILING	-	CABLE GUARDRAIL	BLACK



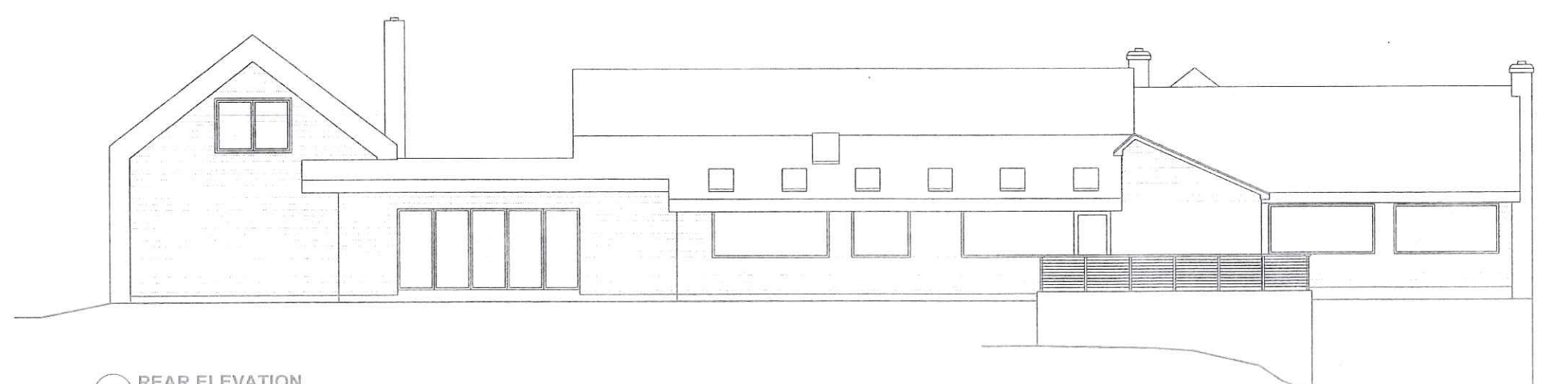
**1 FRONT ELEVATION** SCALE: 3/16"=1'-0"



**2 RIGHT SIDE ELEVATION** SCALE: 3/16"=1'-0"



**3 LEFT SIDE ELEVATION** SCALE: 3/16"=1'-0"



**4 REAR ELEVATION** SCALE: 3/16"=1'-0"

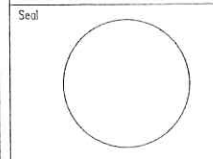


**KOLOC/  
BIAGGI  
RESIDENCE**

19 JACKSON ROAD  
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BEDFORD, NY



42 Kitchawan Road  
Pound Ridge NY 10576  
201 776 7700



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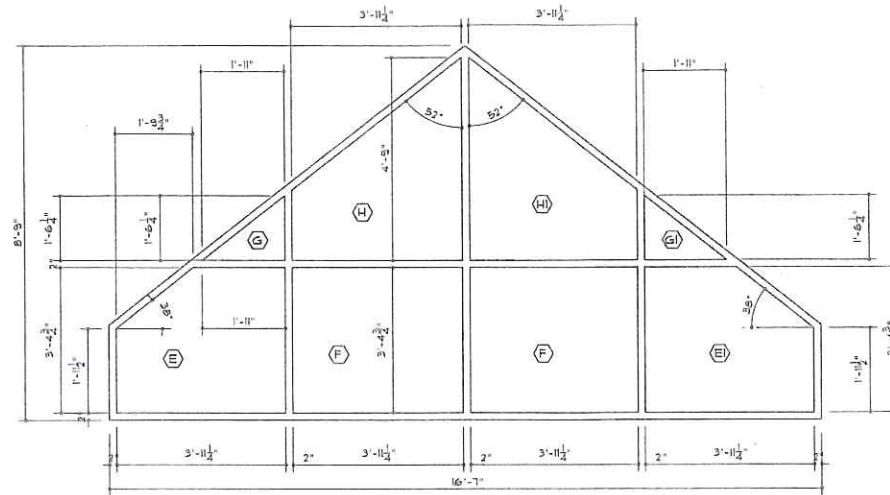
Submissions/Revisions		
Description	Date	Mark
RFRC SUBMISSION	11/22/23	
PLANNING BOARD SUBMISSION	2/13/23	
ARB SUBMISSION	4/7/23	

