

VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



Case number: Date of application: 3.22.16

Planning Board action requested for: Site Plan (§295-104) Subdivision (Article XIII)
(Check all that apply) Steep Slopes (§295-147) View Preservation (§295-82)

Property owner: Emily Wardwell and Nicholas Dodziuk
Property address: 357 Warburton Ave, HOH, NY 10706
Name all streets on which the property is located: Warburton Ave
SBL: 4,100 93 11 Zoning District: R-7.5

Applicant: Emily Wardwell and Nicholas Dodziuk
Standing of applicant if not owner:
Address: 357 Warburton Ave
Daytime phone number: 646 729 8086 Fax number:
E-mail address: wardwell@mac.com

Total Area of subject Land/property:
Is the subject Property in View Preservation District? yes No
Does Property currently contain or will contain Steep Slopes? yes No
Is the subject property within 500 ft. of any other jurisdiction? yes No
Will the project affect (remove or injure) any designated trees? yes No

Please provide brief description of proposed work:

The proposed application requests consideration for a new entry steps/porch + roof canopy for a 2-family house.
Currently, the steps are dilapidated and in need of repair/rebuild, and there is no roof over the steps which proves challenging in icy weather.
The proposed modifications violate the zoning requirement for Front Yard Setbacks. We request a variance to encroach into this setback and rebuild the steps+add roof canopy.

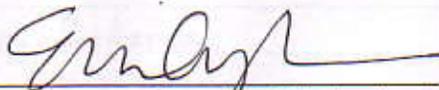
VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this 22nd day
of March, 2016


Signature of the Applicant

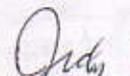

Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name: Emily Wardwell, being duly sworn, deposes and says that
he/she resides at 357 Warburton Ave in the Village of Hastings-on-Hudson
in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land,
in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet
4,100 Block 93 and Lot 11 of the tax map, and that he/she hereby authorized
Emily Wardwell to make the annexed application in his/her behalf and that the
statement of fact contained in said application are true.

Sworn to before me this 22nd day
of March, 2016


Signature of the Owner


Notary Public



Submit eleven (11) sets of this application with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

CODE COMPLIANCE AND INSPECTION

1. All construction shall conform to New York State HOH information bulletin / Public - Building code document NO. P/BC 2001-04 pertaining to TYPE V Construction and all other applicable codes.
2. An approved set of drawings bearing the stamp of the city of the Village of Hastings-on-Hudson Department of Buildings shall be available on the construction site at all times. All appropriated and necessary department of building and safety permits must be posted at all times.

MOISTURE PROTECTION

1. Flash and counterflash at all roof to wall conditions.
2. All exterior finish materials shall be applied over 15# asphalt saturated felt, unless otherwise noted
3. Flash all exterior openings with approved waterproof building paper to extend at least 6" under the building paper behind the wall covering or greater as specified by the manufacturer.

ELECTRICAL NOTES

1. Furnish and install all outlets, switches. Fixtures and equipment indicated, including light bulbs, and install any fixtures and equipment furnished by owner.
2. Non-metallic sheathed cable shall be concealed or protected.
3. Provide Ground-Fault-Circuit-Interrupters (GFI) protection for all 125 -volt, single phase, 15-AND 20-AMP exterior receptacles.
4. All fixtures, devices and equipment shall comply with applicable regulations.
5. At least one light outlet (Wall Switch Controlled) shall be installed on the exterior side of outdoor entrances and exits. [NEC 210-70(A)]
6. Openings for steel electrical outlet boxes not exceeding 16 square inches area permitted provided openings do not aggregate more than 100 square inches or 100 square feet of wall or partitions. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches.
7. Exterior lighting controls shall comply with Section 9.4.1.3 ANSI/ASHRAE/IESNA Standard 90.1-2007, without amendments.

