

NOTICE OF PUBLIC HEARING

Board of Trustees
Village of Irvington
Westchester County, New York

Notice is hereby given, pursuant to Sections C, E & F of Chapter 224-8 of the Code of the Village of Irvington that a public hearing will be held in the Village Hall, 85 Main Street, Irvington, New York, on February 21, 2019, at 7:00pm upon the application of Joseph Pell Lombardi, residing at 45 West Clinton Avenue, Irvington, New York 10533, Section 7B, Lot 65. This application is requested for the following reasons:

To request consideration of the granting of a special permit for the Armour-Stiner (Octagon) House to be used a historical facility in addition to the permitted residential use. The property qualifies for the special permit for the adaptive reuse of historic buildings because it is a National Landmark listed on the National Register of Historic Places. The property meets the standards of subsection E(1)(a)- (f) of Chapter 224-8 (Considerations in Granting Special Permits).

The following is a brief description of the proposed use for which the application is being requested:

The proposed use of historical facility will include tours, exhibition space and gift shop space. The historical facility will be open up to five days per week from 10:00am to 4:00pm and the expected number of visitors is twenty people or less per visit. The tour will be led and supervised by the owner or two trained docents at all times. With no more than twenty people per tour there will be typically ten cars or less per tour. The existing site and driveway can accommodate up to sixteen cars, which is significantly less than the expected number of cars per tour. Nothing on the exterior of the site will be changed. The historical facility will be located within an existing site and existing structures on the property, and will not disrupt the adjacent properties. There is sufficient time between tours so that on-site parking will meet the requirements for the facility by having the minimum impact on the site and adjacent properties.

A copy of the application, including a plot plan and a detailed description of the proposed use, are available at www.irvingtonny.gov and are on file at the office of the Village Clerk open to public inspection between business hours of 9:00am and 4:00pm. All interested persons are invited to be present at said hearing.

This notice is given pursuant to Sections C, E & F of Chapter 224-8 of the Zoning Code of the Village of Irvington.

Dated: _____

Signed: _____
Joseph Pell Lombardi (Owner)

The Office of
Joseph Pell Lombardi
Architect

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January 8, 2019

Board of Trustees of the Village of Irvington
85 Main Street
Irvington, New York 10533

Re: Special Permit
45 West Clinton Avenue- Armour-Stiner (Octagon) House
Irvington, New York 10533
Parcel Number: 2.120-62-1

RECEIVED
JAN 15 2019

BY:

The following letter and application is to request consideration of the granting of a special permit for the Armour-Stiner (Octagon) House, located at 45 West Clinton Avenue, to be used a historical facility in addition to the permitted residential use. The property qualifies for the special permit for the adaptive reuse of historic buildings because it is a National Landmark listed on the National Register of Historic Places. The Armour-Stiner (Octagon) House was listed on the National Register on December 18, 1975 (National Register ID # 75001238). The property meets the standards of subsection E(1)(a)- (f) of section 224-8 as follows:

- (a) The proposed use of historical facility shall be consistent with the Comprehensive Plan.
- **Comprehensive Plan 2018, Chapter Four- Recommended Goals/Action Items, G- Preserving and Enhancing the Historic Character of the Village, Goal One:** “Historically or architecturally significant properties should be permitted to include two use categories, museum and one-family residence...”
 - The existing one-family residence use of the Armour-Stiner (Octagon) House, coupled with the proposed use of historical facility (museum) is consistent with Goal One of the 2018 Comprehensive Plan.
 - **Comprehensive Plan 2018, Chapter Four- Recommended Goals/Action Items, G- Preserving and Enhancing the Historic Character of the Village, Goal Six:** “The Board of Trustees should encourage and support Village and regional events that highlight historic sites and points of interest.”
 - By approving the application for dual use, the Board of Trustees enables visitors to attend a guided tour at the National Historic Landmark. Opening the Armour-Stiner (Octagon) House to guided tours will emphasize the architectural and historical importance of the site.
 - **Comprehensive Plan 2013, Chapter Five- Open Space and Parks, 5.1 Existing Public and Private Open Space Areas:** “Irvington has... private open space areas that are not open to public use but that contribute to the overall green quality of the village”
 - The 3.006 acres of the site house including all existing structures and open space will remain and therefore there will be no impact to the open space in Irvington.

