

HASTINGS-ON-HUDSON ARCHITECTURAL REVIEW BOARD APPLICATION AND CHECKLIST



The ARB normally meets on the 1st Monday of every month at 8:00 P.M. Please complete and submit this application along with the appropriate fee, as per the Building Department fee schedule, and all the required supporting material -- three (3) copies for residential projects or eight (8) copies for commercial projects, plus a flash drive that contains the entire submission, including the application -- to the Building Department, no later than two weeks before the date of the meeting.

| | | |
|--|---|--|
| Applicant's Name: River Road LLC | | Date: 9/25/19 |
| Tel. 914-588-7869 | Fax: | E-mail: aliberatore@harvest2000.com |
| Property Owner's Name: River Road LLC | | Property Address: 1 River Street |
| Brief Project Description: | The construction of a Greenhouse in the garden area at Harvest on Hudson Restaurant. The Greenhouse will also act as a service bar during the summer season | |

✓ Check off completed items:

| The following items are required with every application: | | |
|---|---|--------------------------|
| 1 | DRAWINGS: | |
| | Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable. | |
| 2 | PHOTOS: | |
| | Photographs of the property/building. | |
| | Photographs of architectural details, existing lighting, etc. | |
| | Photographs (full views) of all adjacent properties. | |
| 3 | SAMPLES of all materials related to the project. For example: | |
| | Awning fabric | Lighting cut sheets |
| | Paint chips | Siding samples |
| | Window and door cut sheets | Brick and stucco samples |
| | Other | Other |
| The following additional items may be required by the Building Inspector or the ARB. | | |
| 4 | ARCHITECTURAL PLANS: | |
| | Including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable. | |
| | Wall sections and architectural details | |
| | Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable | |

APPLICANT MUST ATTEND ARB MEETING.

Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.

Applicant Signature/Date

9/25/19

§ 295-146. Variances.

- A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.
- B. Use variances.
 - 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
 - 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
 - d. The alleged hardship has not been self-created.
 - 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- C. Area variances.
 - 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
 - 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
 - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - c. Whether the requested area variance is substantial.
 - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
 - 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

§ 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection **C** below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
 - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
 - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
 - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
 - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in **§ 295-143C**. In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.



RAL 8022 49/63080 • 38/60022

GLASS ROOF FRAMING COLOR
by Texas Greenhouse Co.

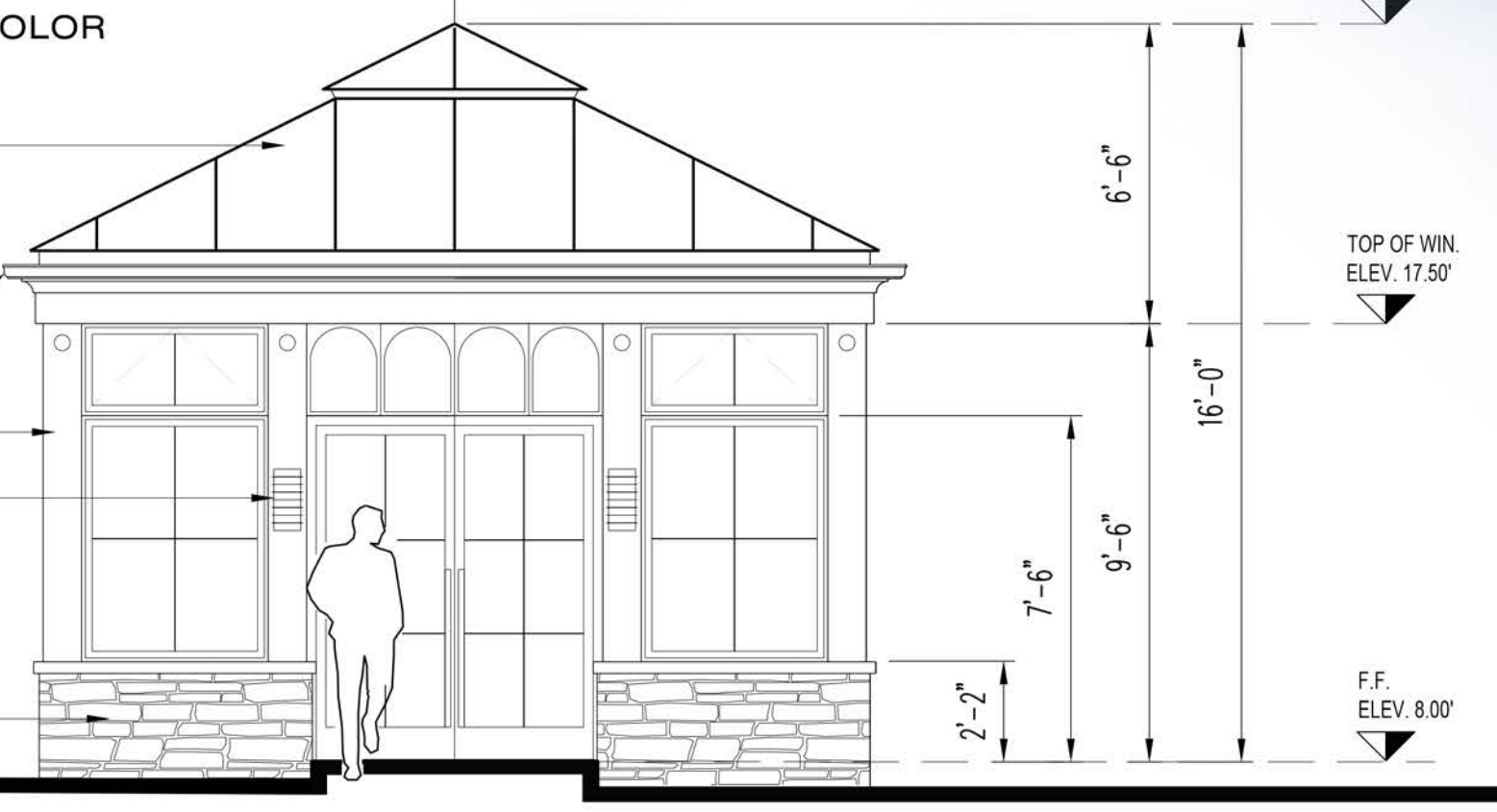
SEE SHEET A2 FOR GLASS STRUCTURE EXAMPLE

