



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: August 20, 2024

RE: Backenroth, 11 Jeremy Court Architectural Review
SBL: 32.19-2-4.3

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Stewart Strow, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney

Items Reviewed for this Memorandum

- Architectural Review Application, signed by Andrew Gojcay, of Argo Construction Corp., dated July 29, 2024
- Short Environmental Assessment Form Part I, signed by Andrew Gojcay, dated July 29, 2024.
- Architectural Plans and Elevations, 8 sheets, by Kevin Brodie Architect, unstamped, revised July 31, 2024, with the following sheets:
 - A2.00a: Basement Framing Plan
 - A2.01: First Floor Plan
 - A2.02: Second Floor Plan
 - A2.03: Attic Floor Plan
 - A4.00: Front (East) Elevation
 - A4.01: Right (North) Elevation
 - A4.02: Rear (West) Elevation
 - A4.03: Left (South) Elevation
- List of nearby mailing addresses

Project Summary

Andrew Gojcay ("the Applicant") is constructing a single-family home at 11 Jeremy Court for clients Samuel and Leah Backenroth and is seeking architectural approval. The home has a proposed total square footage of 5,140 square feet, will be two stories with an attic and basement, a 540 square foot two-car garage, and a swimming pool. The site is 1.18 acres with 0.65 acres to be disturbed, located on the east side of Jeremy Court, and located

in the R-50 zone. The home is being constructed on a lot in the AMS Subdivision (also known as “15 Terrace”), so ARB review is required by §230-36.E.(5). The SBL number of the full parcel prior to subdivision is 32.19-2-4.

Submission Comments

1. Please provide a plot plan showing how this proposed house will be located on its lot, and a copy of the approved subdivision plat showing the subject lot.
2. Please submit these required additional items, per §230-36.E(5)(a):
 - a. Renderings showing at least the location and dimensions of the proposed structures.
 - b. Colors and samples of façade and roofing materials to be used (with manufacturers’ pictures if available)

Architectural Review Comments

3. A public hearing is required as per Village Code §230-36.E(5)(c). The Planning Board may wish to schedule a public hearing if it finds the application to be complete enough.
4. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. Photographs from Google Maps of nearby homes are included below. The proposed design does not appear to be excessively similar or dissimilar from homes in the surrounding neighborhood.

23 Powder Horn Drive



21 Powder Horn Drive



20 Power Horn Drive



19 Powder Horn Drive



18 Powder Horn Drive



16 Powder Horn Drive



SEQR/GML Comments

5. GML review will not be required for this application, as the County does not review ARB applications.
6. This can be classified as a Type II action as per SEQR §617.5(25), as “official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant’s compliance or noncompliance with the relevant local building or preservation codes.”