- (b) All existing structures, equipment and material are ready accessible for fire and police protection, and comply with the New York State Uniform Fire Prevention and Building Code.
- The existing access driveway located on West Clinton Avenue will be free of obstructions, see location on the plot plan.
 - The dimension, surface and grade of West Clinton Avenue meet all requirements for fire apparatus access.
 - The exterior walls of the subject premises are less than 150 feet from West Clinton Avenue.
 - There are two fire apparatus access points from West Clinton Avenue, one at the northeast corner of the property and the other at the southeast corner.
 - The address identification number meets all requirements.
 - There is a fire hydrant with unobstructed access and a clear space meeting all requirements within 30 feet of the North-West corner of the subject premises with a water supply meeting all requirements. The fire hydrant is located between 56 and 58 West Clinton Avenue. A second fire hydrant is located approximately 300 feet from the property's South-East corner on the Old Croton Aqueduct Trail. The fire hydrant water supply is municipal.
 - Access to the structure is not restricted and no key box is required. The structure is fully accessible by three exterior doors.
- (c) The proposed use of the historical facility are of such location, size and character that it is in harmony with the existing and future development of zoning district 1F-80 in which it is situated and it will not be detrimental to the development or use of adjacent properties in accordance with the zoning classifications of such properties.
- Nothing on exterior of the site will be changed. The historical facility will be located within an existing site and existing structures on the property, and will not disrupt the adjacent properties. There is sufficient time between tours so that on-site parking meets the requirements for the facility thus having minimum impact on the site and adjacent properties.
- (d) The location and size of the historical facility, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets is such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith is not hazardous or inconvenient to or incongruous with said residential district or in conflict with the normal traffic of the neighborhood.
- The existing access driveway located on West Clinton Avenue does not conflict with the normal traffic of the neighborhood. The existing access driveway can be accessed by both pedestrians and vehicles in the same manner as a single-family residence. The tour size is to be no more than twenty people with typically ten cars or less per tour. The existing site and driveway can accommodate up to sixteen cars. As needed, cars may be parked on West Clinton Avenue directly in front of the Armour-Stiner (Octagon) House property line.
- (e) The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- The locations and heights of the buildings are all existing and they do not affect development or use of adjacent land. In addition, the existing walls, fences and landscaping will not affect adjacent land. The existing planting screens the property and its buildings from the public and adjacent properties. There will no

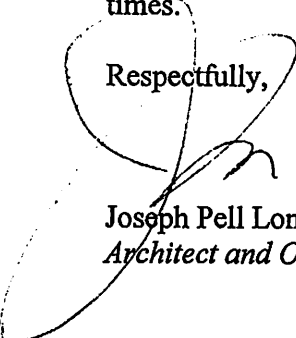
exterior changes and the guided tours will be secluded from the street due to the landscaping. All structures and landscaping are existing features of the site (see attached plot plan for further information).

- (f) Adequate off-street parking will be provided for the size and type of activity proposed. Parking will be primarily provided on site with any additional cars being parked on West Clinton Avenue directly in front of the property line.
- There will be no more than twenty people per tour with typically ten cars or less per tour. The existing site and driveway can accommodate up to sixteen cars, which is significantly less than the expected number of cars per tour. As needed, cars may be parked on the south side of West Clinton Avenue near the access driveway.

In addition to a permitted single-family residential use, the proposed use of the Armour-Stiner house is to be used as a historical facility. The proposed use of historical facility will include tours, exhibition space and gift shop space. The historical facility will be open up to five days per week from 10:00am to 4:00pm and the expected number of visitors is up to 80 people per day. The owner's family, being a total of five people, will reside at the site.

The tour will be approximately one hour long and includes the Armour-Stiner Octagon house and the surrounding grounds. The tour will include the basement, first floor, second floor, third floor and fourth floor, and will exclude the fifth floor observatory. The grounds portion of the tour will include the formal gardens, the Greenhouse and the Artist Studio, but will exclude the Carriage house. The tour will be led and supervised by the owner or two trained docents at all times.

Respectfully,



Joseph Pell Lombardi
Architect and Owner