COPPER GUTTERS & LEADERS TYP.

CLEAR CEDAR CLADDING, TYP.

LIGHT FIXTURE, TYPE OF 8

STONE VENEER BASE
W/ 2" BLUESTONE COPING



EAST ELEVATION

SCALE: 1/4" = 1'-0"

● PENDANT LIGHT

○ WALL SCONCE



Hoist Pendant Light
By Rich Brilliant Willing



Rockbridge Outdoor LED Wall Sconce
By Kichler



Architectural Specifications:
Heights: 1"-2"
Lengths: 4"-14"
Depths: 3/4" to 1-1/4"
Weights: 12.2 pounds per square ft.
Colors: Brown, Buff, Gray - Grey, Silver, Tan
Flats: 5 sq ft Bag, 10 sq ft Box, 90/150/180 sq ft Crate
Corners: 5 ft Bag, 10 ft Box, 100 ft Crate

EXTERIOR STONE VENEER



CLEAR CEDAR
EXTERIOR CLADDING



COPPER GUTTERS & LEADERS



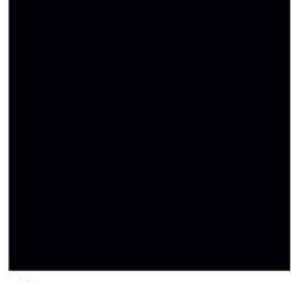
Simulated Divided Lite with Spacer Bar (SDLs)

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



Exterior Finish

Chad Color Options



Black



WINDOWS & DOORS
by MARVIN,
Ultimate Series

Features of the Ultimate Lift and Slide Door

- Choose from up to 22 operating configurations
- Available in heights up to 12 feet or widths up to 47 feet
- Individual panel sizes available up to 6 feet wide by 12 feet high
- Choose panels that stack in full view within the frame or conceal within a wall pocket
- Lift-and-slide engineering allows nearly effortless operation
- Industry-exclusive flush mount panel hardware is concealed for a clean look
- Side styles and top rail available in 4- or 6-inch width for contemporary or traditional styling

