

MARK W. BLANCHARD
PARTNER



ALAN H. ROTHSCHILD
OF COUNSEL

KRISTEN K. WILSON
PARTNER
**Also admitted in CT*

BLANCHARD & WILSON LLP

235 Mamaroneck Avenue / Suite 401 / White Plains, NY 10605
P (914) 461-0280 F (914) 461-2369
BlanchardWilson.com

April 19, 2024

VIA ELECTRONIC MAIL AND HAND DELIVERY

Village of Hastings on Hudson Planning Board
Village Hall
7 Maple Avenue
Hastings on Hudson, New York 10706
c/o: Mr. Charles Minozzi, Jr., Building Inspector

Re: 1 Warburton Avenue, Hastings on Hudson, New York

Dear Mr. Minozzi:

The undersigned represents the applicant ("Applicant") for approval of an amended site plan ("Amended Site Plan") for the previously approved residential project located at 1 Warburton Avenue, Hastings on Hudson and 1205 Warburton Avenue, Yonkers, New York ("Project"). I am pleased to submit the attached memorandum dated April 16, 2024, and issued by Hudson Engineering & Consulting, P.C. (the "Hudson Memo"). The Hudson Memo is submitted as the final piece of technical analysis in support of the requested approval of the Amended Site Plan.

The Hudson Memo sets forth findings that are consistent with the findings of the previously submitted material in that the proposed changes result in minor changes to the Project with only minor impact and effect. It is respectfully submitted that the enclosed updated materials are sufficient for the Planning Board to approve the Amended Site Plan, as presented.

The Applicant appreciates the continued attention the Planning Board gives to the Project. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Very truly yours,

Mark W. Blanchard

cc: Linda Whitehead, Esq., Village Attorney (*by email only*)
Patrick Cleary, AICP, Village Planner (*by email only*)
Neil J. DeLuca, Project Principal (*by email only*)



HUDSON
ENGINEERING
&
CONSULTING, P.C.

April 16, 2024

Re: Amended Site Plan Application
1 Warburton Avenue
Village of Hastings-on-Hudson

Dear Mr. Deluca,

The proposed amended site plan as shown on sheet A-0.1 was prepared by Sullivan Architecture LLC. dated March 22, 2024, resulted in slight modifications to the overall layout of the buildings to accommodate the modifications to allow the addition of an accessory apartment in two of the affordable housing units.

While the revised plan resulted in slightly increased coverages, the methodology of the SWPPP remains unchanged. The project continues to result in a significant reduction of impervious cover and utilizes extensive green practices to mitigate stormwater runoff to exceed the villages & NYSDEC's stormwater regulations.

Additionally, the amended site plan will have no impact on the water & sanitary improvements associated with the prior board approval.

If you should have any additional questions or comments, please do not hesitate to contact our office at 914-909-0420 or via email at Michael@hudsonec.com.



MARK W. BLANCHARD
PARTNER

KRISTEN K. WILSON
PARTNER
**Also admitted in CT*



ALAN H. ROTHSCHILD
OF COUNSEL

BLANCHARD & WILSON LLP

235 Mamaroneck Avenue / Suite 401 / White Plains, NY 10605
P (914) 461-0280 F (914) 461-2369
BlanchardWilson.com

March 21, 2024

VIA ELECTRONIC MAIL AND HAND DELIVERY

Village of Hastings on Hudson Planning Board
Village Hall
7 Maple Avenue
Hastings on Hudson, New York 10706
c/o: Mr. Charles Minozzi, Jr., Building Inspector

Re: 1 Warburton Avenue, Hastings on Hudson, New York

Dear Mr. Minozzi:

The undersigned represents the owner ("Owner") of certain real property located at 1 Warburton Avenue, Hastings on Hudson, and 1205 Warburton Avenue, Yonkers, New York ("Property"). In July of 2023 the Owner received site-plan approval from the Village of Hastings Planning Board ("Board") for a twenty-one-unit townhouse style residential condominium project ("Project") at the Property. The Owner is requesting an amendment to that approval, as set forth in more detail below.

The Context for the Amendment

The Project was approved in compliance with the Village Code required affordable housing unit set-aside of three units. However, leading up to and during the Owner's final site-plan presentation at the July 2023 Board meeting, discussions were had regarding the possibility of converting the single-family affordable units into units with accessory apartments. This unit with accessory apartment model provides the highly desirable situation wherein the owner of the affordable unit has the ability to generate an offset of ownership costs through rental income generated by leasing the accessory one-bedroom apartment. This provides a simultaneous ancillary benefit to the Village by creating additional access to affordable housing stock, as the one-bedroom units must be leased under the affordable housing requirements. This model has been implemented with great success throughout Westchester County.

Following the final site plan approval that was granted at the July 2023 meeting, the Owner and the professional team revisited the plan and began to work through potential re-design options exploring the feasibility of the unit with accessory apartment concept. As submitted herein, the Owner is pleased to present a revised plan implementing just that, an additional affordable unit

through two, two-bedroom owner units with an accessory one-bedroom apartment. And while the Owner is pleased to present the successful model, it must be noted that the design and layout of the unit is also highly desirable. Instead of dwelling one unit above the other, the amendments show the main unit and accessory apartment as separated stand-alone living spaces, with the accessory apartment as a duplex with a loft-type bedroom and full bathroom on the second floor.

The Diminutive Impact of the Proposed Amendment

The additional affordable unit and accompanying revised site plan ("Revised Project") are well within the findings and requirements under the State Environmental Quality Review Act ("SEQRA") and the Village Code requirements. In its Negative Declaration and Notice of Determination of Non-Significance dated October 20, 2022 ("Negative Declaration"), this Board acting as Lead Agency, elaborated upon twenty enumerated findings that formed the basis of the Negative Declaration. *A copy of the Negative Declaration is included with the submission materials.* In all instances, the Revised Project complies with the Negative Declaration, the variances granted by the Village Zoning Board of Appeals, plan approved by this Board, and approval by the Village Architectural Review Board ("ARB").