Drawing Title  
**EXISTING HOUSE  
PROPOSED  
ELEVATIONS**

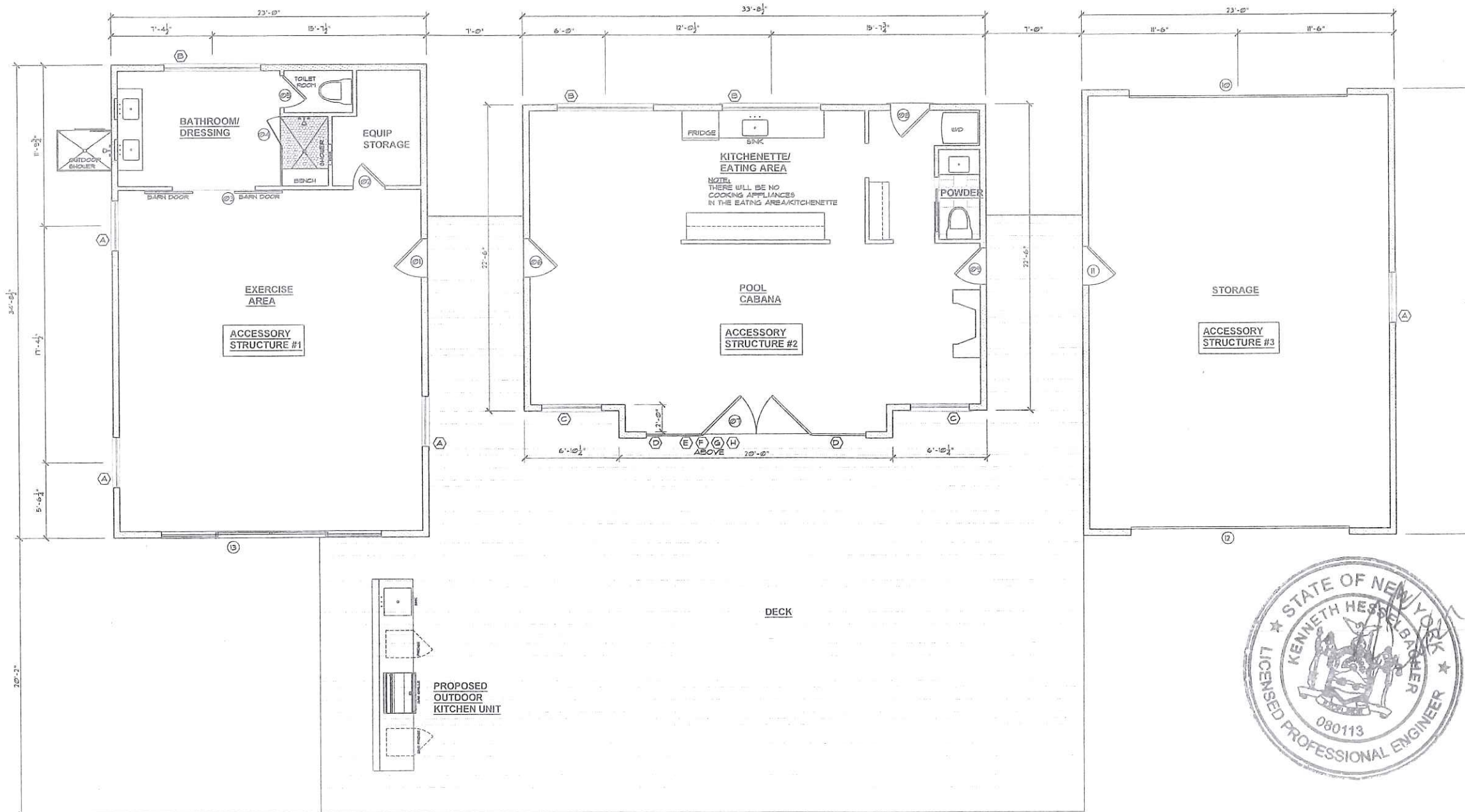
Drawing Number  
**A-2**

WINDOW SCHEDULE						
UNIT #	UNIT SIZE	TYPE	EGRESS	MFG	EGRESS/OPENING	REMARKS
(A)	3'-0" X 5'-4"	CASEMENT	EGRESS	T.B.D.		-
(B)	7'-0" X 4'-0"	FIXED	TEMPLATE GLASS	T.B.D.		-
(C)	4'-4" X 7'-6"	FIXED	TEMPLATE GLASS	T.B.D.		-
(D)	4'-0" X 7'-0"	FIXED	TEMPLATE GLASS	T.B.D.		-
(E)	SEE ELEVATION	FIXED	-	T.B.D.		-
(F)	SEE ELEVATION	FIXED	-	T.B.D.		-
(G)	SEE ELEVATION	FIXED	-	T.B.D.		-
(H)	SEE ELEVATION	FIXED	-	T.B.D.		-

- WINDOW SPECS:**
- WINDOW MANUFACTURER WILL BE SELECTED.
  - INSET SCREENS-BLACK
  - HARDWARE SHALL BE "SASH LOCK" PACKAGE.
  - WINDOW FRAME SHALL BE ALUMINUM OR APPROVED EQUAL-COLOR TO BE SELECTED
  - EXTERIOR OF WINDOW SHALL BE WOOD, PAINTED
  - GLAZING SHALL BE DOUBLE PANE/INSULATING GLASS, WITH SPACER BAR
  - PROVIDE SHOP DRAWINGS FOR APPROVAL



DOOR SCHEDULE							
NO.	MANUFACTURER	NOMINAL DIMENSIONS			MATERIAL	STYLE	REMARKS
		WIDTH	HEIGHT	THICKNESS			
FIRST FLOOR							
(A)	TO BE DETERMINED	7'-10"	7'-0"	1 1/2"	METAL GLASS	-	-
(B)	TO BE DETERMINED	7'-4"	7'-0"	1 1/2"	WOOD	SHAKER-2 PANEL	-
(C)	TO BE DETERMINED	6'-0"	7'-0"	1 1/2"	WOOD	-	BARN DOOR FOR 6'-0" OPENING
(D)	TO BE DETERMINED	7'-2"	7'-0"	1"	GLASS	SOLID	TEMPERED GLASS SHOWER DOOR
(E)	TO BE DETERMINED	7'-4"	7'-0"	1 1/2"	WOOD	SHAKER-2 PANEL	-
(F)	TO BE DETERMINED	7'-10"	7'-0"	1 1/2"	METAL GLASS	-	-
(G)	TO BE DETERMINED	8'-0"	7'-0"	1 1/2"	METAL GLASS	-	-
(H)	TO BE DETERMINED	7'-10"	7'-0"	1 1/2"	METAL GLASS	-	-
(I)	TO BE DETERMINED	7'-8"	7'-0"	1 1/2"	METAL GLASS	-	-
(J)	TO BE DETERMINED	7'-10"	8'-0"	1 1/2"	METAL GLASS	-	OVERHEAD GARAGE DOOR
(K)	TO BE DETERMINED	7'-10"	7'-0"	1 1/2"	METAL GLASS	-	OVERHEAD GARAGE DOOR
(L)	TO BE DETERMINED	10'-0"	8'-0"	1 1/2"	METAL GLASS	-	OVERHEAD GARAGE DOOR
(M)	TO BE DETERMINED	10'-0"	8'-0"	1 1/2"	METAL GLASS	-	SLIDING DOORS



1 ACCESSORY STRUCTURES PLAN

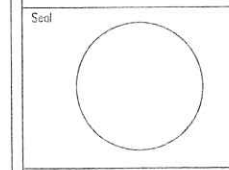
SCALE: 1/4"=1'-0"

**KOLOC/  
BIAGGI  
RESIDENCE**

19 JACKSON ROAD  
TOWN OF  
BEDFORD, NY



42 Kitchawan Road  
Pound Ridge NY 10576  
201 776 7700



**STRUCTURAL ENGINEER:**  
Kenneth Hesselbacher, P.E.  
26 Rocky Hill Rd.  
New Fairfield, CT 06812  
(203)628-5601

**CIVIL ENGINEER:**  
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**SOIL SCIENTIST:**  
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**SURVEYOR:**  
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(845)628-5857

Submissions/Revisions		
Description	Date	Marc
RPRC SUBMISSION	11/22/23	
PLANNING BOARD SUBMISSION	2/13/23	
ARB SUBMISSION	4/7/23	

Drawing Title  
**ACCESSORY STRUCTURES PLAN**

Drawing Number  
**A-3**

**KOLOCI/  
BIAGGI  
RESIDENCE**

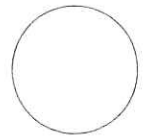
19 JACKSON ROAD  
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42 Kitchawan Road  
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REGISTERED ARCHITECT

Seal



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Submissions/Revisions

Description	Date	Mark
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PLANNING BOARD SUBMISSION	2/13/23	
ARB SUBMISSION	4/7/23	