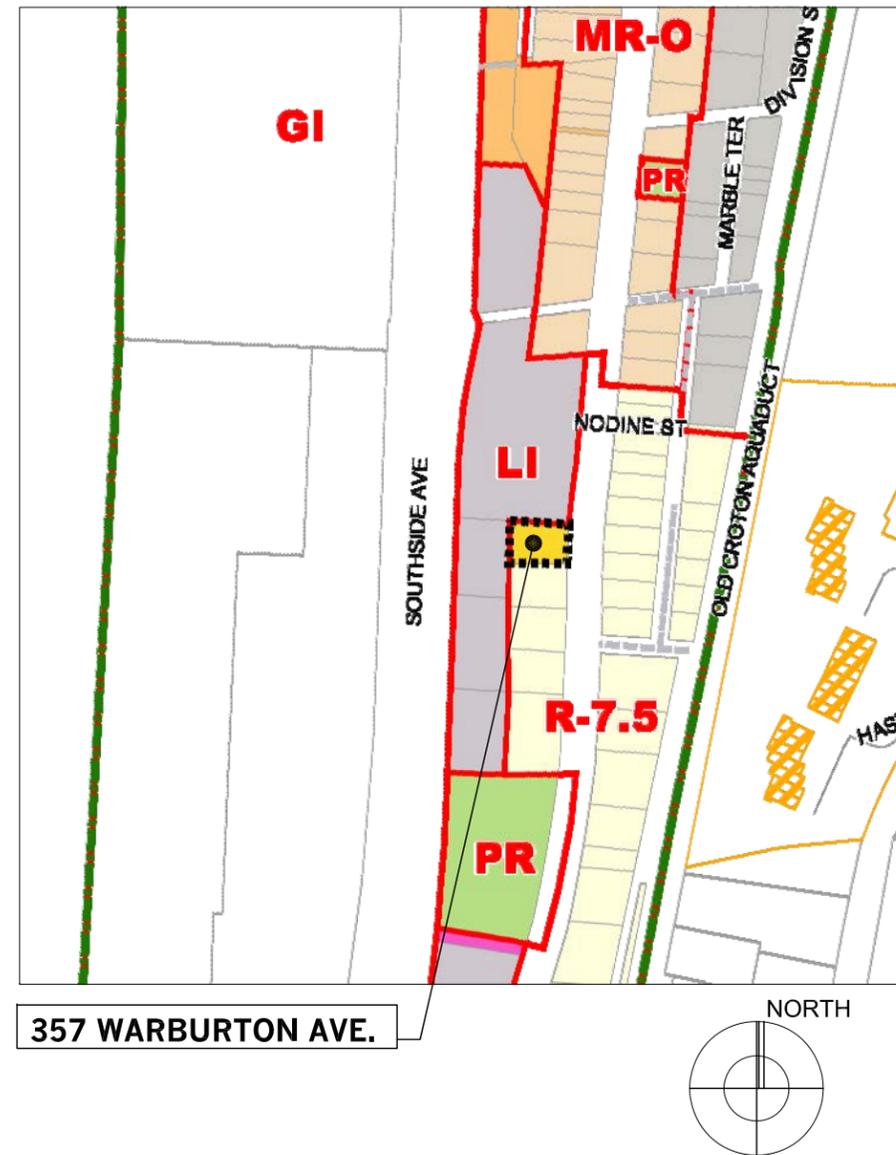
TYPE V 1-HR CONSTRUCTION NOTES

1. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
2. Recessed ceiling light fixtures must be boxed around with 5/8" TYPE X drywall to maintain the 1-hour ceiling assembly.
3. All plumbing penetration through walls which required protected openings (occupancy separation walls, area separations walls, corridor walls and walls to close to a real or imaginary property line) are required to be galvanized or cast-iron piping.
4. Plumbing penetration through a horizontal occupancy separations shall be boxed out and filled with approved safing material. Insulation is not approved.
5. Plastic electrical boxes are to be clearly identified as approved for 1-hour construction.
6. Special details at all soffits are required to show the 1-hour floor/ceiling of roof/ceiling assembly.

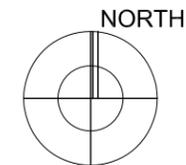
FIRE DEPARTMENT NOTES

1. Contractor shall provide ordinary hazard fire extinguishers at a max. Travel distance of 75'-0", Max floor area per extinguisher 11,250 S.F. Or in accordance with the local fire department. Min. rating of 2-A
2. All material used for the interior finished shall be classified in accordance with the UBC section 804. Tables 8-A and 8-B or with local code, whichever is more stringent.
3. Building address shall be visible from the street per the standard of the local fire department.

VICINITY PLAN:



357 WARBURTON AVE.



357 WARBURTON AVENUE

PROJECT DESCRIPTION: New +/-45 s.f. covered entry porch & steps to replace existing non-covered entry porch & steps to 2-Family house.

LEGAL DESCRIPTION: No change of occupancy
LOCATION: 357 Warburton Avenue
ZONING DISTRICT: R-7.5 Residential
SHEET: 4100
BLOCK: 93
LOT: 11
JURISDICTION: Hastings-on-Hudson, NY
CONSTRUCTION TYPE: Type V
LOT SIZE: 7,500 s.f.
NUMBER OF STORIES: 2

DRAWING INDEX

| | |
|-------|--|
| T-001 | TITLESHEET |
| | GENERAL NOTES |
| D-100 | DEMOLITION PLANS / FOUNDATION PLAN / PARTITION TYPES |
| A-100 | CONSTRUCTION PLANS / RCP/LIGHTING PLANS |
| A-200 | EXT. ELEVATIONS & SECTIONS / DETAILS |
| A-201 | INTERIOR ELEVATIONS / BUILDING SECTION |

SCOPE OF WORK:

New 54 s.f. 2-story addition to existing house.
Demo of existing 1-story extension and brick chimney from roof down to first floor. Enlarge interior opening between kitchen and dining room.