For example, in the Architectural Site Plan A-0.1 submitted by Sullivan Architecture, P.C., the Board is presented with a revised Zoning Compliance Table/ Analysis. The Zoning Compliance Table demonstrates that the Revised Project fits with the previous code and approval compliance requirements and there is no trigger for revised or new variances. Also, set forth on Building Elevations depicted on sheets A-1.0, A-2.0, A-3.0 and A-4.1, the Board is presented with elevations that show the incorporation of comments received by the ARB and staff. Thus making for an more refined and improved design.

On sheets A-2.8 and A-4.8, the Board is presented with revised floor plans of the "C" and "E" units. What is important to stress is that the Revised Project stays almost entirely within the existing approved footprint. This was important to the Village and to the Owner. The result is a terrific combination of adding an affordable unit with only a diminutive addition of square footage. The Board will see a slight change on the North corner of the East side of Warburton, and an unrelated but positive slight design revision on the North corner of the Western portion of the Plan. There are no view corridor impacts, no potential construction impacts, and nothing at all to the rear of the East side that impacts the existing natural rock wall.

Another example is the negligible traffic impact. Herein the Board is presented with an updated traffic analysis prepared by Colliers Engineering and Design and dated March 20, 2024. The Colliers memorandum concludes that the Revised Project "would not change the results of the Traffic Evaluation" relied upon by the Board in issuing its Negative Declaration.

This submission will be supplemented with additional civil engineering analysis; however, the undersigned states confidently that all information supporting this Revised Project will demonstrate that any new impact is diminutive and or negligible, and there is no new evidence to trigger any additional review under SEQRA or the Village Code. The Board may rest upon the existing record to grant an approval to the Revised Project.

Requested Action and Conclusion

Upon consideration of this letter and the supporting materials, the Owner requests that the Revised Project be accepted as an existing project and that the Board incorporate all previous applications and supporting documentation, board approvals, meeting and hearing minutes and all public records it has received and reviewed relating to this matter as a part of this instant action. Furthermore, it is respectfully requested that the Board grant site-plan approval to the Revised Project based upon the instant and previous submissions.

Thank you for your attention to this matter and the development teams is looking forward to presenting the Revised Project at the next available meeting.

Very truly yours,



Mark W. Blanchard

cc: Linda Whitehead, Esq., Village Attorney (*by email only*)
Patrick Cleary, AICP, Village Planner (*by email only*)
Neil J. DeLuca, Project Principal (*by email only*)

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com



Memorandum

To: Mr. Neil DeLuca
From: Ronald P. Rieman, Senior Project Manager
Date: March 20, 2024
Subject: 1 Warburton Avenue
Hastings-on-Hudson, New York
Project No.: 24004143

Colliers Engineering & Design previously completed a Traffic Evaluation dated May 18, 2022 for a proposed 21-unit residential development which is anticipated to generate a total of 11 trips during the Weekday Peak AM Hour and a total of 13 trips during the Weekday Peak PM Hour. As part of the Traffic Evaluation an analysis of the proposed site driveways were conducted and indicated that the proposed site driveways were projected to operate at a Level of Service "B" or better during each of the Peak Hours.

It is our understanding, that the Site Plan has been slightly modified to convert two of the units (units C and E) into single family homes with accessory apartments. The resulting additional site generation calculated for 23 units (19 multi-family units + 2 single family attached units + 2 accessory apartments) would add 1 additional trip during each of the Peak Hours and would have a de minimis impact on the area roadways and would not change the results of the Traffic Evaluation.

We trust that the above addresses any concerns on the proposed site plan modifications.

R:\Projects\2022\22004143A\Correspondence\OUT\240320_RPR_Traffic Memo .docx

Zoning Compliance Analysis 1 Warburton Avenue Existing / Proposed Zoning Requirements Updated: March 20, 2023						
17 Market Rate Townhouse Units and 3 Affordable Townhouses - 20 Total						
	East Side of Warburton			West Side of Warburton		
	Existing Zoning Tax Lot 4.160-167-4 ± 4.160-167-7	Proposed Zoning Change Tax Lot 4.160-167-4 ± 4.160-167-7	Proposed Design Tax Lot 4.160-167-4 ± 4.160-167-7	Existing Tax Lot 4.160-166-1 ± 4.160-166-3	Proposed Zoning Change Tax Lot 4.160-166-1 ± 4.160-166-3	Proposed Design Tax Lot 4.160-166-1 ± 4.160-166-3
Zone(s)	R-10	MR-1.5	MR-1.5	MR-1.5 ± R-10	MR-1.5	MR-1.5
Maximum Lot Size	10,000 s.f. width 100'	1,500 SF Per Unit And Min. Lot Width 25'	Lot Size 101,113 s.f./232.1 acres ± 515' lot width 16 units requires 24,000 s.f.	1,500 SF Per Unit And Min. Lot Width 25'	1,500 SF Per Unit And Min. Lot Width 25'	Lot Size 24,384 s.f./560 acres ± 1178' lot width 4 units requires 6,000 s.f.
Max Length of Building	N/A	160'	132'	160'	160'	90'
Principal Bldg. Coverage	25%	35%	14,925 s.f. Coverage - 14.8%	35%	35%	5,178 s.f. Coverage - 21.2%
FAR	N/A	0.75	33,322 s.f. .33	0.75	0.75	10,164 s.f. .42
Total Coverage All Bldg.	25%	50%	14,925 s.f. Coverage - 14.8%	50%	50%	5,178 s.f. Coverage - 21.2%
Minimum Front Yard	30'	12' / Half Building Height (18' min.)	5'	12' / Half Building Height (13' min.)	12' / Half Building Height (13' min.)	13'
Minimum Side Yard	12'	10'	10' / 80'	10'	10'	49' / 0' (*)
Minimum 2 Side Yards	30'	20'	90'	20'	20'	93'
Minimum Rear Yard	40' or 30% of lot depth	30'	80'	30'	30'	2'
Minimum Distance from Accessory Bldg. to Principal Bldg.	8'	N/A	N/A	N/A	N/A	N/A
Minimum Distance from Accessory Bldg. to Side Lot Line	8'	N/A	N/A	N/A	N/A	N/A
Maximum Bldg Height	35' 2 1/2 stories	40' 3 stories	23' - 33' 2-3 Stories Above grade	40' 3 stories	40' 3 stories	26' 2 stories Above grade
Minimum Floor Area Per Dwelling Unit			1,361 - 2,332 s.f.			2,477 - 2,159 s.f.
(*) setback to Yonkers property line, one side; see plans.						
Site Survey information taken from survey prepared by TC Merits, PLLC Pleasantville, NY, latest revision - 1.13.2.1						

