

July 7, 2016

Members of the Hastings Planning Board  
Village of Hastings-on-Hudson  
7 Maple Avenue  
Hastings-on-Hudson, NY 10706

Re: Proposed Townhouses at  
425 Warburton Avenue

Dear Chairperson and Members of the Planning Board:

Please find attached the following drawings describing three new 3-story townhouses at 425 Warburton Avenue, for a pre-submission discussion:

Survey  
S-1 Site Plan Scheme A, dated July 7, 2016  
S-2 Site Plan Scheme B, dated July 7, 2016

I look forward to presenting these drawings at the July 21, 2016 Planning Board meeting.

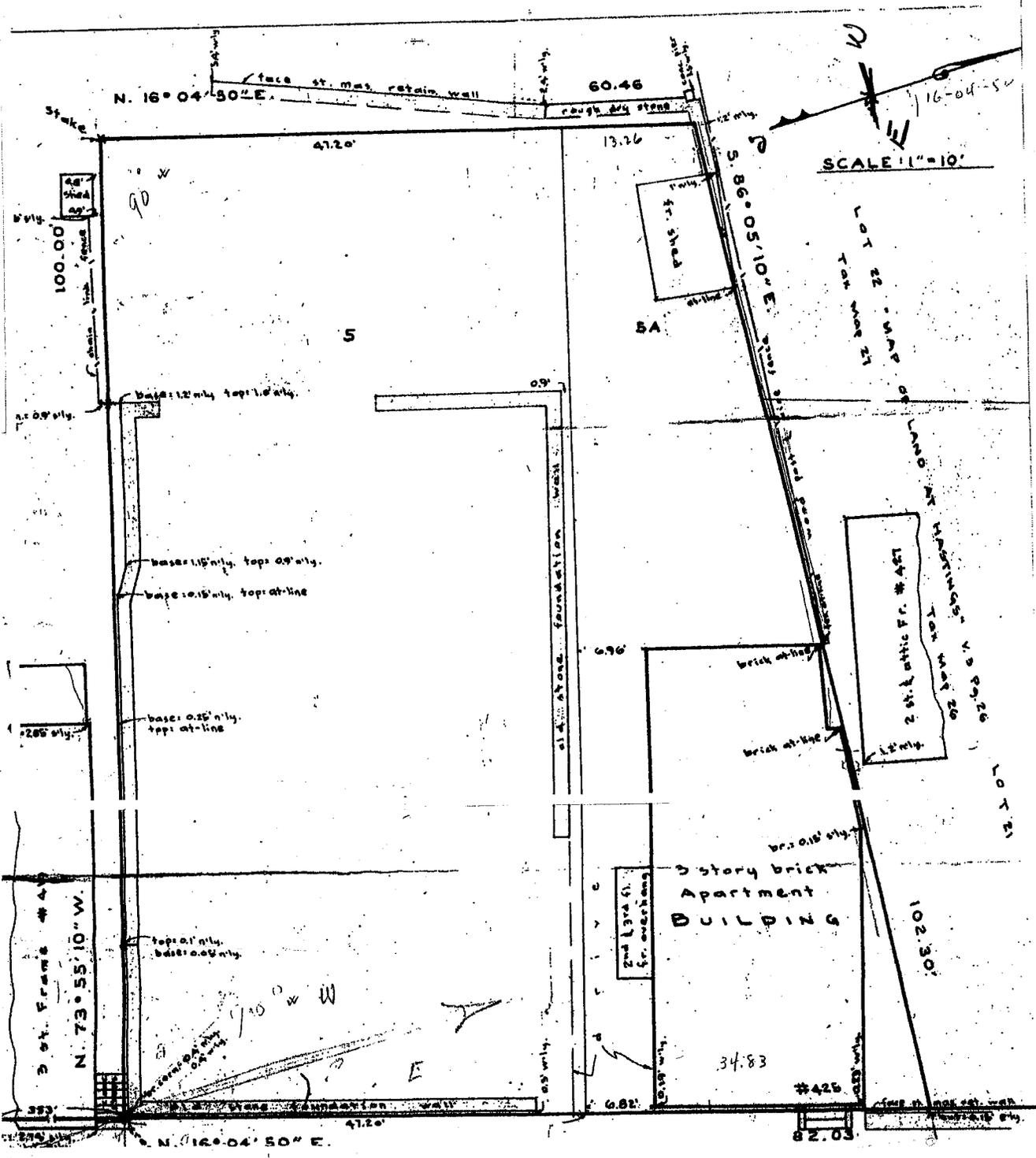
Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP

cc: Jeff Moretti



**WARBURTON AVENUE**

SURVEY OF  
**LOTS 5 & 5A**  
**BLOCK 614**  
 AS SHOWN ON THE TAX MAP  
 OF THE VILLAGE OF  
**HASTINGS - ON - HUDSON**  
 TOWN OF GREENBURGH  
 WESTCHESTER COUNTY, N.Y.