Exterior work includes:

Demolition of existing masonry porch, steps & railing. Replace front door & wall mounted light fixture. Construction of new entry porch, steps & railing. New roof canopy & columns at entry platform.

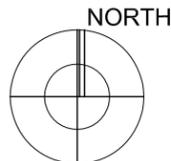
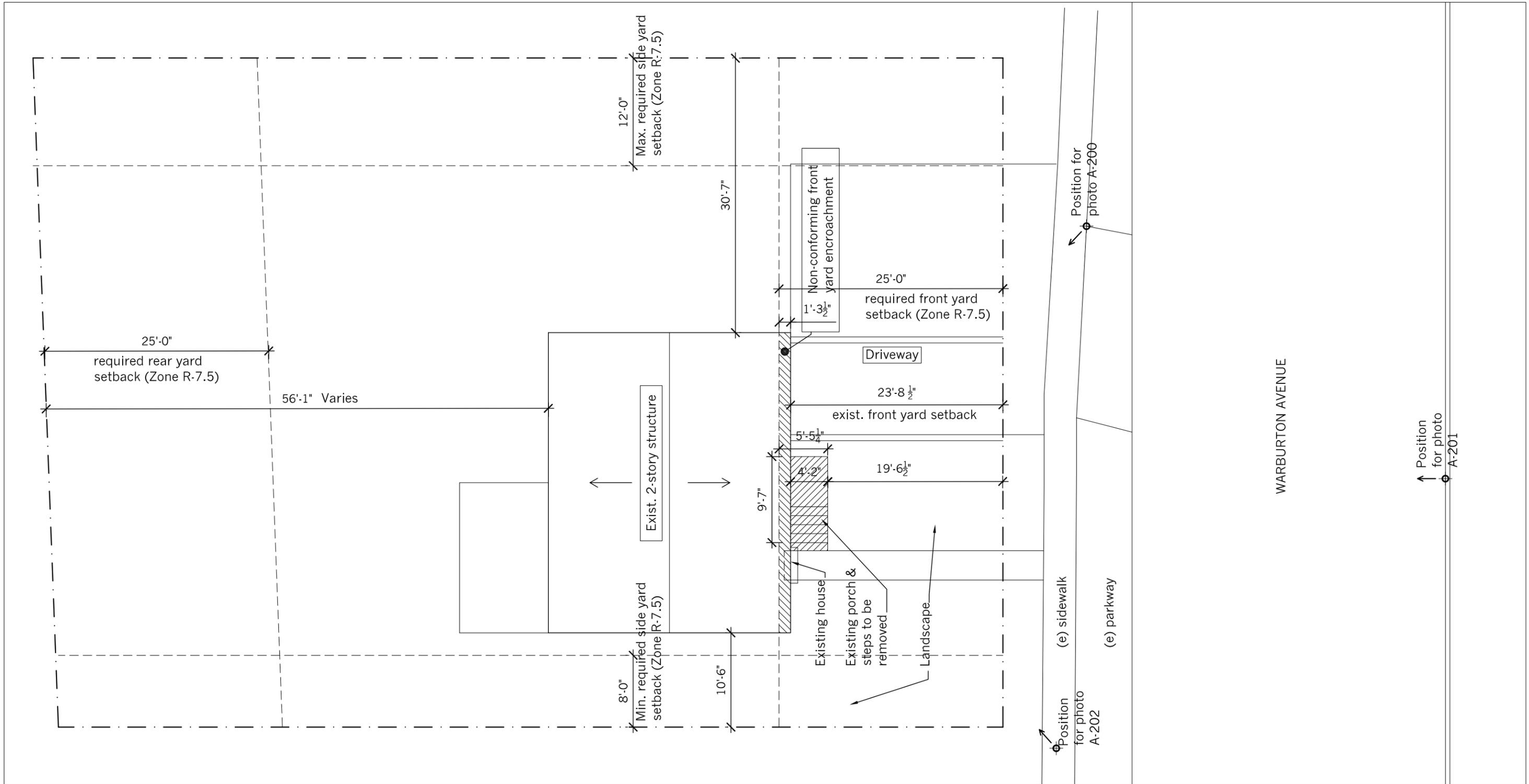
Interior work includes:

Patch & paint common entry hall. Install new entry door & trim per details.