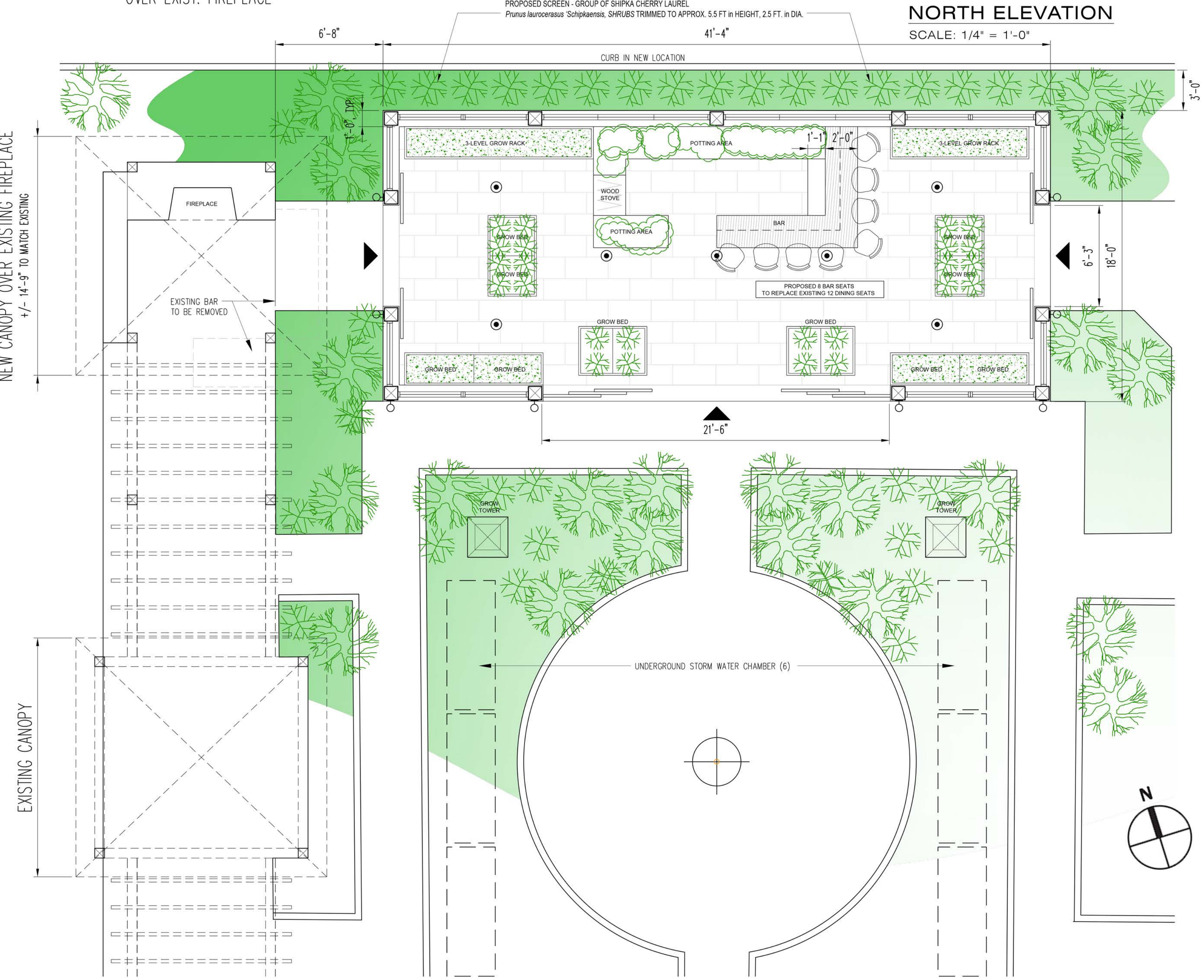
PAUL J. PETRETTI
CIVIL ENGINEER & LAND SURVEYOR
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522.

NYS P.E. LIC. 55191



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



GREENHOUSE PLAN

SCALE: 1/4" = 1'-0"

TLCONCEPT
145 PALISADE S. 321A, DOBBS FERRY, NEW YORK 10522
ph. 973.689.45.96 thomas@tme.com