Zoning Compliance Analysis 1 Warburton Avenue Existing / Proposed Zoning Requirements - Hastings Site Only Updated: March 20, 2024						
18 Market Rate Townhouse Units and 2 Affordable Townhouses w/ Accessory Apartments - 22 Total						
	East Side of Warburton			West Side of Warburton		
	Existing Zoning Tax Lot 4.160-167-4 ± 4.160-167-7	Proposed Zoning Change Tax Lot 4.160-167-4 ± 4.160-167-7	Proposed Design Tax Lot 4.160-167-4 ± 4.160-167-7	Existing Tax Lot 4.160-166-1 ± 4.160-166-3	Proposed Zoning Change Tax Lot 4.160-166-1 ± 4.160-166-3	Proposed Design Tax Lot 4.160-166-1 ± 4.160-166-3
Zone(s)	R-10	MR-1.5	MR-1.5	MR-1.5 ± R-10	MR-1.5	MR-1.5
Maximum Lot Size	10,000 s.f. width 100'	1,500 SF Per Unit And Min. Lot Width 25'	Lot Size 101,113 s.f./232.1 acres ± 515' lot width 22 units requires 33,000 s.f.	1,500 SF Per Unit And Min. Lot Width 25'	1,500 SF Per Unit And Min. Lot Width 25'	Lot Size 24,384 s.f./560 acres ± 1178' lot width 4 units requires 6,000 s.f.
Max Length of Building	N/A	160'	137'	160'	160'	107'
Principal Bldg. Coverage	25%	35%	15,741 s.f. Coverage - 15.62%	35%	35%	7,160 s.f. Coverage - 29.36%
FAR	N/A	0.75	35,733 s.f. .35	0.75	0.75	13,813 s.f. 5.66 (**)
Total Coverage All Bldg.	25%	50%	15,741 s.f. Coverage - 15.62%	50%	50%	7,160 s.f. Coverage - 29.36%
Minimum Front Yard	30'	12' / Half Building Height (18' min.)	5'	12' / Half Building Height (13' min.)	12' / Half Building Height (13' min.)	13'
Minimum Side Yard	12'	10'	10' / 74'-6"	10'	10'	81'-6' / 0' (*)
Minimum 2 Side Yards	30'	20'	84'-6"	20'	20'	81'-6"
Minimum Rear Yard	40' or 30% of lot depth	30'	75'-5"	30'	30'	2'
Minimum Distance from Accessory Bldg. to Principal Bldg.	8'	N/A	N/A	N/A	N/A	N/A
Minimum Distance from Accessory Bldg. to Side Lot Line	8'	N/A	N/A	N/A	N/A	N/A
Maximum Bldg Height	35' 2 1/2 stories	40' 3 stories	23' - 33' 2-3 Stories Above grade	40' 3 stories	40' 3 stories	26' 2 stories Above grade
Minimum Floor Area Per Dwelling Unit			(***) 764 s.f. - 2,343 s.f.			2,720 s.f. - 3,132 s.f.
(*) setback to Yonkers property line, one side; see plans. (**) Includes 1,413 s.f. of common garage below (***). Accessory Affordable Apartment						
Site Survey information taken from survey prepared by TC Merits, PLLC Pleasantville, NY, latest revision - 1.13.2.1						



1 SITE PLAN
1" = 30'-0"

Sullivan Architecture, P.C.

31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919
John P. Sullivan, F.A.A. - Lic. #011185 Registered through 4/30/24

Owner: 1 Warburton, LLC
1 Warburton Avenue
Hastings-on-Hudson, NY

Civil Engineer: Hudson Engineering & Consulting
45 Knollwood Avenue
Elmsford, NY 10523
(914) - 909-0420

Landscape Architect: IQ Landscape Architects
31 Mamaroneck Avenue
White Plains, NY 10601
(914) - 232-9200

MEP Engineer: Mastroiuta Engineering Associates, LLC
51 Zephyr Rd, Trumbull, CT 06611
203-381-3838

Date Issue

3-22-2024 Planning Board

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted Stretch Code. The signature and seal on such documents attests to the above statement.