ARCHITECT:
JACOBSCHANG ARCHITECTURE
39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: TITLESHEET / VICINITY PLAN / GENERAL NOTES
SCALE: AS NOTED
DATE: MARCH 15, 2016
PROJECT: DODZIUK WARDELL RESIDENCE

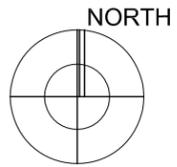
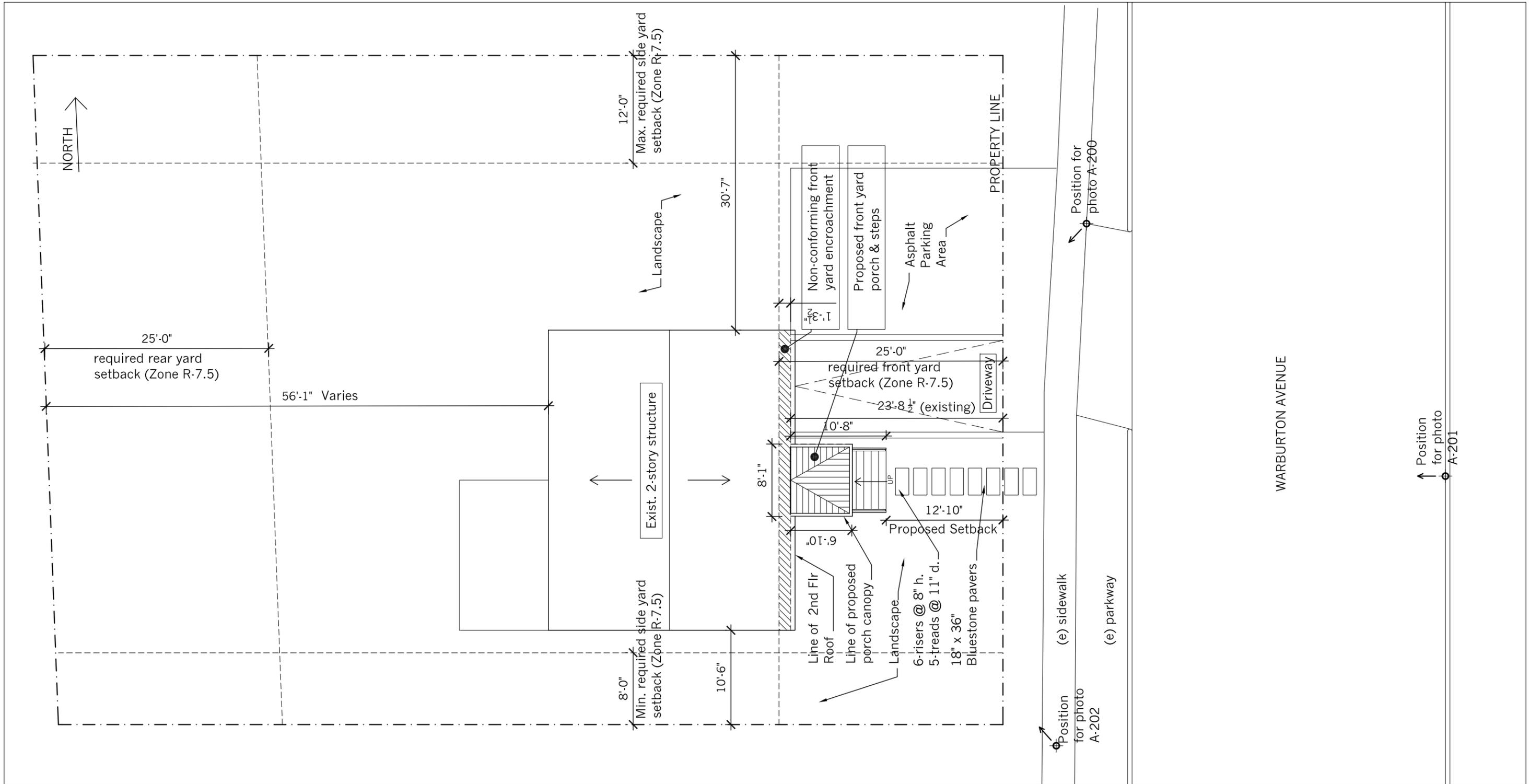
T-001



ARCHITECT:
JACOBSCHANG ARCHITECTURE
 39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: EXISTING SITE PLAN
 SCALE: 3/32" = 1'-0"
 DATE: MARCH 15, 2016
 PROJECT: DODZIUK WARDELL RESIDENCE