MAY 15 1984

*Nicholas Klumpp*

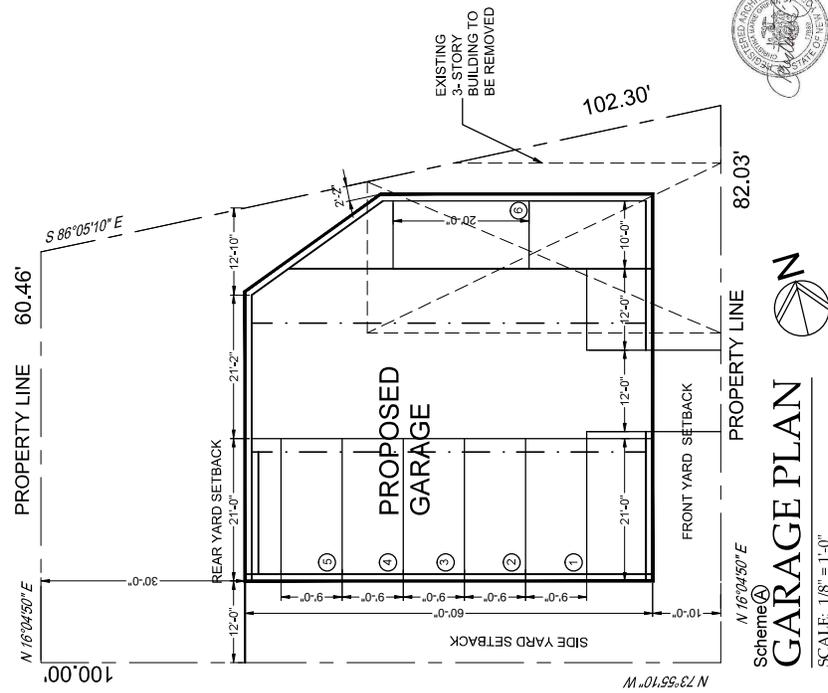
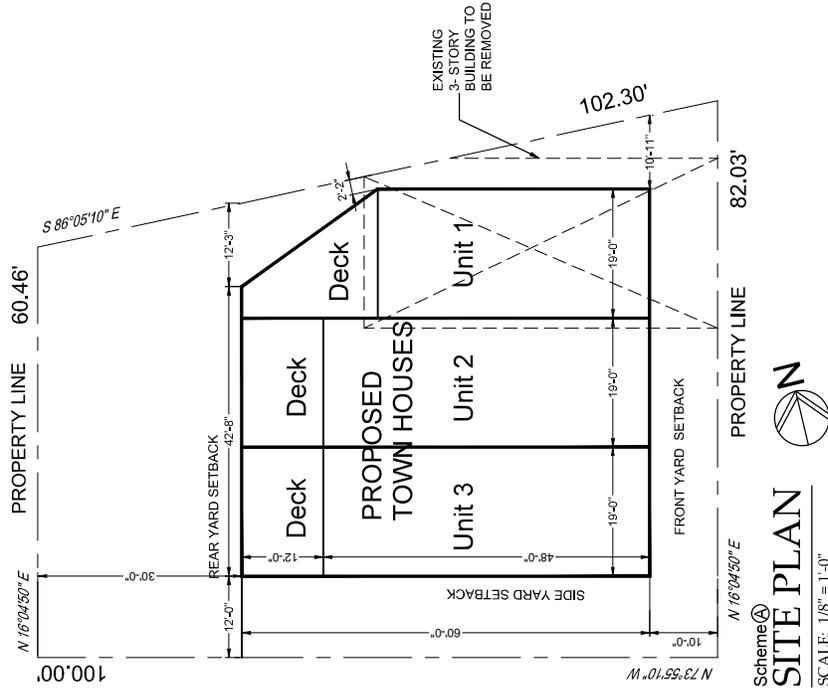