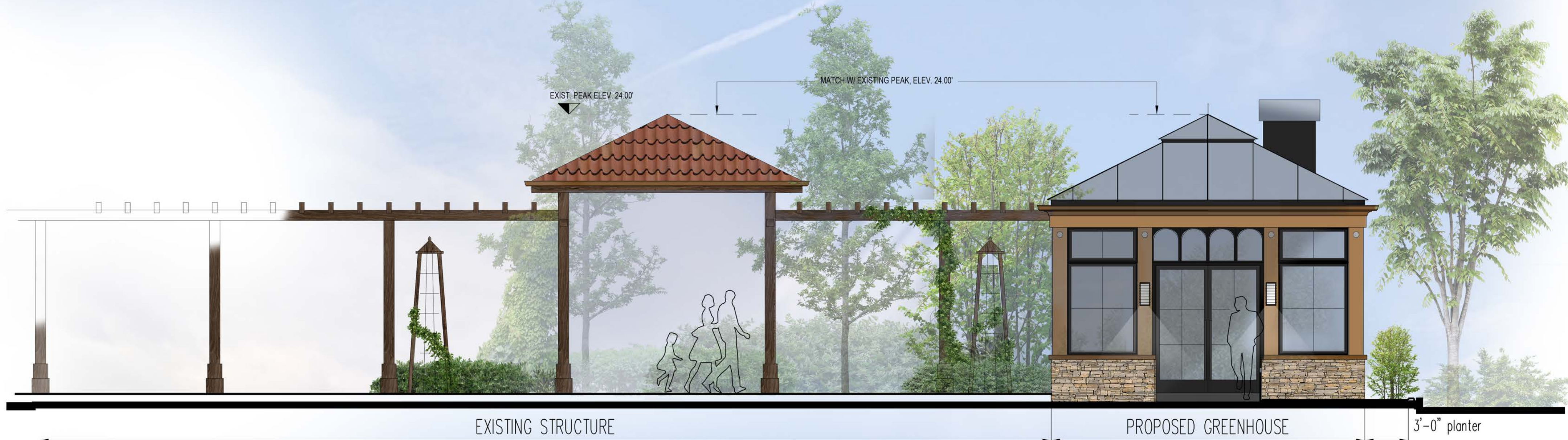
DESIGN:

GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON
Hastings-on-Hudson,
New York 10706

PROJECT:

PLAN
ELEVATIONS
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXAMPLE of Greenhouse structure by Texas Greenhouse Co.



EXISTING CONDITION- miscellaneous views



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9

DRAWN:

GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON
Hastings-on-Hudson,
New York 10706

PROJECT:

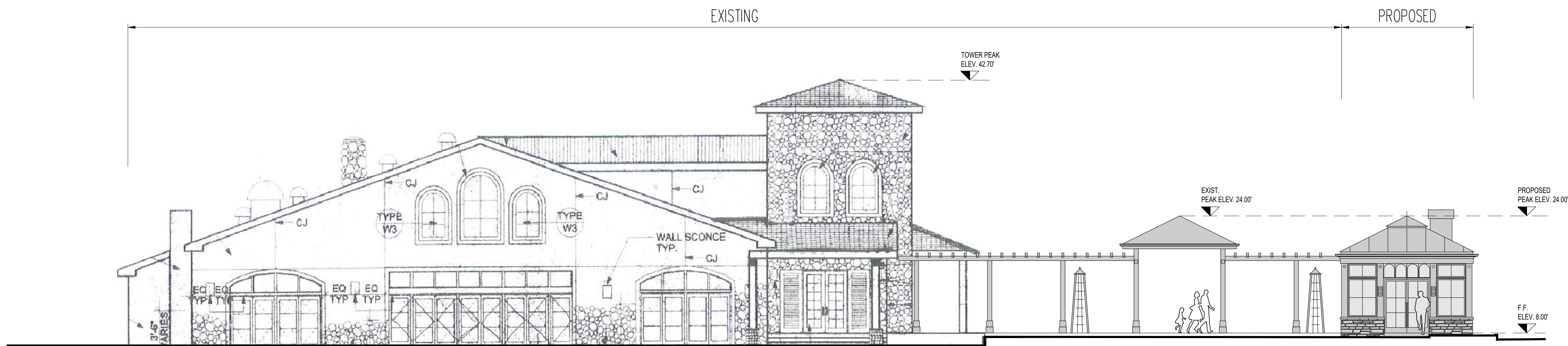
PROPOSED
GREENHOUSE
VIEWS
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING

DRAWN:

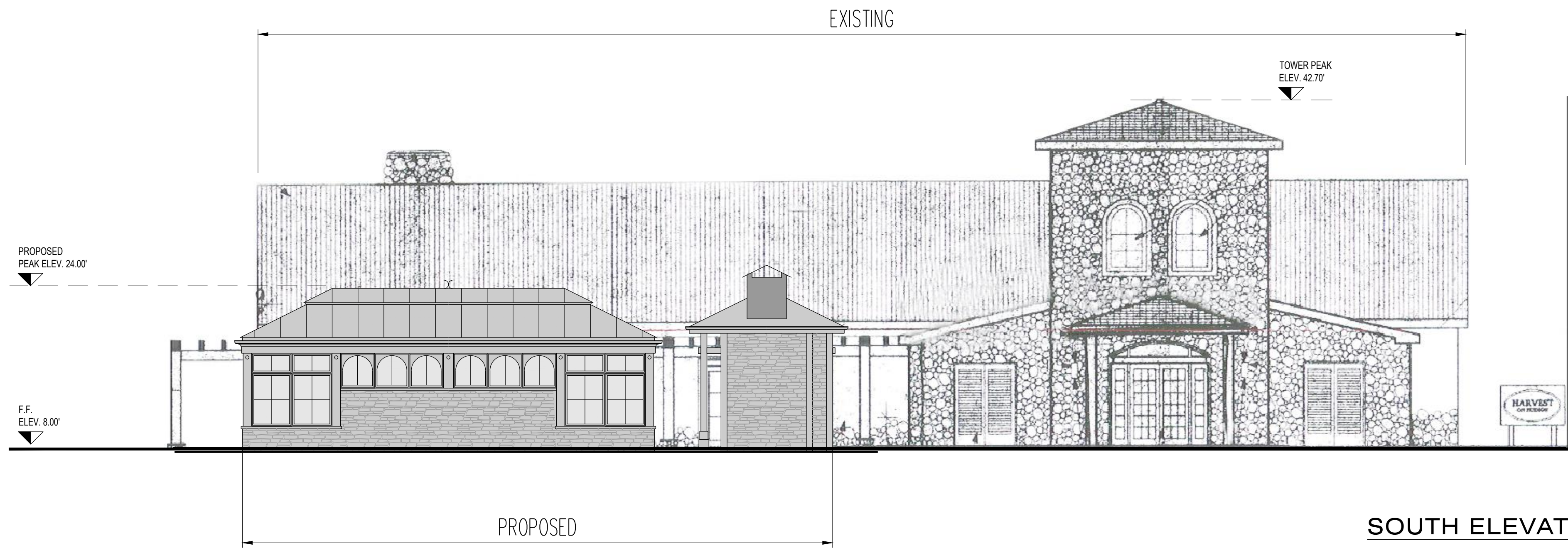
GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON
Hastings-on-Hudson,
New York 10706

PROJECT:



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

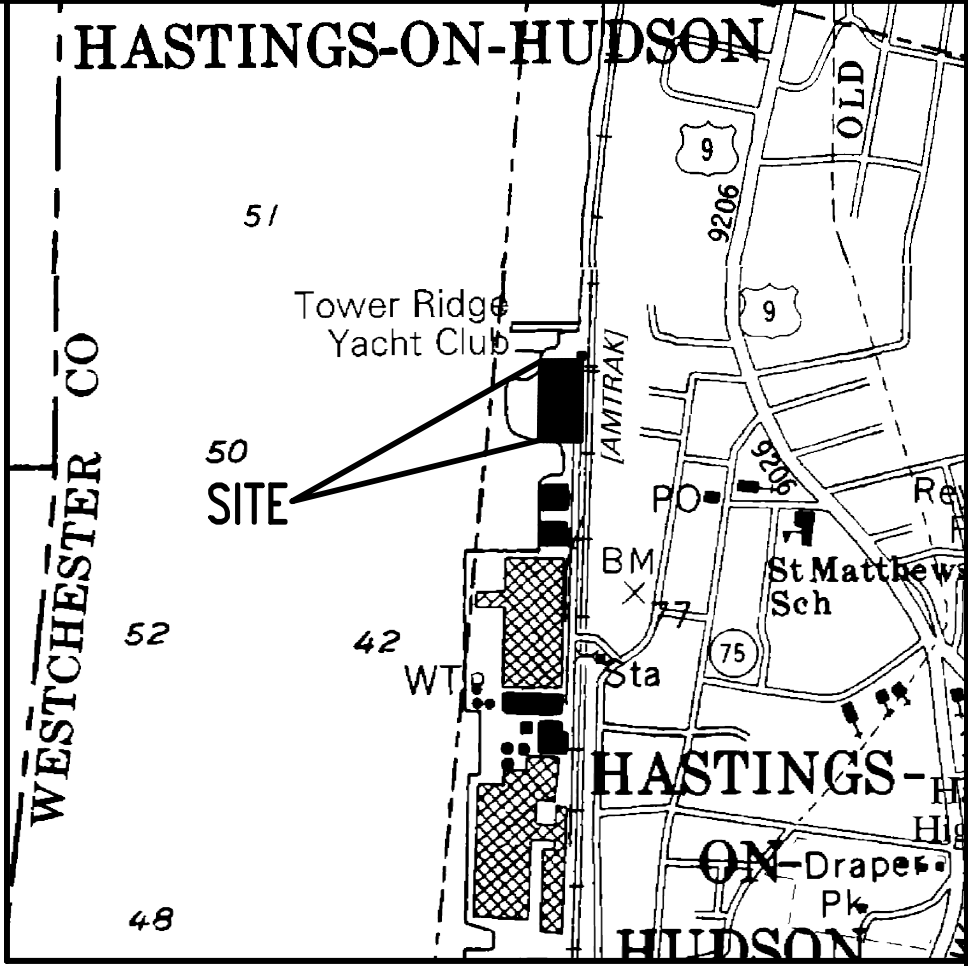
ELEVATIONS -
EXISTING
&
PROPOSED
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING