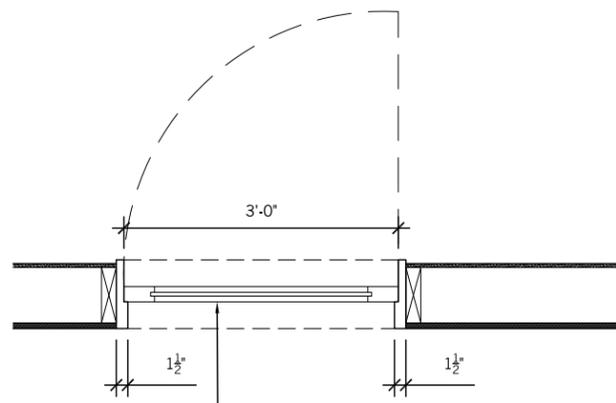
D-001



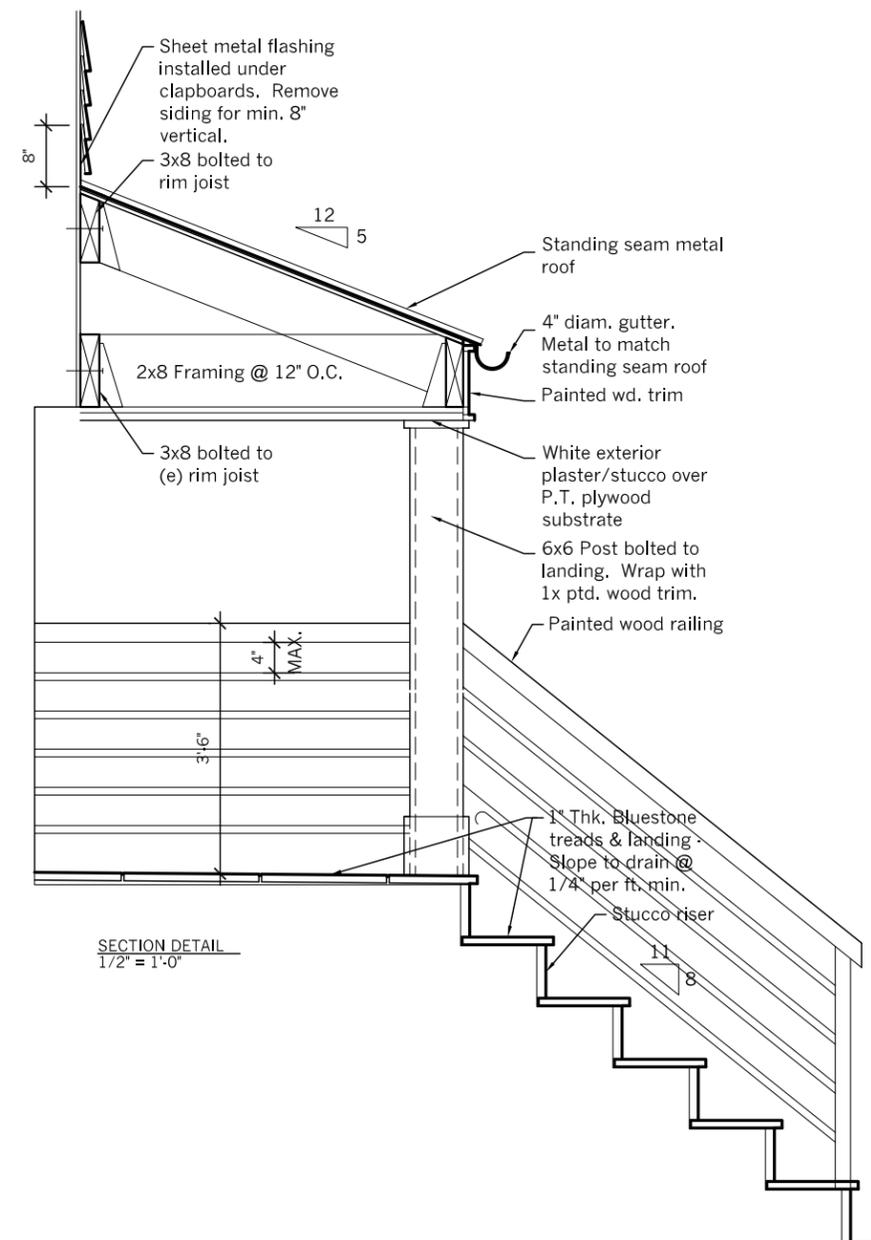
ARCHITECT:
JACOBSCHANG ARCHITECTURE
 39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: SITE PLAN
 SCALE: 3/32" = 1'-0"
 DATE: MARCH 15, 2016
 PROJECT: DODZIUK WARDELL RESIDENCE