COPYRIGHT ©2024
The original architect or designer maintains full title and ownership of these unique creations as per the Architectural Works Copyright Protection Act. Any unauthorized use, reproduction, or distribution of these plans, whether in whole or in part, is expressly prohibited without prior written consent.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Project Title

1 Warburton Ave

1 Warburton Avenue
Hastings-on-Hudson
New York 10706

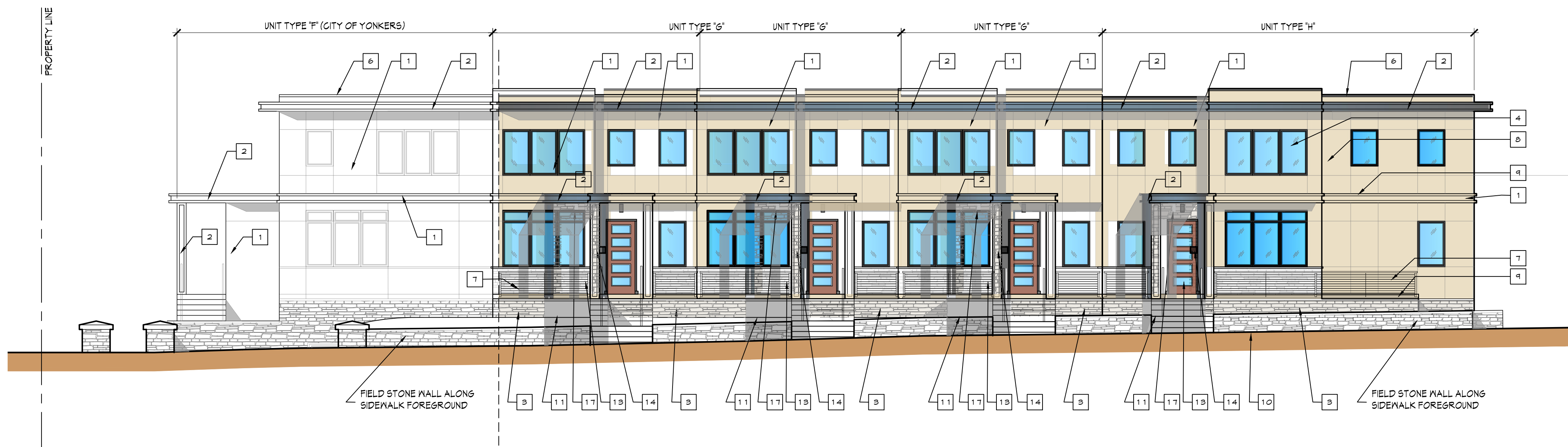
Drawing Title
Architectural
Site Plan

Project No. 20201
Date 11-10-2023
Scale AS NOTED
Drawing by KA

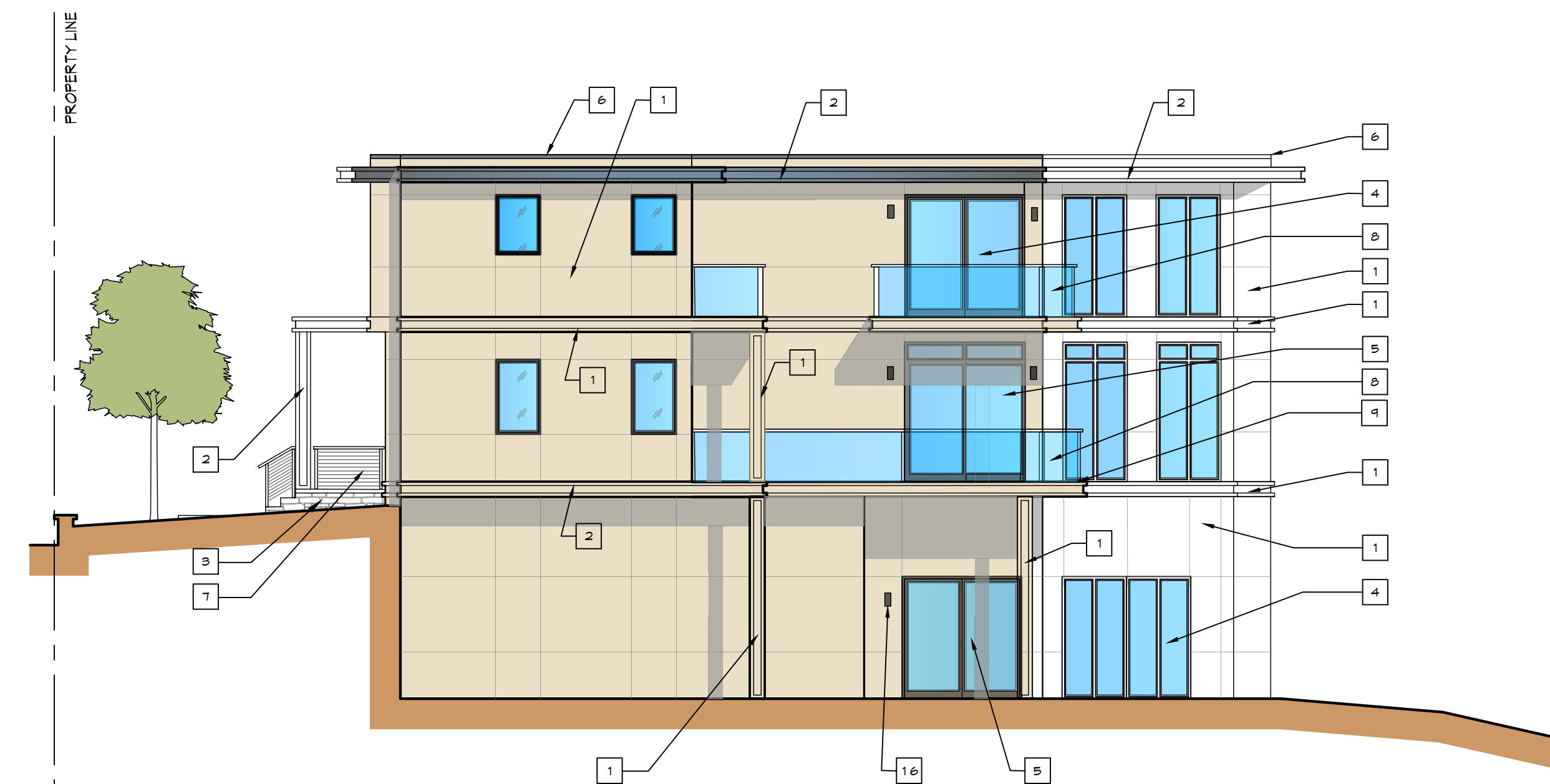
Checked by

Drawing No.