Drawing Title

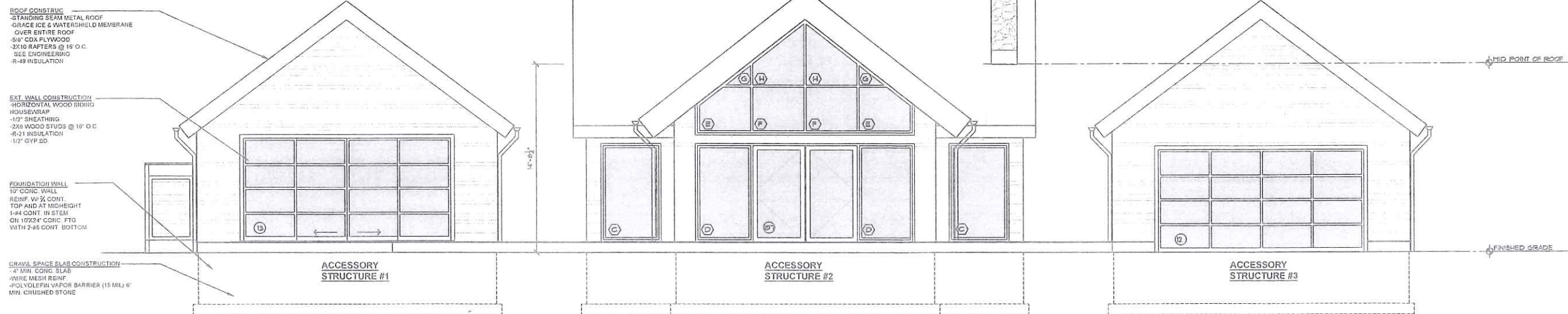
**ACCESSORY  
STRUCTURES  
ELEVATIONS**

Drawing Number

**A-4**

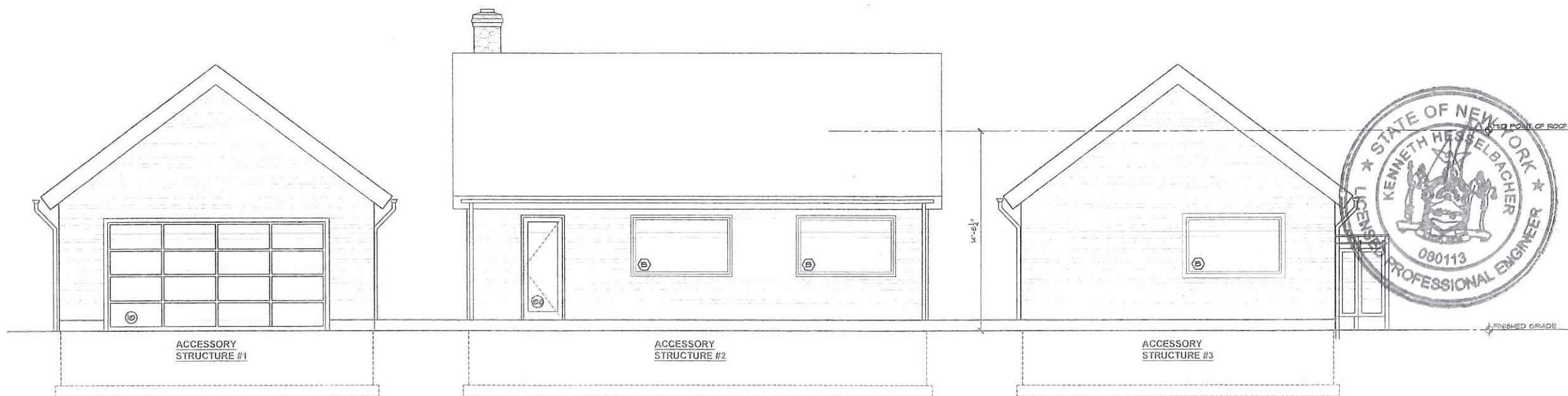
**SCHEDULE FOR PROPOSED BUILDING MATERIALS  
AND COLOR SCHEME**

	NAME	TYPE	COLOR
SIDING	HARDIE BOARD	PINE SHIPLAP	PREFINISHED GRAY
WINDOWS	MARVIN	METAL/GLASS	BLACK
TRIM	HARDIE BOARD	COMPOSITE	PREFINISHED GRAY
EXT. DOOR	ESCLUSIVE IRON	METAL/GLASS	BLACK
ROOFING	BEACON	STANDING SEAM	BLACK
STONE/BRICK	-	FIELDSTONE	LIMESTONE
GUTTERS	-	ALUMINUM	BLACK
FASCIA	-	COPPER	COPPER
DECKING	PRAVOL	SOLID GROOVE	PREFINISHED GRAY
DECK RAILING	-	CABLE GUARDRAIL	BLACK



**1 ACCESSORY STRUCTURES FRONT ELEVATION**

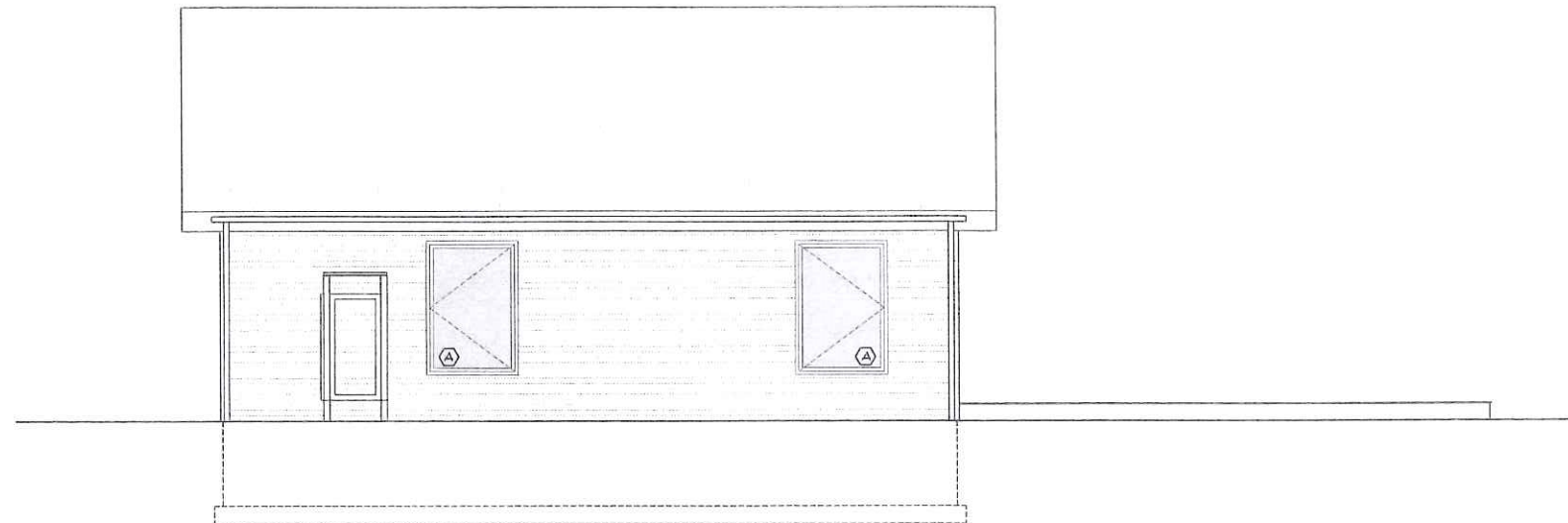
SCALE: 1/4"=1'-0"