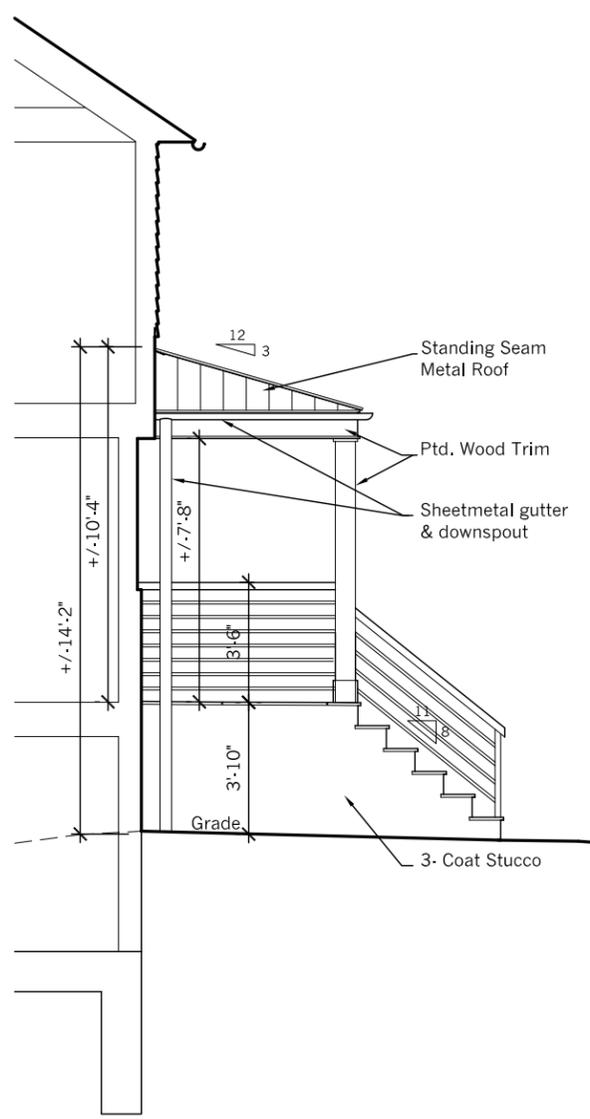
A-001



DOOR DETAIL
1/2" = 1'-0"



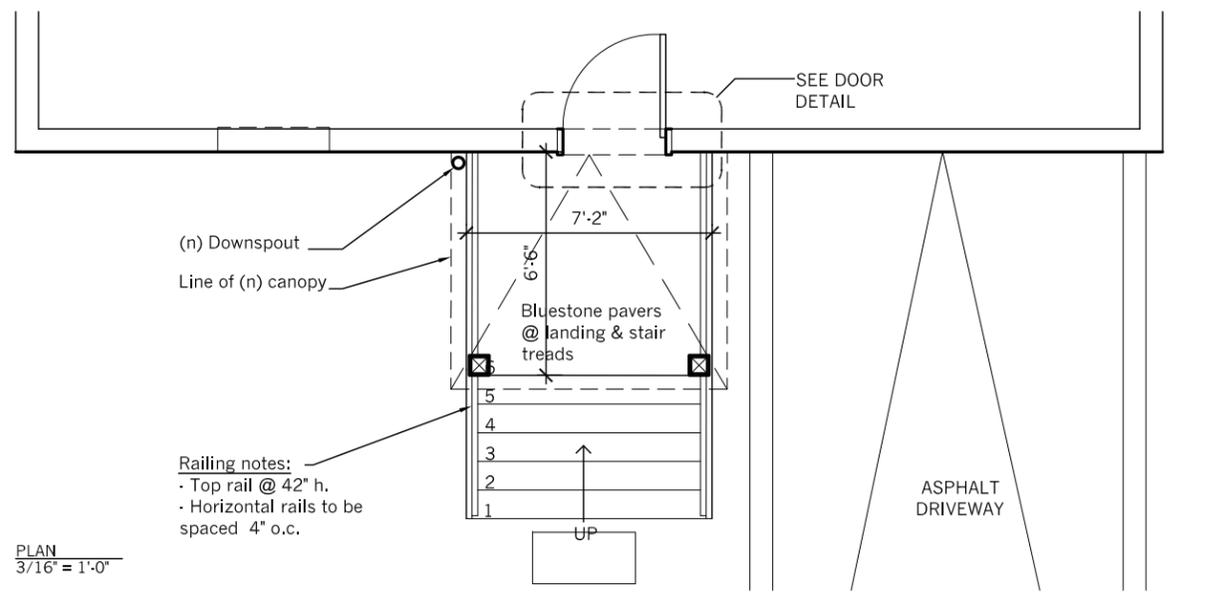
SECTION DETAIL
1/2" = 1'-0"



SECTION
3/16" = 1'-0"