COVERAGE CALCULATIONS	
LOT AREA	7,125 SF / 0.20 AC
WALLS	
STEPS & SIDEWALK	
DRIVEWAY	120 SF
BUILDING	3,277 SF / 46%
DEVELOPMENT COVERAGE (BLDG. AND DRIVEWAY)	3,397 SF / 47% (120 DRIVEWAY + 3,277 BUILDING)

TABLE OF ZONING DATA		ZONING DISTRICT: MR-O	
LOT AREA	REQUIRED	EXISTING	PROPOSED
6,000 SF	6,000 SF	7,125 SF	7,125 SF
5,000 SF FOR FIRST UNITS + 1,500 SF FOR EACH ADD'L UNIT			
LOT WIDTH FRONTAGE	50	62.03 FT	62.03 FT
DEVELOPMENT COVERAGE	50% MAX	19%	47% (SEE COVERAGE CALCULATIONS)
OPEN SPACE			
FRONT YARD SETBACK	10 FT	10 FT	10 FT
REAR YARD SETBACK	30 FT	30 FT	30 FT
SIDE ONE	12' OR 1/2 THE HEIGHT OF THE NEAREST BLDG WALL, WHICHEVER IS GREATER	15 FT	15 FT
SIDE TWO	12' OR 1/2 THE HEIGHT OF THE NEAREST BLDG WALL, WHICHEVER IS GREATER	15 FT	21.6 FT
BUILDING HEIGHT	3-STORY / 40 FT	3-STORY	3-STORY / 40 FT
PARKING SPACES	1 IN PER 200 SQ. FT. PER 1 BEDRM. 1/4 PER 300 SQ. FT. PER 2 BEDRM.	8 SPACES	6 SPACES
CURB CUT	24 FT	10 FT	12 FT
DRIVEWAY SLOPE	MAX. 3% (UP TO 1.5% AT DISCRETION OF PLANNING BD.) MIN. 2% AT CENTER OF STREET	3% AT GARAGE ENTRY	3% AT GARAGE ENTRY

NEW TOWNHOUSES AT  
**425 WARBURTON AVE.**  
 HASTINGS-ON-HUDSON, NY 10706

DATE: \_\_\_\_\_  
 DRAWING TITLE: \_\_\_\_\_  
 SITE PLAN SECTION: \_\_\_\_\_  
 AS SHOWN: \_\_\_\_\_  
 PLANNING BOARD PRE SUBMISSION: 7-7-16  
 CHRISTINA GRIFFIN ARCHITECT PC  
 10 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0806 fax  
 www.christinagriffinarchitect.com