**2 ACCESSORY STRUCTURES REAR ELEVATION**

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



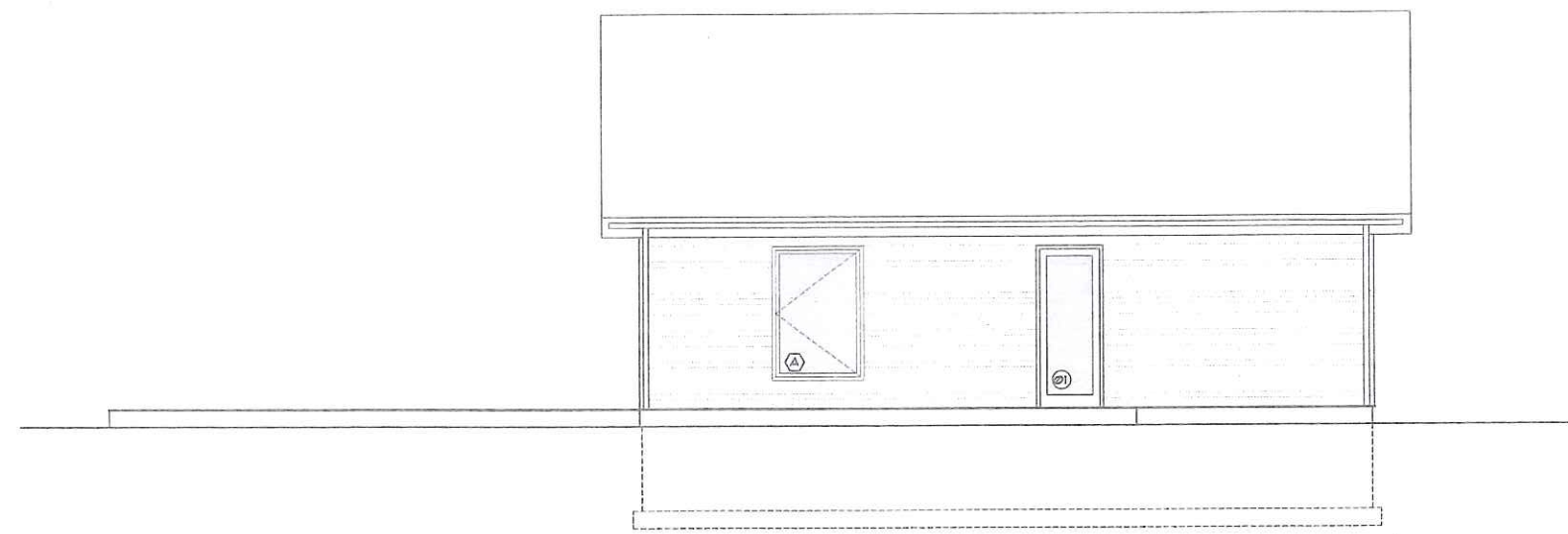


1 ACCESSORY STRUCTURE #1 LEFT SIDE ELEVATION

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

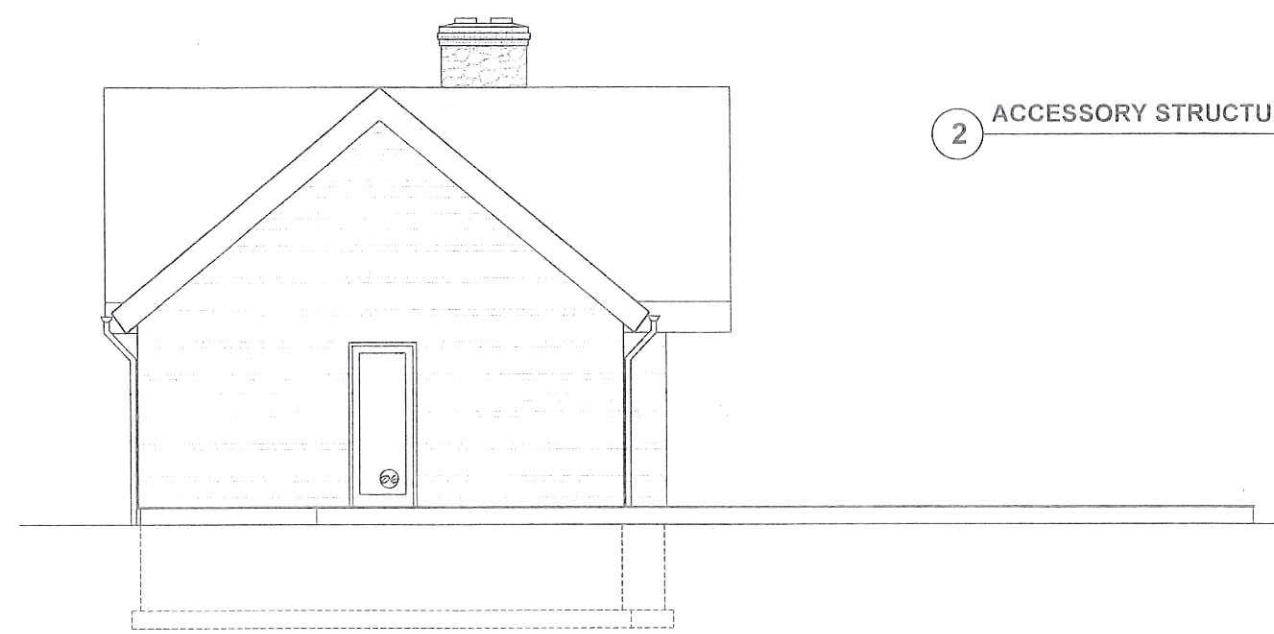
**SCHEDULE FOR PROPOSED BUILDING MATERIALS AND COLOR SCHEME**

	NAME	TYPE	COLOR
SIDING	HARDIE BOARD	PINE SHIPLAP	PREFINISED GRAY
WINDOWS	MARVIN	METAL/GLASS	BLACK
TRIM	HARDIE BOARD	COMPOSITE	PREFINISED GRAY
EXT. DOOR	ESCLUSIVE IRON	METAL/GLASS	BLACK
ROOFING	BEACON	STANDING SEAM	BLACK
STONE/BRICK	-	FIELDSTONE	LIMESTONE
GUTTERS	-	ALUMINUM	BLACK
FASCIA	-	COPPER	COPPER
DECKING	PRAVOL	SOLID GROOVE	PREFINISED GRAY
DECK RAILING	-	CABLE GUARDRAIL	BLACK