REGISTERED ARCHITECT
JOHN P. SULLIVAN
No. 017185
STATE OF NEW YORK
A-0.1



1 FRONT ELEVATION (EAST)
1/8" = 1'-0"



2 RIGHT ELEVATION (NORTH)
1/8" = 1'-0"



WALL LIGHT FIXTURE (EX-1)
NO SCALE



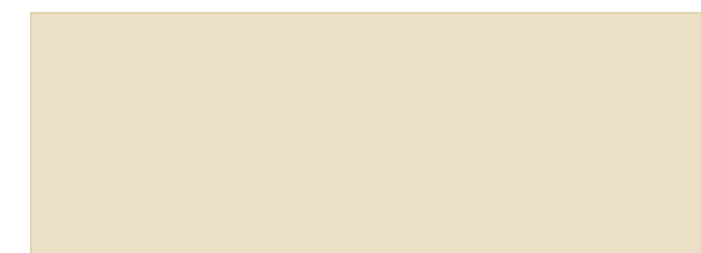
5A WALL LIGHT FIXTURE (EX-1)
NO SCALE



5B WALL LIGHT FIXTURE (EX-1)
NO SCALE



COOPER - INVUE - CLEAR CURVE - LED WALL PACK FIXTURE -
TAA-CGX-YA112800 LUMENS/BA1-7-19010GR - 3000K-JU-T2-DPI/PLATINUM FINISH