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



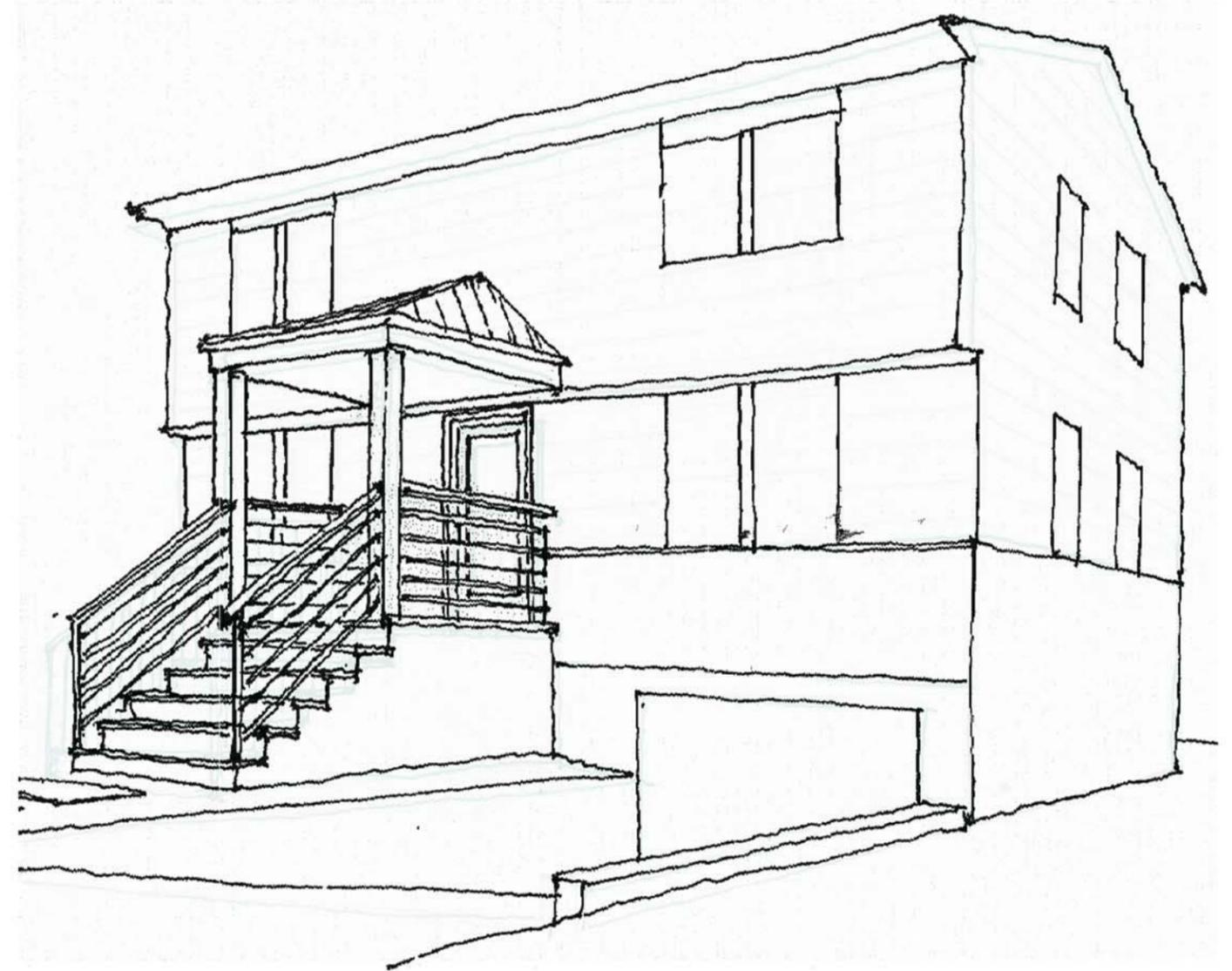
PLAN
3/16" = 1'-0"

ARCHITECT:
JACOBSCANG ARCHITECTURE
39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: PLAN, ELEVATION, SECTION + DETAILS
SCALE: AS NOTED
DATE: MARCH 15, 2016
PROJECT: DODZIUK WARDELL RESIDENCE



EXISTING



PROPOSED

ARCHITECT:
JACOBSCHANG ARCHITECTURE
39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: PERSPECTIVE SKETCH - PHOTO #1
SCALE: N.T.S.
DATE: MARCH 15, 2016
PROJECT: DODZIUK WARDELL RESIDENCE