2 ACCESSORY STRUCTURE #1 RIGHT SIDE ELEVATION

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



3 ACCESSORY STRUCTURE #2 RIGHT SIDE ELEVATION

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

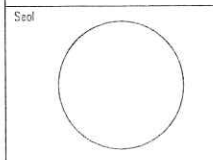


**KOLOC/  
BIAGGI  
RESIDENCE**

19 JACKSON ROAD  
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42 Fitzhugh Road  
Round Ridge NY 10576  
201 776-7700



**STRUCTURAL ENGINEER:**  
Kenneth Hesselbacher, P.E.  
26 Rocky Hill Rd.  
New Fairfield, CT 06812  
(203)628-5601

**CIVIL ENGINEER:**  
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**SOIL SCIENTIST:**  
Paul J. Jaehing  
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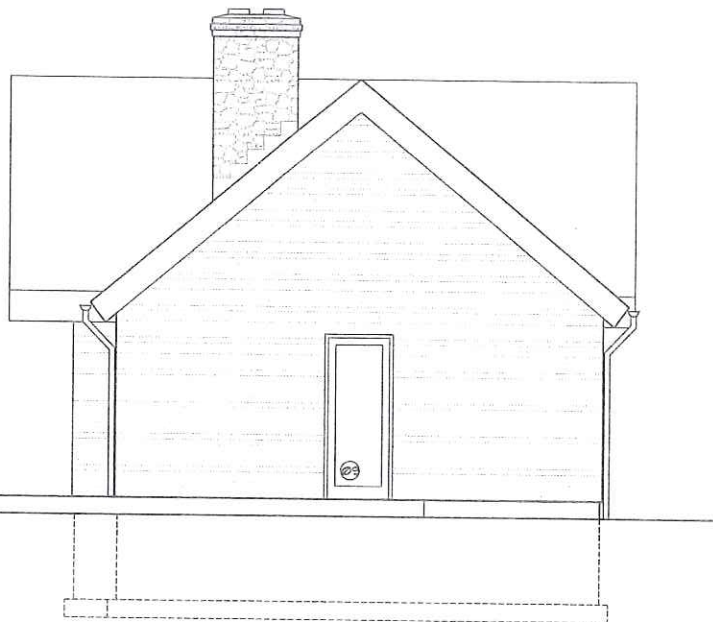
**SURVEYOR:**  
Link land surveyors, P.C.  
21 Clark Place, Suite 1-B  
Mahopac, N.Y. 10541  
(845)628-5857

Submissions/Revisions

Description	Date	Marc
RPRC SUBMISSION	11/22/23	
PLANNING BOARD SUBMISSION	2/13/23	
ARB SUBMISSION	4/7/23	

Drawing Title  
**ACCESSORY  
STRUCTURES  
ELEVATIONS**

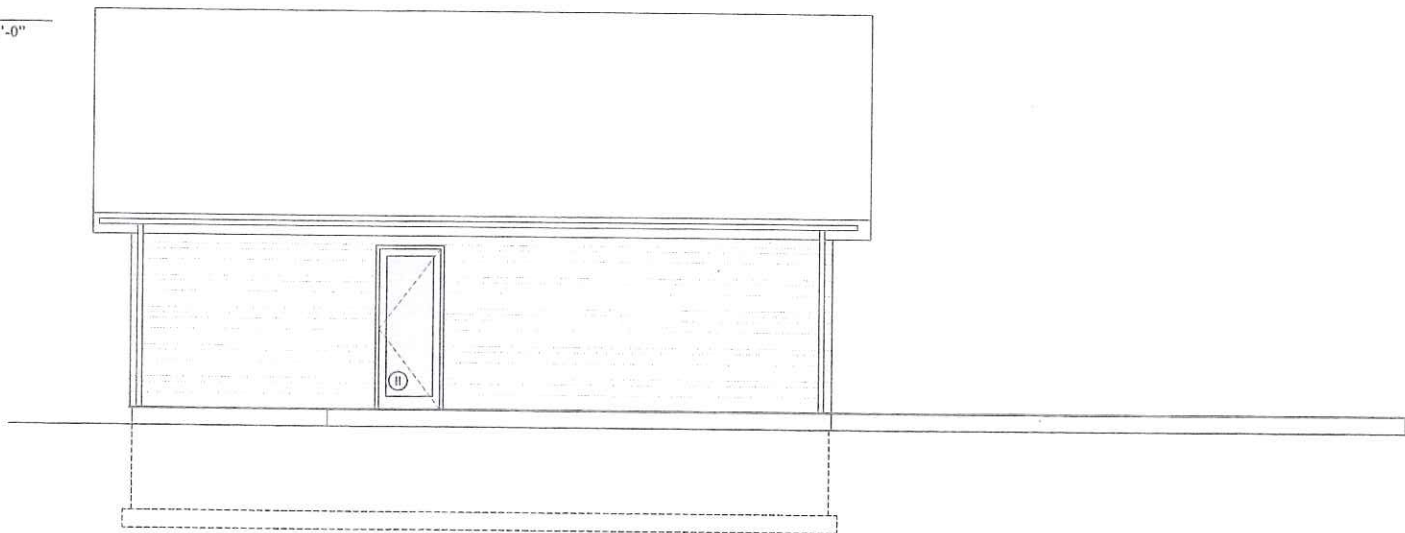
Drawing Number  
**A-5**



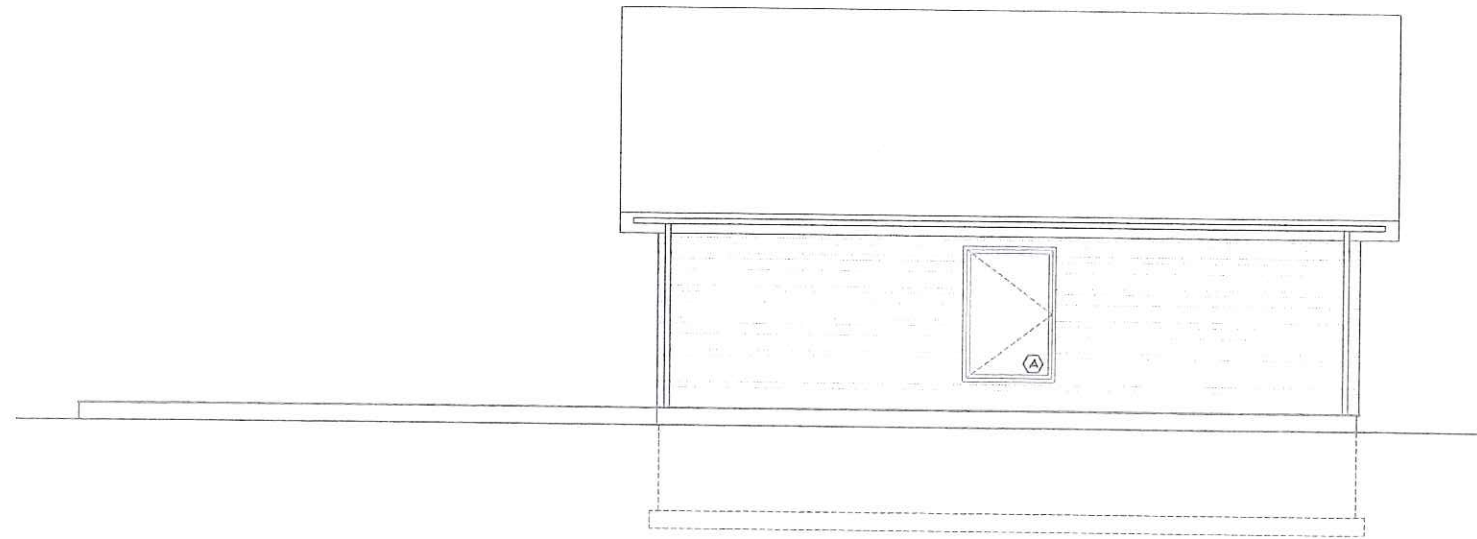
1 ACCESSORY STRUCTURE #2 RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