KEY NOTE 1



KEY NOTE 2

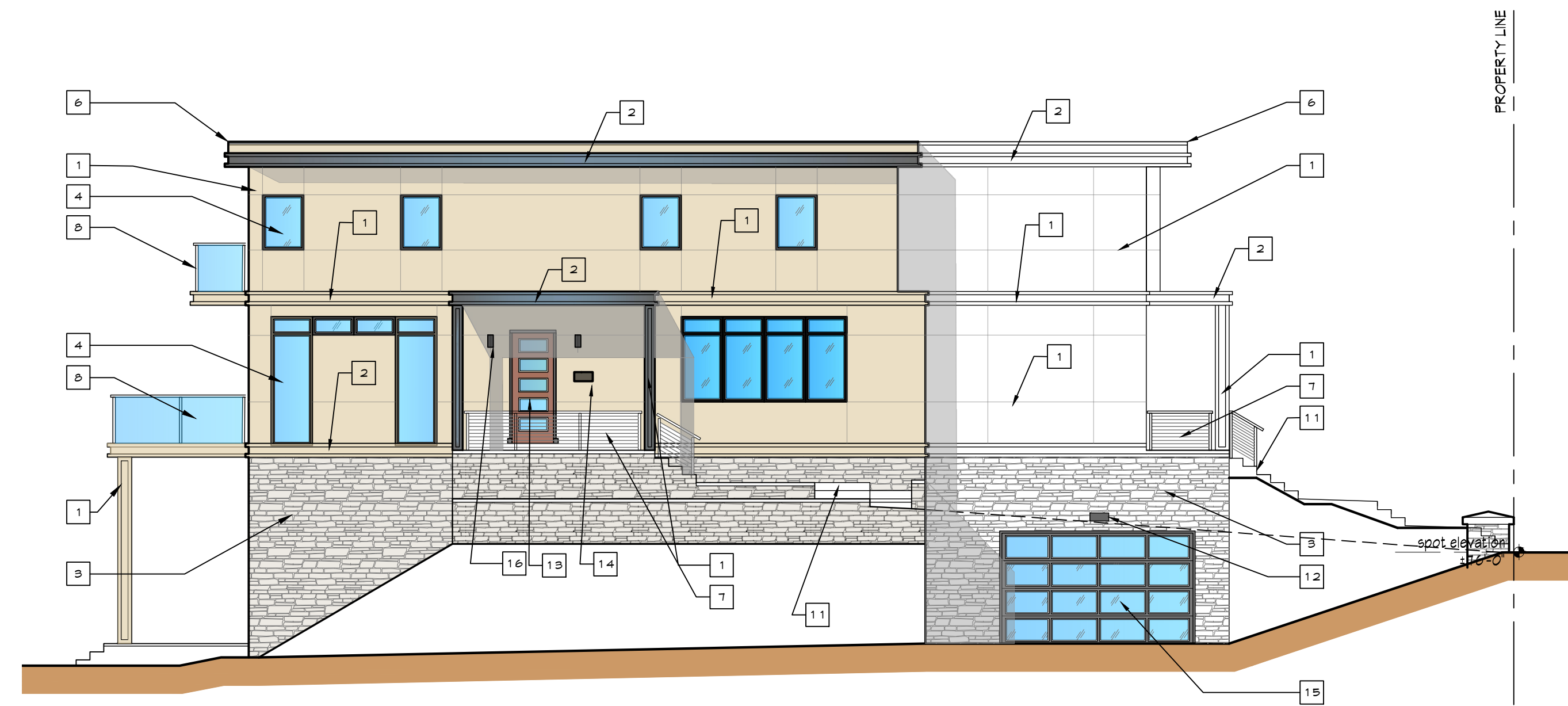
6 STO COLORS
NO SCALE

ELEVATION MATERIAL SCHEDULE

- STO POWERSWALL STUCCO - LIMESTONE FINISH - 105111 PACIFIC SAND
N/V GROOVE SCORE LINES AS SHOWN AND EXP. JOINTS AT FLOOR LINES
STO POWERSWALL STUCCO-LIMESTONE FINISH - 911104 -
190 STO SIGNATURE - STONE 10 N/V GROOVE SCORE LINES AS
SHOWN AND EXP. JOINTS AT FLOOR LINES
- CULTURED STONE N/ WATER TABLE - COUNTRY LEDGESTONE - COLOR
- GRAND MESA
- MARVIN 'ELEVATE' CASEMENT WINDOWS - EBONY FINISH
- MARVIN 'SIGNATURE' DOORS - EBONY FINISH
- CONTINUOUS ALUMINUM COPING FLASHING (4' EXPOSURE) BLACK
- CABLE RAIL DECK RAILING SYSTEM - VIEWRAIL (OR EQUAL)
SIGNATURE SYSTEM - STAINLESS STEEL
- GLASS RAILING SYSTEM - VIEWRAIL (OR EQUAL)
SIGNATURE SYSTEM - STAINLESS STEEL
- DECKING - PE WITH OIL FINISH
- UNLOCK - Permeable - Residential Pedestrian Pavers
Eco Pavers - See landscape Documents.
- THERMAL BLUESTONE TREAD, RISER AND LANDINGS
- INVUE - CLEAR CURVE - LED WALL PACK FIXTURE
3000K COLOR INDEX - BRONZE FINISH - (EX-3)
- TYPICAL MAHOGANY STAINED paneled door
- TYPICAL MODERN ASPECT WALL MAILBOX N/ HOUSE NUMBER
DARK GREY BOX WITH BLACK LETTERS
- EXTERIOR INSULATED GARAGE DOOR - MATCH SIDING
10511-60 PACIFIC SAND COLOR
- BUILDING MOUNTED LIGHTING AT PATIO DOOR (EX-1) - OSLO 255
- BUILDING MOUNTED LIGHTING AT ENTRY DOOR (EX-2) - VISION 3 - NM-2



3 REAR ELEVATION (WEST)
1/8" = 1'-0"



4 LEFT ELEVATION (SOUTH)
