

**VILLAGE OF HASTINGS-ON-HUDSON
BOARD OF TRUSTEES
REVISED PUBLIC HEARINGS & REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 17, 2015 - 7:30 PM**
BoardofTrustees@hastingsgov.org

Meeting will be broadcast live on WHOH-TV 75 or FIOS 43 and <http://whoh-tv.org>

PUBLIC HEARING NO. 1

TIME: 7:30 PM OR SOON THEREAFTER
PLACE: MEETING ROOM, Municipal Building, 7 Maple Avenue

I. Call to Order

II. Roll Call

III. AGENDA:

1. Proof of Publication: The Rivertowns Enterprise – October 23, 2015

2. To consider the advisability of adopting Proposed Local Law E of 2015 amending Chapter 295 Zoning of the Code of the Village of Hastings-on-Hudson to add provisions for a new Gateway Cluster Overlay District:

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

Section 1: Section 295-6 of the Zoning Code of the Village of Hastings-on-Hudson is hereby amended to the enumeration of Districts the following:

Gateway Cluster Overlay	GCO
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Section 2: Chapter 295 Zoning of the Code of the Village of Hastings-on-Hudson is hereby amended to add new Section 295-85.1 Gateway Cluster Overlay District as follows:

§295-85.1 Gateway Cluster Overlay District

A. Purpose. The Comprehensive Plan of the Village of Hastings-on-Hudson adopted in 2011 identified large tracts located within the Village's Gateways as representing important viewsheds along major roadways, and also indicated that these parcels contain important natural resources which should be protected and preserved. The use of clustering for future development of these parcels will help to preserve the natural and scenic qualities of these parcels and preserve the character of the Gateways to the Village.

B. Authorization. In connection with any application for subdivision of a property within the Gateway Cluster Overlay District, the Planning Board of the Village of Hastings-on-Hudson is hereby authorized, pursuant to New York State Village Law §7-738 to modify applicable provisions of this Chapter to enable and encourage flexibility of design and development of land in such manner as to preserve the natural and scenic qualities of open space lands, including open meadows, woodlands, scenic views and wetlands. Any subdivision designed under this article shall indicate on the final plat that it is a cluster subdivision.

C. Mandatory Clustering. The Planning Board shall require an applicant to submit a cluster plan utilizing the provisions of this section and §7-738 for the development of parcels four acres or greater in size located within the Gateway Cluster Overlay District. The Planning Board, at its discretion, may mandate cluster development of a parcel of four acres or less in size in order to preserve the natural and scenic qualities of open lands.

D. Density Determination. A cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the Planning Board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the Zoning Code applicable in the underlying zoning district. The applicant shall submit a conventional subdivision layout to determine the maximum density for the cluster subdivision. The conventional layout must

consider environmental constraints on development as well as roads, utilities and other attributes which would impact the density of a conventional subdivision.

E. Development Standards and Controls.

(1) In connection with approval of a subdivision plat pursuant to this section and §7-738, the Planning Board is hereby authorized to modify the minimum lot size and width, required yards and lot coverage, however, the maximum building height shall not be modified. The Planning Board shall also have the authority to modify requirements for widths of roads, provided that adequate provision is made for fire and emergency access.

(2) In applying the provisions hereof, the Planning Board shall have the authority to permit detached, semi-attached and attached housing units.

(3) A 150 foot buffer shall be provided along the lot frontage on all streets and a 50 foot buffer shall be provided around the perimeter of any cluster subdivision from all other property lines. No structures except for entrance roads or driveways shall be permitted within such buffer. At the discretion of the Planning Board, the buffer can be maintained in its natural state or landscaped pursuant to an approved landscape plan.

(4) Permitted uses shall include all uses permitted in the underlying zoning district and as permitted therein.

(5) The cluster subdivision shall result in restricted open spaces as determined by the Planning Board. All open space, recreation or common areas shall be restricted, managed and maintained in accordance with a form of legal ownership and restrictions to be approved by the Planning Board and the Village Attorney.

(6) The procedure to be followed for approval of a cluster subdivision shall be the same as for approval of a conventional subdivision pursuant to Article XIII of this Chapter and all provisions thereof not modified by this section shall apply.

(7) The Planning Board shall ensure that clustering hereunder preserves the natural and scenic qualities of open space lands, including open meadows, woodlands, scenic views and wetlands.