EXISTING



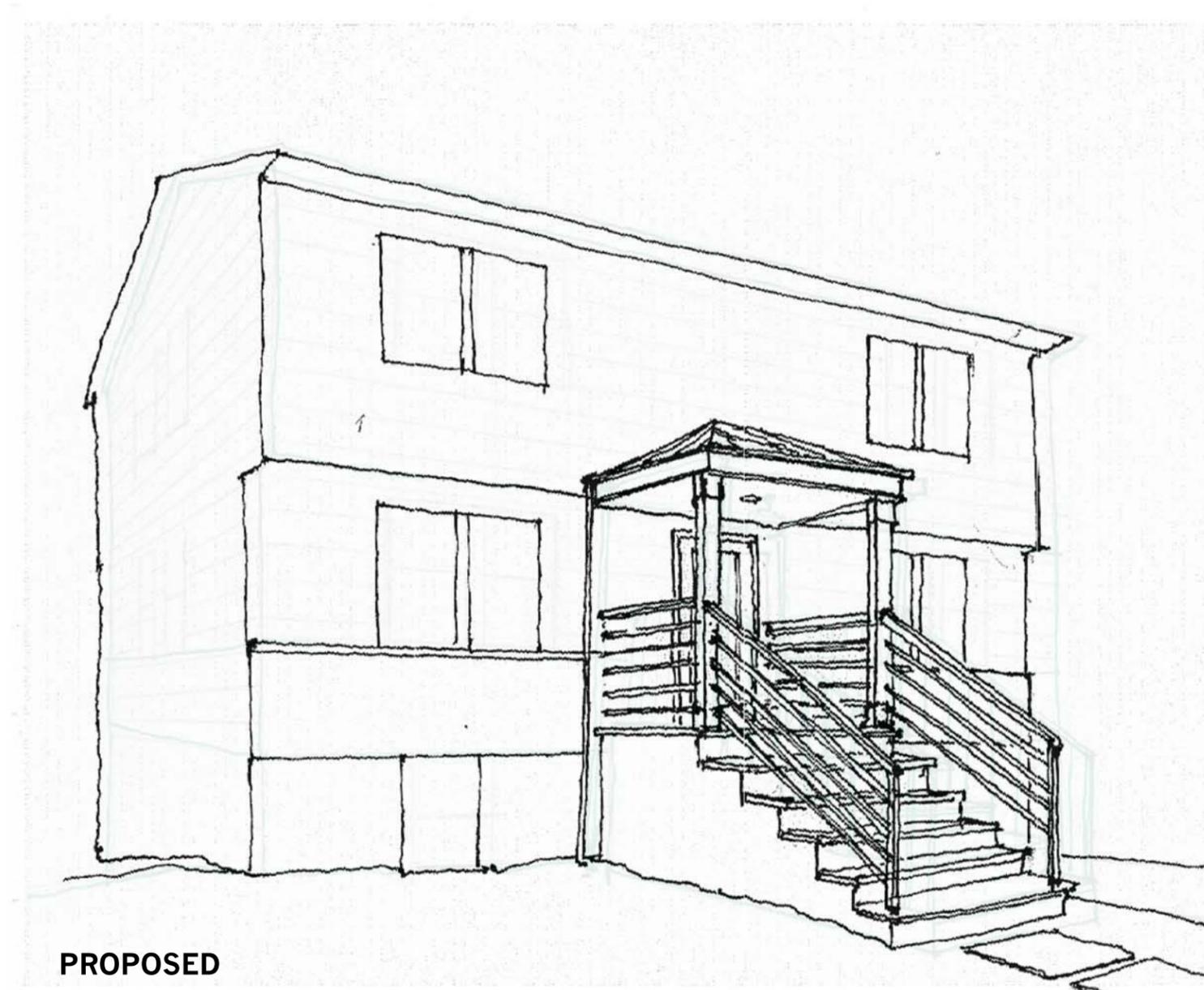
PROPOSED

ARCHITECT:
JACOBSCHANG ARCHITECTURE
39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: PERSPECTIVE SKETCH - PHOTO #2
SCALE: N.T.S.
DATE: MARCH 15, 2016
PROJECT: DODZIUK WARDELL RESIDENCE



EXISTING



PROPOSED

ARCHITECT:
JACOBSCHANG ARCHITECTURE
39 E 13th STREET 4th FLR . NEW YORK, NY 10003

TITLE: PERSPECTIVE SKETCH - PHOTO #3
SCALE: N.T.S.
DATE: MARCH 15, 2016
PROJECT: DODZIUK WARDELL RESIDENCE

VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



| Items | Item Specifics | Indicate how the checklist items are addressed* |
|-------------------------|---|---|
| Application | Complete application with supporting documents | A.100, A.100, A.200, A.201, A.202 |
| Application Fee | Prescribed fee for the requested review/action | |
| Plans | Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work | A.101 + Site Survey + A.100 |
| | A plan showing the location from where the photos were taken and general direction of the field of vision | A.101 |
| Photographs | Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work | A.200 + A.201 + A.202 |
| | Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs (photoshopped) | " " " |
| Additional Requirements | Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisions |To be provided as and if needed.... |

*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".


 Signature Date 3/17/16 Name Michael Jacobs Title NY: #026351
 Architect