HUDSON RIVER
TIDAL ESTUARY

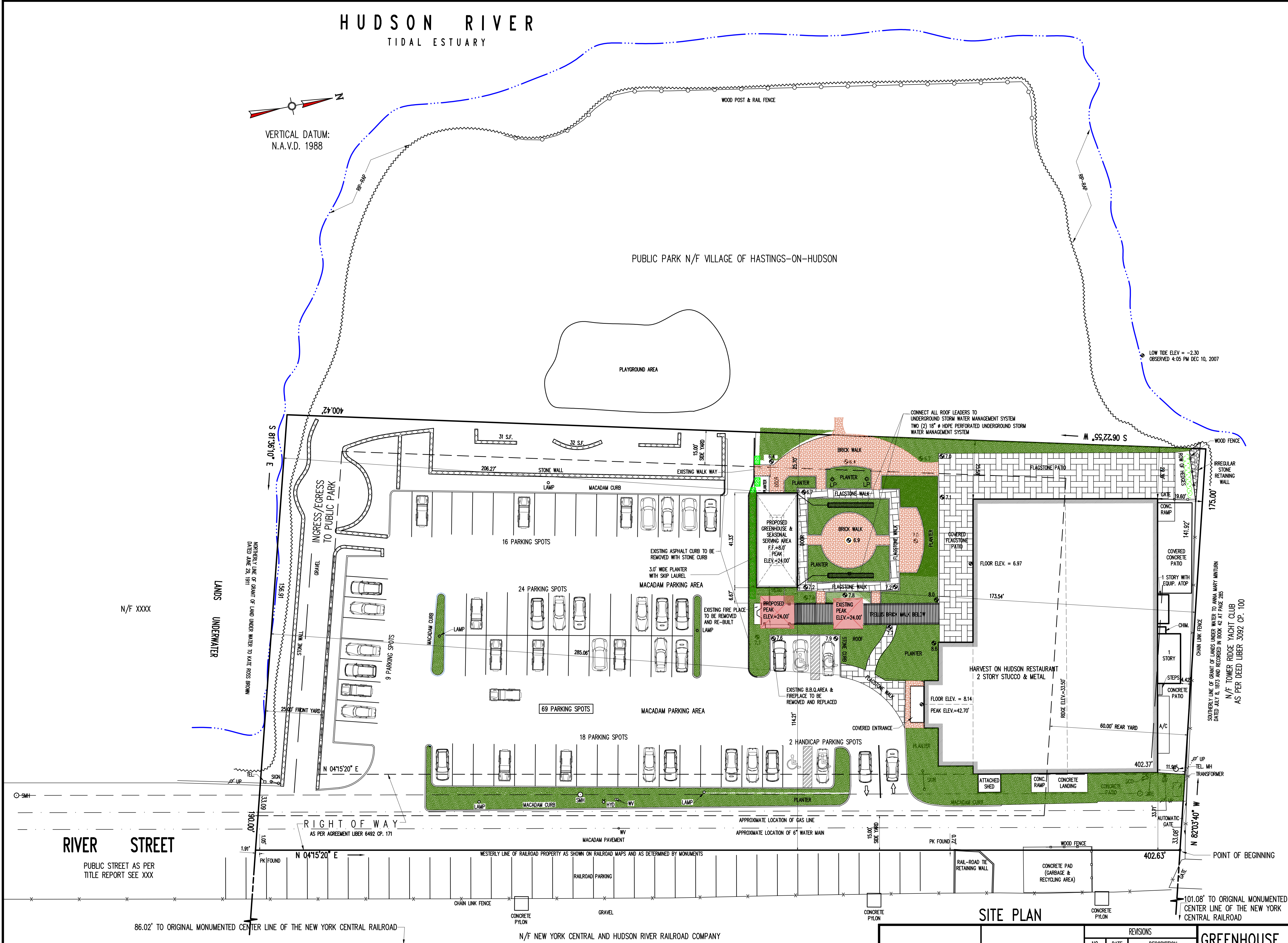
VERTICAL DATUM:
N.A.V.D. 1988

PUBLIC PARK N/F VILLAGE OF HASTINGS-ON-HUDSON



SITE LOCATION MAP

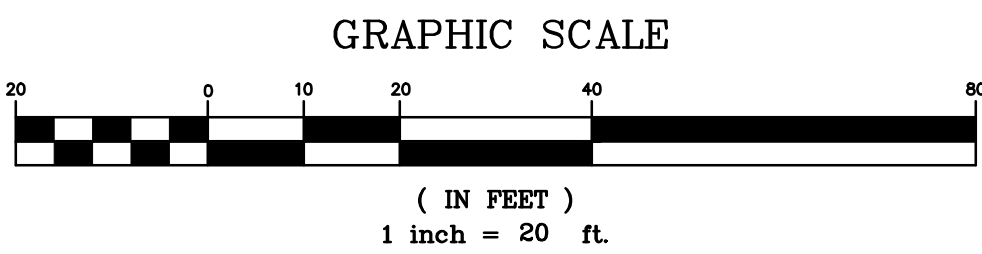
| ZONING DATA 295-79. MARINE WATERFRONT (MW) DISTRICTS | | | |
|---|-----------------|-----------------|-----------------|
| REQUIRED | EXISTING | PROPOSED | |
| LOT AREA | 20,000 SQ. FEET | 73,175 SQ. FEET | 73,175 SQ. FEET |
| LOT WIDTH | 150 FEET | 375.96 FEET | 375.96 FEET |
| MAXIMUM BUILDING COVERAGE | 20% | 14.91% | 16.02% |
| FRONT YARD | 25 FEET | 285.06 FEET | 285.06 FEET |
| REAR YARD | 60 FEET | 4.42 FEET | 4.42 FEET |
| TWO SIDE YARDS | 15 FEET | 22.39 FEET | 22.39 FEET |
| TWO SIDE YARDS | 15 FEET | 33.71 FEET | 33.71 FEET |
| PROPOSED GREENHOUSE | | | |
| FRONT YARD | 25 FEET | | 206.27 FEET |
| REAR YARD | 60 FEET | | 173.54 FEET |
| TWO SIDE YARDS | 15 FEET | | 25.70 FEET |
| TWO SIDE YARDS | 15 FEET | | 114.21 FEET |
| BUILDING HEIGHT | 35 FEET | | 16 FEET |
| STORIES | 2 1/2 | | 1 1/2 |



RIVER STREET

PUBLIC STREET AS PER
TITLE REPORT SEE XXX

SITE PLAN



ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON
IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT
AS PER SECTION 7209, SUBDIVISION 2.



N. Y. S. L. S. No. 49371



N. Y. S. P. E. No. 55191

| REVISIONS | | |
|-----------|---------|--------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 7.31.19 | AS PER P.P. |
| 2 | 8.15.19 | FOR AUGUST P.B. |
| 3 | 8.26.19 | FOR SEPTEMBER P.B. |
| 4 | 9.25.19 | WALKWAY |

ORIGINAL: APRIL 1, 2019

GREENHOUSE ADDITION
HARVEST-on-HUDSON

VILLAGE OF HASTINGS-on-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

PAUL J. PETRETTI
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CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PJPELS@aol.com

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