Section 3: The Zoning Map of the Village of Hastings-on-Hudson, as referred to in Section 295-7 of the Code, is hereby amended to indicate the following properties as within the Gateway Cluster Overlay District:

Section 4.110, Block 105, Lots 1, 2, and 3

Section 4.130, Block 139, Lots 1.1, 2 and 3 and 4

Section 4.140, Block 142, Lots 1 and 2

Section 4.140, Block 150, Lot 2

Section 4: If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section 5: This local law shall take effect immediately upon filing with the Secretary of State.

IV. CLOSE OF HEARING

PUBLIC HEARING NO. 2

TIME: SOON THEREAFTER THE END OF PUBLIC HEARING NO. 1

PLACE: MEETING ROOM, Municipal Building, 7 Maple Avenue

I. Call to Order

II. Roll Call

III. AGENDA:

1. Proof of Publication: The Rivertowns Enterprise – November 13, 2015

2. To consider the advisability of adopting Proposed Local Law G of 2015 amending Article IX Parking, Standing and Stopping of Chapter 282 Vehicles and Traffic of the Code of the Village of Hastings-on-Hudson, Section 282-25.A(77) to modify the provisions for prohibited parking on Flower Avenue:

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

SECTION 1. Section 282-25.A(77) of the Code of the Village of Hastings-on-Hudson is hereby amended to read as follows:

§282-25.A(77) No parking on the south side of Flower Avenue from the driveway at 2 Flower Avenue for 40 feet in an easterly direction and for 84 feet in the westerly direction.

SECTION 2. SEVERABILITY

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

SECTION 3. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

IV. CLOSE OF HEARING

PUBLIC HEARING NO. 3

TIME: SOON THEREAFTER THE END OF PUBLIC HEARING NO. 2

PLACE: MEETING ROOM, Municipal Building, 7 Maple Avenue

I. Call to Order

II. Roll Call

III. AGENDA:

1. Proof of Publication: The Rivertowns Enterprise – November 13, 2015

2. To consider the advisability of adopting Proposed Local Law H of 2015 amending Article IX Parking, Standing and Stopping of Chapter 282 Vehicles and Traffic of the Code of the Village of Hastings-on-Hudson, Section 282-27 to add a handicapped parking space in front of 41 Marion Avenue:

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

SECTION 1. Section 282-27 Handicapped Parking of the Code of the Village of Hastings-on-Hudson is hereby amended to add new subsection M as follows:

§282-25.M. In front of 41 Marion Avenue.

SECTION 2. SEVERABILITY

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

SECTION 3. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

IV. CLOSE OF HEARING

REGULAR MEETING

TIME: SOON THEREAFTER THE END OF PUBLIC HEARING NO. 3
PLACE: MEETING ROOM, Municipal Building, 7 Maple Avenue

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. PRESENTATION – [2014 - 2015 Village Audit](#)
- V. APPROVAL OF MINUTES –Regular Meeting of November 3, 2015
- VI. APPROVAL OF WARRANTS
- VII. PUBLIC COMMENTS
- VIII. RESOLUTIONS
 - [1. 81:15 Free Holiday Parking](#)
- IX VILLAGE MANAGER’S REPORT
- X. BOARD DISCUSSION AND COMMENTS
 - 1. Downtown Advocate Report on Holiday Activities
 - 2. Warburton Bridge – Consideration of Hiring an Engineer to Check Construction and Change Orders * (item added per Trustee Apel)
- XI. ANNOUNCEMENTS
 - 1. Thursday, November 19 – Safety Council 7:00 PM Village Hall Conference Room;
Planning Board 8:15 PM Village Hall Meeting Room
 - 2. Monday, November 23 – Village Arts Commission 8:00 PM Village Hall Conference Room
 - 3. Thursday, November 26 and Friday, November 27 – Thanksgiving – Village Offices Closed
ALL paper, junk mail, and cardboard will be picked up on
Wednesday, November 25
ALL commingled cans, glass and plastics (coded 1-7) will be picked up on
Friday, November 27
 - 4. Tuesday, December 1 – Senior Citizen Advisory Committee 5:00 PM Community Center;
Board of Trustees 7:30 PM Village Hall Meeting Room
- XII. ADJOURNMENT

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Village of Hastings-on-Hudson
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