1/8" = 1'-0"

Sullivan Architecture, P.C.

31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919
JOHN P. SULLIVAN, F.A.A. - Lic. #017185 Registered through 4/30/24

Owner: 1 Warburton, LLC
1 Warburton Avenue
Hastings-on-Hudson, NY

Civil Engineer: Hudson Engineering & Consulting
45 Knollwood Avenue
Elmsford, NY 10523
(914) - 909-0420

Landscape Architect: IQ Landscape Architects
31 Mamaroneck Avenue
White Plains, NY 10601
(914) - 232-9200

MEP Engineer: Mastroiula Engineering Associates, LLC
51 Zephyr Rd, Trumbull, CT 06611
203-581-3838

Date Issue

9-22-2024 Planning Board

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted Stretch Code. The signature and seal on such documents attests to the above statement.

COPYRIGHT ©2024
The original architect or designer maintains full title and ownership of these unique creations as per the Architectural Works Copyright Protection Act. Any unauthorized use, reproduction, or distribution of these plans, whether in whole or in part, is expressly prohibited without prior written consent.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Project Title

1 Warburton Ave

1 Warburton Avenue
Hastings-on-Hudson
New York 10706

Drawing Title

Building 1
Overall Elevations

Project No. 20201

Date 11-10-2023

Scale AS NOTED

Drawing by KA

Checked by

JOHN P. SULLIVAN

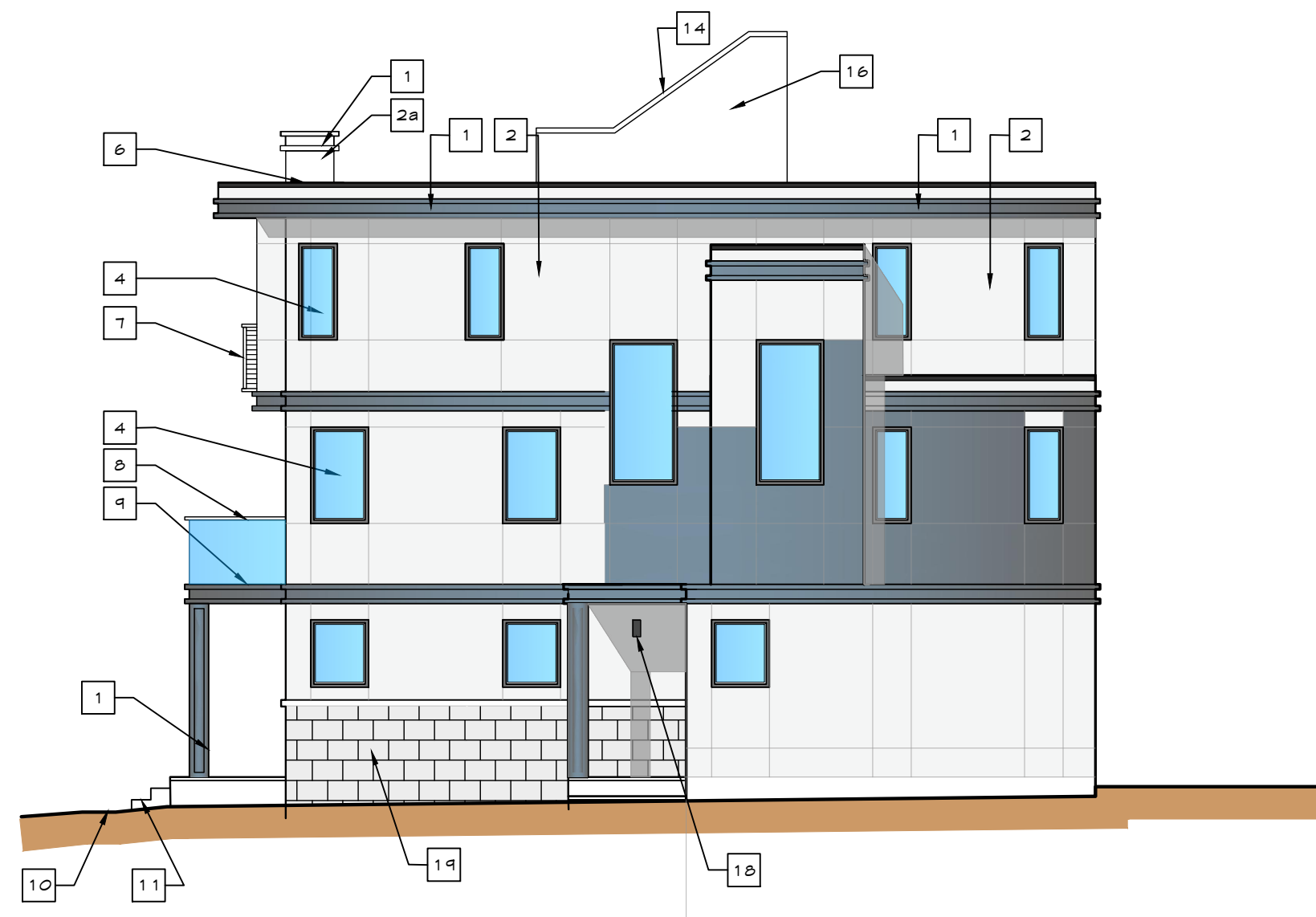
REGISTERED ARCHITECT
No. 017185
STATE OF NEW YORK