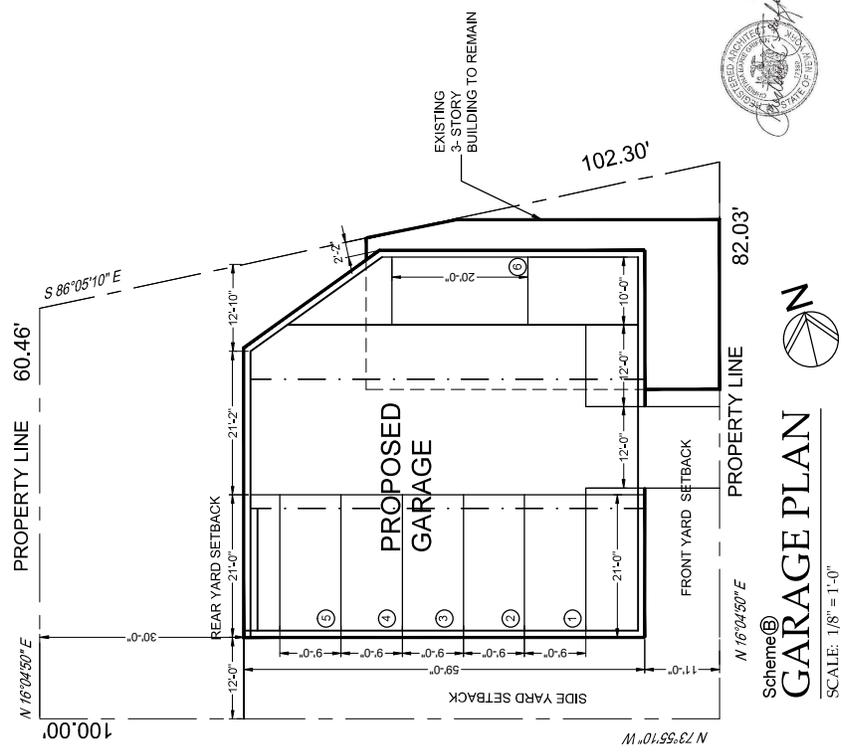
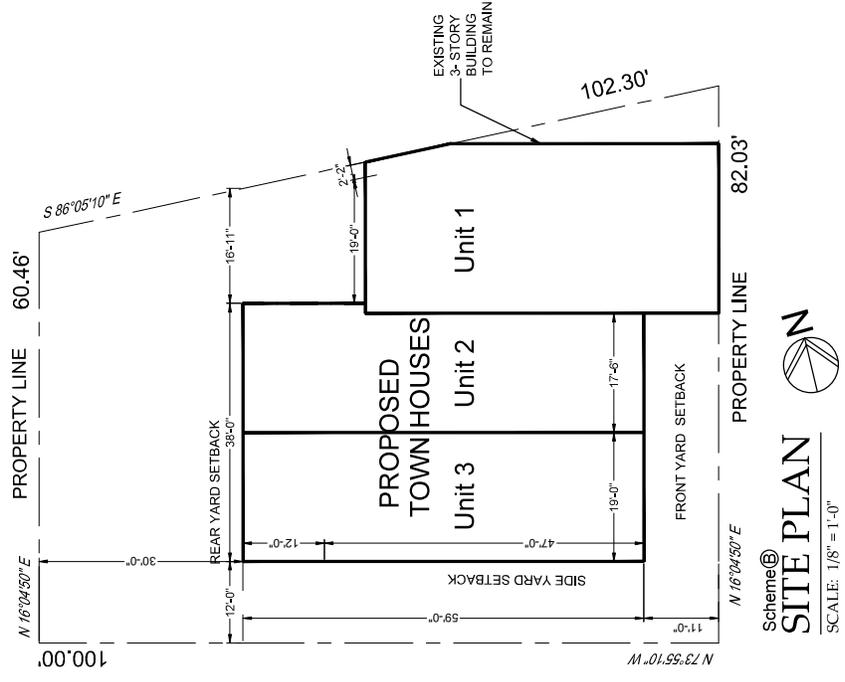
COVERAGE CALCULATIONS	
LOT AREA	7,125 SF / 0.20 AC
WALLS	
STEPS & SIDEWALK	
DRIVEWAY	132 SF
BUILDING	3,217 SF / 45%
DEVELOPMENT COVERAGE (BUDG. AND DRIVEWAY)	3,349 SF / 47% (132 DRIVEWAY + 3,217 BUILDING)

TABLE OF ZONING DATA		ZONING DISTRICT: MRCO	
LOT AREA	REQUIRED 6,500SF	EXISTING	7,125 SF
LOT AREA PER UNIT	6,000SF FOR FIRST (2) UNITS + 1,000SF FOR EACH ADDL UNIT		
TOTAL OF DWELLING UNITS			3
LOT WIDTH FRONTAGE	50		62.00 FT
DEVELOPMENT COVERAGE	50% MAX		18%
OPEN SPACE			47% (SEE COVERAGE CALCULATIONS)
FRONT YARD SETBACK	10 FT		10 FT
REAR YARD SETBACK	30 FT		30 FT
SIDE ONE	12 OR 1/2 THE HEIGHT OF THE NEAREST BLDG WALL, WHICHEVER IS GREATER		15 FT
SIDE TWO	12 OR 1/2 THE HEIGHT OF THE NEAREST BLDG WALL, WHICHEVER IS GREATER		0 FT
BUILDING HEIGHT	3-STORY / 40 FT		3-STORY / 40 FT
PARKING SPACES	1 1/4 PER STUDIO, 1/4 PER 1-BEDRM, 1/2 PER 2-BEDRM, 2 PER 3-BEDRM		8 SPACES
CURB CUT	24 FT		10 FT
DRIVEWAY SLOPE	MAX 8% (UP TO 7% AT DISCRETION OF PLANNING BOD.) MIN 2% (DOWN TO 1% AT DISCRETION OF PLANNING BOD.) OR 5% FT OF CENTER OF STREET		3% AT GARAGE ENTRY

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S-2



Scheme®  
GARAGE PLAN  
SCALE: 1/8" = 1'-0"

Scheme®  
SITE PLAN  
SCALE: 1/8" = 1'-0"