**SCHEDULE FOR PROPOSED BUILDING MATERIALS AND COLOR SCHEME**

	NAME	TYPE	COLOR
SIDING	HARDIE BOARD	PINE SHIPLAP	PREFINISED GRAY
WINDOWS	MARVIN	METAL/GLASS	BLACK
TRIM	HARDIE BOARD	COMPOSITE	PREFINISED GRAY
EXT. DOOR	ESCLUSIVE IRON	METAL/GLASS	BLACK
ROOFING	BEACON	STANDING SEAM	BLACK
STONE/BRICK	-	FIELDSTONE	LIMESTONE
GUTTERS	-	ALUMINUM	BLACK
FASCIA	-	COPPER	COPPER
DECKING	PRAVOL	SOLID GROOVE	PREFINISED GRAY
DECK RAILING	-	CABLE GUARDRAIL	BLACK



2 ACCESSORY STRUCTURE #3 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3 ACCESSORY STRUCTURE #3 RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

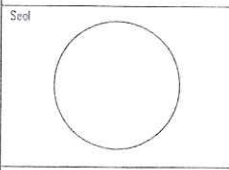


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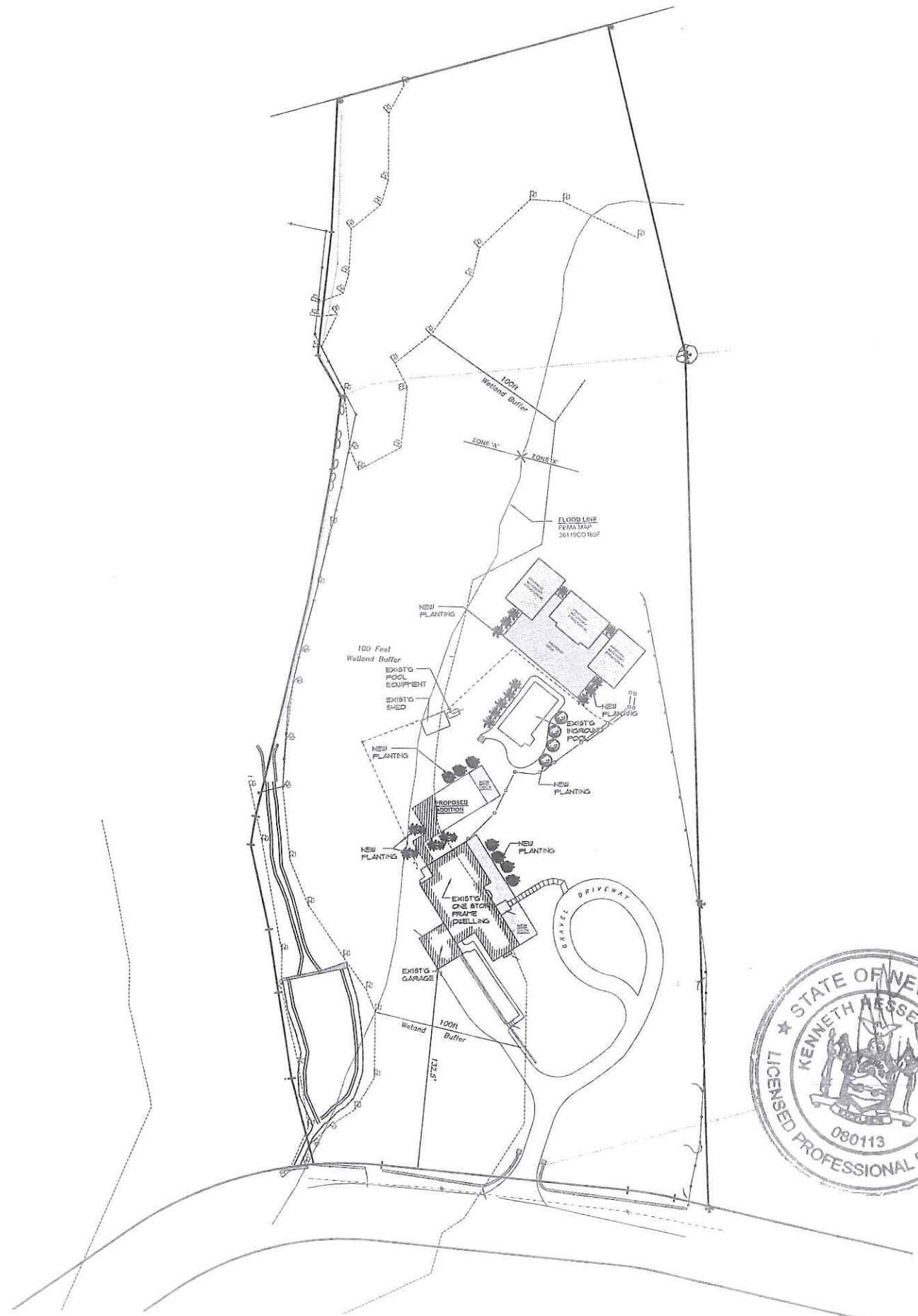
Submissions/Revisions

Description	Date	Marc
RPRC SUBMISSION	1/22/23	
PLANNING BOARD SUBMISSION	2/13/23	
ARB SUBMISSION	4/7/23	

Drawing Title  
**ACCESSORY STRUCTURES ELEVATIONS**

Drawing Number  
**A-6**





**KOLOC/  
BIAGGI  
RESIDENCE**

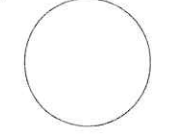
19 JACKSON ROAD  
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Instagram: @luxurydesigninteriors

Seal



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Submissions/Revisions

Description	Date	Marc
APP SUBMISSION	4/1/23	



**1 PROPOSED LANDSCAPE PLAN**

SCALE: 1"=40'

Drawing Title  
**PROPOSED  
LANDSCAPE PLAN**

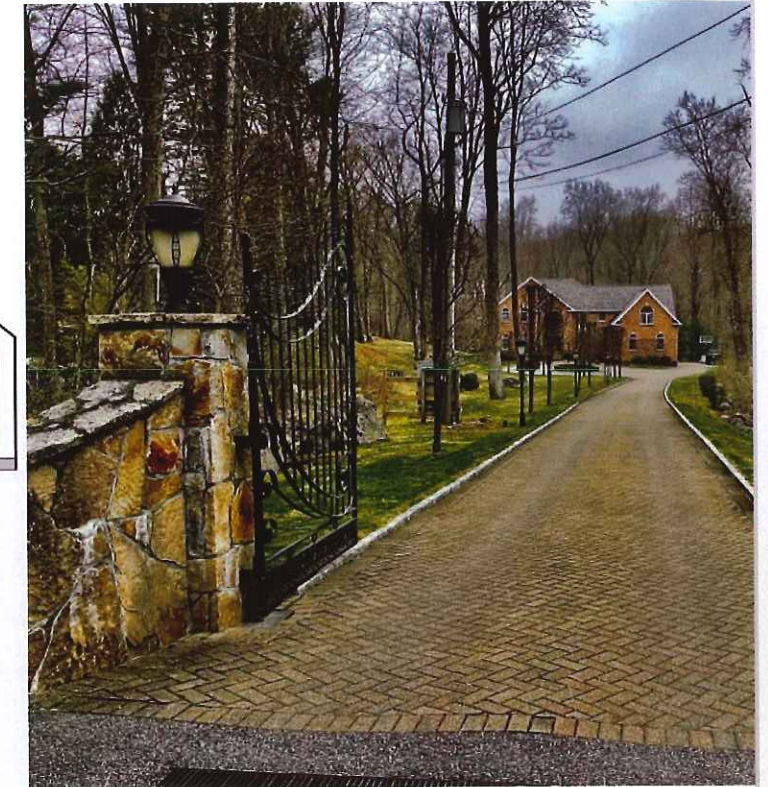
Drawing Number  
**L-1**

# STREETSCAPES PHOTOGRAPHS



1 FRONT ELEVATION SCALE: 3/16"=1'-0"

PREPOSED PROPERTY 19 JACKSON



ADJACENT PROPERTY

ADJACENT PROPERTY

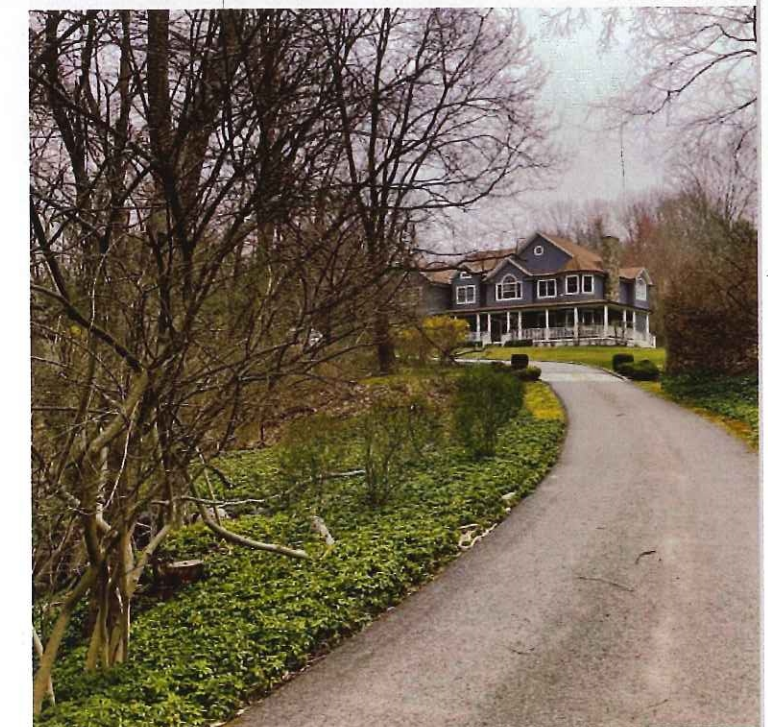
ADJACENT PROPERTY



ACROSS THE STREET



PREPOSED POOL HOUSES



ACROSS THE STREET



ADJACENT PROPERTY



ADJACENT PROPERTY



CROSS THE STREET



ACROSS THE STREET



19 Jackson Rd  
Building



# New York State Interactive Mapping Gateway

**Tools**



**Map Layers**

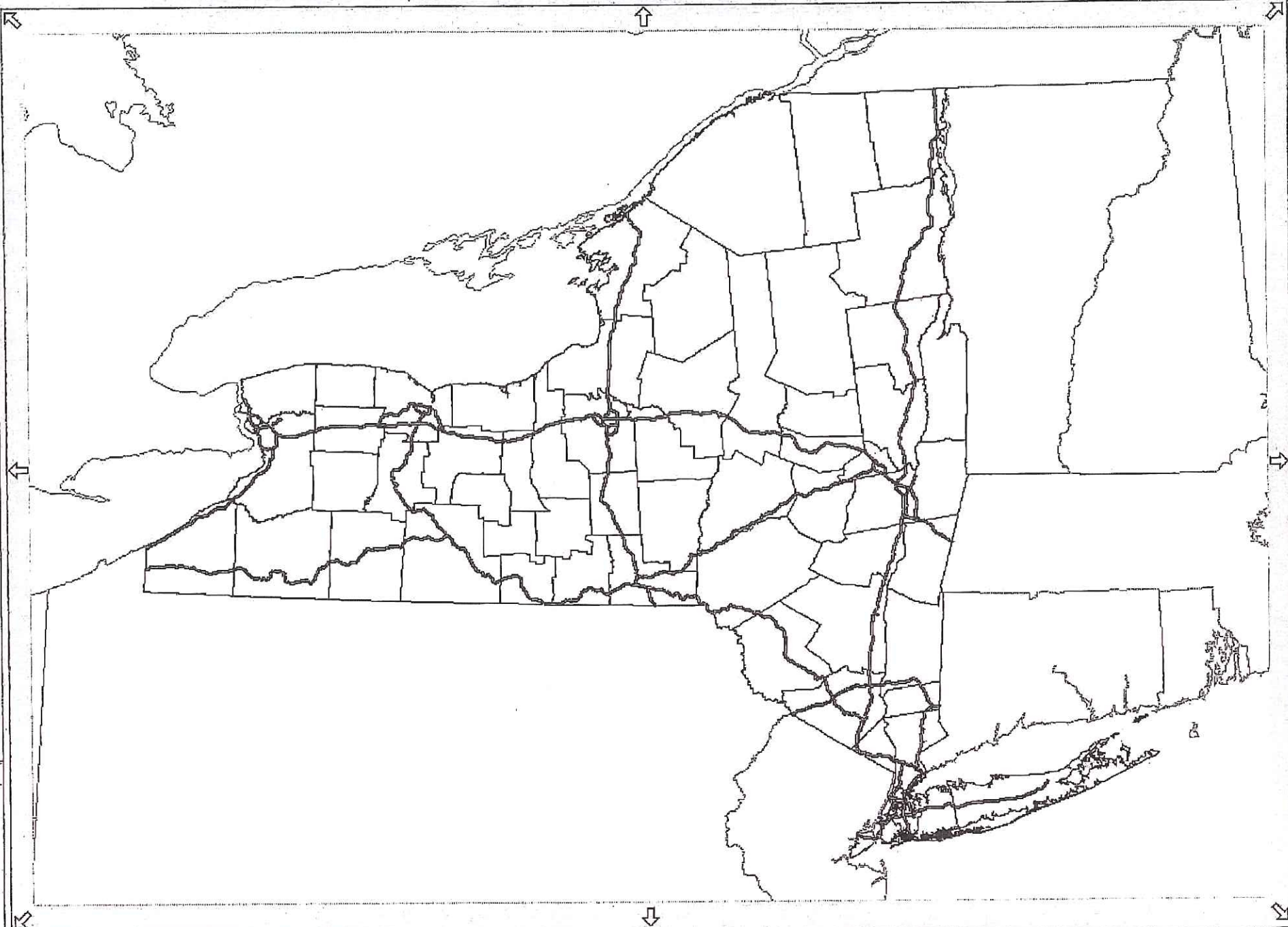

**Administrative Boundaries**

County Boundaries

**Transportation**

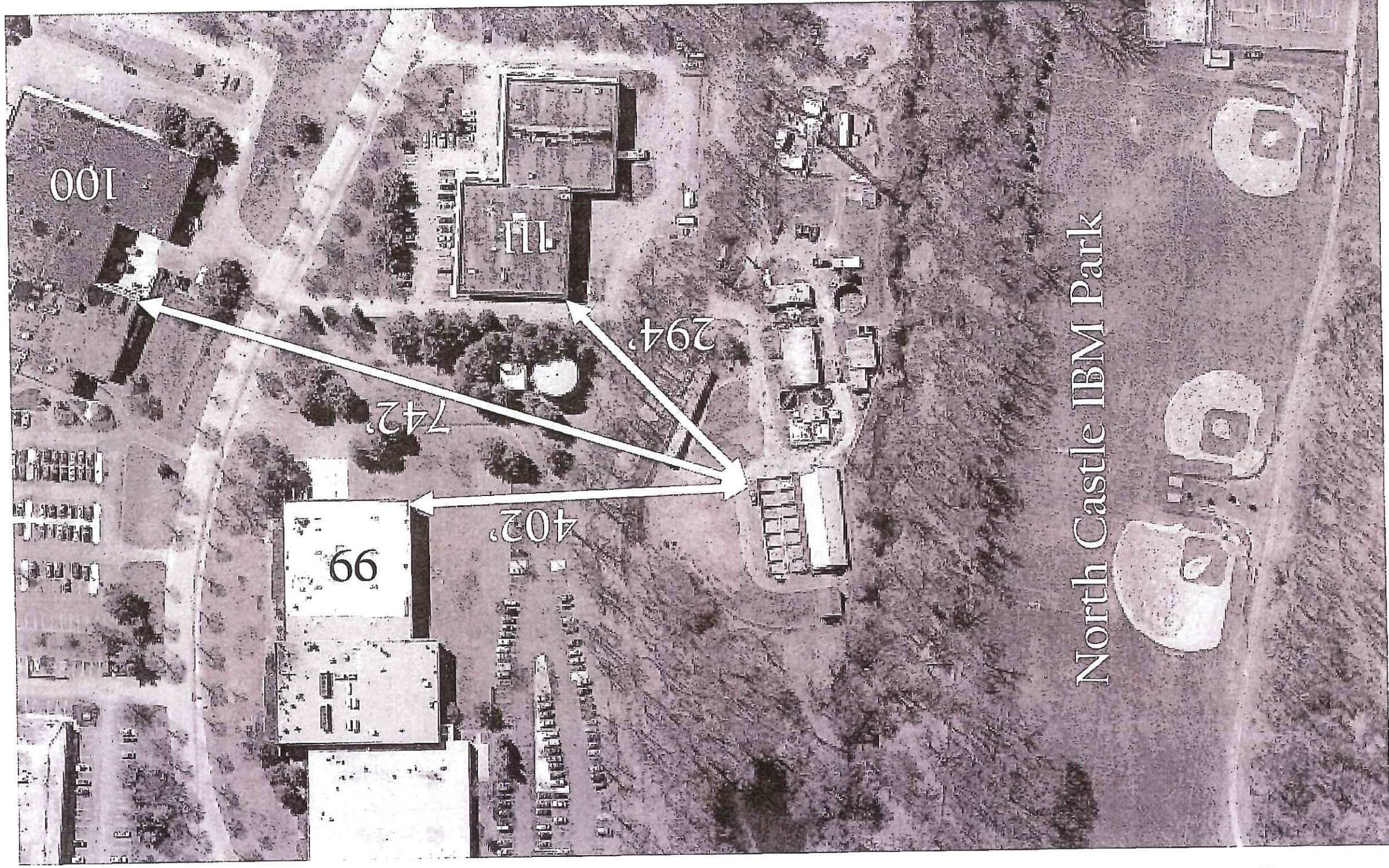
Interstate & Major Highways

**Overview**



Miles Across Map    Long: -75.8068 Lat: 42.8123

# ADJOINING PROPERTIES SAMPLE



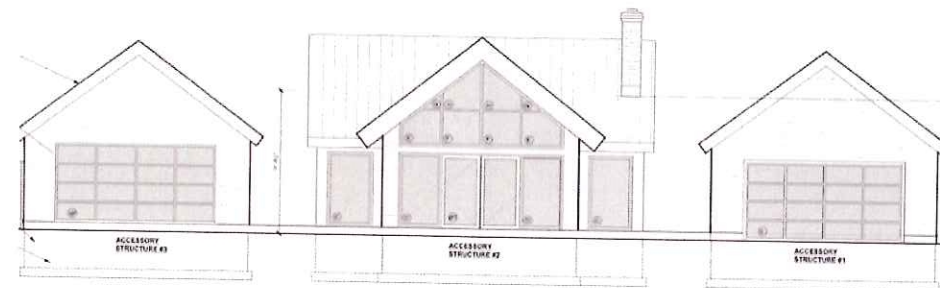
# STREETSCAPES PHOTOGRAPHS



PREPOSED PROPERTY 19 JACKSON

ADJACENT PROPERTY

ADJACENT PROPERTY



ACROSS THE STREET

PREPOSED POOL HOUSES

ACROSS THE STREET