Drawing No.

A-1.0



1 FRONT ELEVATION (WEST)
1/8" = 1'-0"



2 RIGHT ELEVATION (SOUTH)
1/8" = 1'-0"



5A WALL LIGHT FIXTURE (EX-1)
NO SCALE



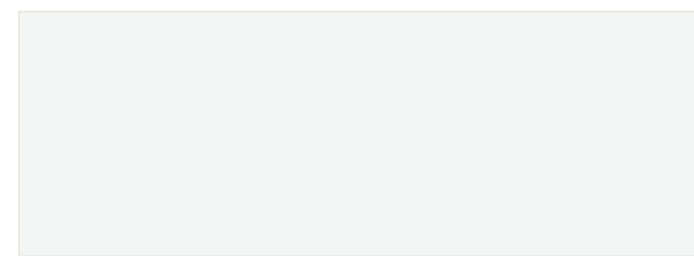
5A WALL LIGHT FIXTURE (EX-2)
NO SCALE



5C WALL LIGHT FIXTURE (EX-3)
NO SCALE



KEY NOTE 1



KEY NOTE 2



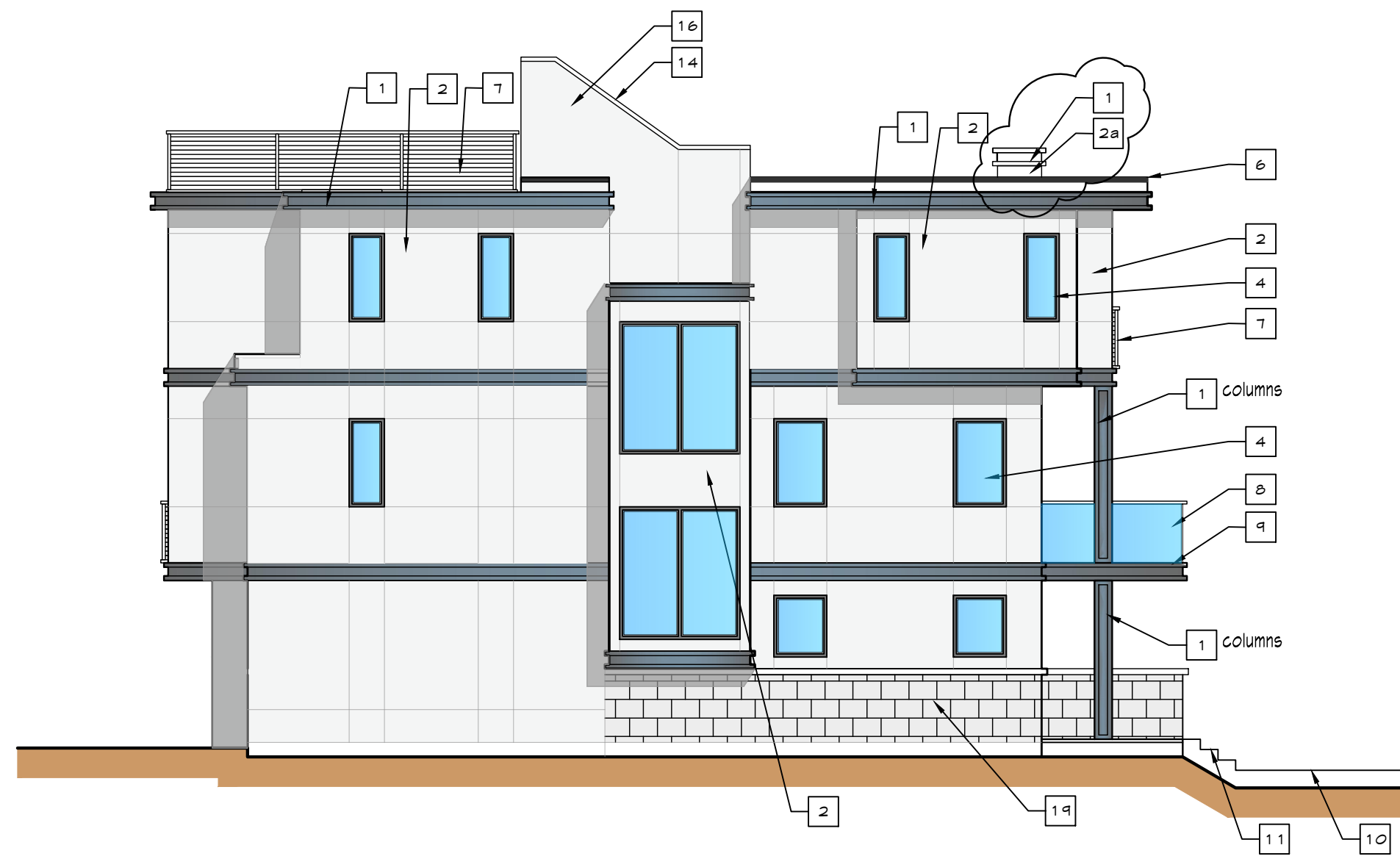
KEY NOTE 28

6 STO COLORS
NO SCALE

ELEVATION MATERIAL SCHEDULE	
1	STO POWERNALL STUCCO-LIMESTONE FINISH - 91104 - 158 550 Signature - Stone 10 IV Y GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
2	STO POWERNALL STUCCO-LIMESTONE FINISH - 93240 - Smoked Putty - 158 550 Signature - Stone 10 IV Y GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
28	STO POWERNALL STUCCO - LIMESTONE FINISH - 10511-66 PACIFIC SAND IV Y GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
3	CULTURED STONE IV WATER TABLE - COUNTRY LEDGESTONE - COLOR - GRAND MESA - FIELD STONE AROUND TERRACES SIMILAR IN COLOR
4	MARVIN 'ELEVATE' CASEMENT WINDOWS - EBONY FINISH
5	MARVIN 'SIGNATURE' DOORS - EBONY FINISH
6	CONTINUOUS ALUMINUM GOPING FLASHING (4" EXPOSURE) BLACK
7	CABLE RAIL DECK RAILING SYSTEM - VIEWRAIL (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL
8	GLASS RAILING SYSTEM - VIEWRAIL (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL
4	DECKING - IPE WITH OIL FINISH
10	UNILOCK - Permeable - Residential Pedestrian Pavers Eco Priors - See landscape Documents.
11	THERMAL BLUESTONE TREAD, RISER AND LANDINGS
12	INVUE CURVE - EXTERIOR WALL MOUNTED LED LIGHT FIXTURE 3000K COLOR INDEX - BRONZE FINISH - EX-3
13	TYPICAL MAHOGANY STAINED paneled door
14	METAL ROOFING MATCHING - STUCCO - 93240 - Smoked Putty
15	EXTERIOR INSULATED GARAGE DOOR - MATCH SIDING
16	STO - 21612 - Opal - FROSTED GLASS
16	ROOF BULKHEAD BEYOND - STO POWERNALL STUCCO - LIMESTONE FINISH - 93240 Smoked Putty - IV SLOPED ROOF - SEE NOTE 14
17	BUILDING MOUNTED LIGHTING AT PATIO DOOR (EX-1) - OSLO 255
18	BUILDING MOUNTED LIGHTING AT ENTRY DOOR (EX-2) - OSLO 100
19	LIMESTONE VENEER AND WATERTABLE



3 REAR ELEVATION (EAST)
1/8" = 1'-0"



4 LEFT ELEVATION (NORTH)
1/8" = 1'-0"

Sullivan Architecture, P.C.

31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919
JOHN P. SULLIVAN, F.A.A. - Lic. #017185 Registered through 4/30/24

Owner: 1 Warburton, LLC
1 Warburton Avenue
Hastings-on-Hudson, NY

Civil Engineer: Hudson Engineering & Consulting
45 Knollwood Avenue
Elmsford, NY 10523
(914) - 909-0420

Landscape Architect: IQ Landscape Architects
31 Mamaroneck Avenue
White Plains, NY 10601
(914) - 232-9200

MEP Engineer: Mastroluca Engineering Associates, LLC
51 Zephyr Rd, Trumbull, CT 06611
203-581-3838

Date Issue

9-22-2024 Planning Board

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted Stretch Code. The signature and seal on such documents attests to the above statement.

COPYRIGHT ©2024
The original architect or designer maintains full title and ownership of these unique creations as per the Architectural Works Copyright Protection Act. Any unauthorized use, reproduction, or distribution of these plans, whether in whole or in part, is expressly prohibited without prior written consent.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Project Title

1 Warburton Ave

1 Warburton Avenue
Hastings-on-Hudson
New York 10706

Drawing Title

Building 2
Overall Elevations

Project No. 20201
Date 11-10-2023
Scale AS NOTED
Drawing by KA

Checked by

JOHN P. SULLIVAN
REGISTERED ARCHITECT
No. 017185
STATE OF NEW YORK

Drawing No.

A-2.0



COOPER - INVUE - CLEAR CURVE - LED WALL PACK FIXTURE -
TAA-CGW-YA1(2800 LUMENS)SA1-?-730(70CRI-3000K)-U-T2-DP(PLATINUM FINISH)



KEY NOTE 1

KEY NOTE 2

KEY NOTE 2a

5A WALL LIGHT FIXTURE (EX-1)
NO SCALE

5A WALL LIGHT FIXTURE (EX-2)
NO SCALE

5C WALL LIGHT FIXTURE (EX-3)
NO SCALE

6 STO COLORS
NO SCALE

ELEVATION MATERIAL SCHEDULE

- | | |
|----|--|
| 1 | STO POWERNAL STUCCO-LORESTONE FINISH - 37104 -
158 SBO Signature - Stone 10 IV V GROOVE SCORE LINES AS SHOWN AND EXP Joints AT FLOOR LINES |
| 2 | STO POWERNAL STUCCO-LORESTONE FINISH - #3240 - Smoked Putty -
158 SBO Signature - Stone 10 IV V GROOVE SCORE LINES AS SHOWN AND EXP Joints AT FLOOR LINES |
| 2a | STO POWERNAL STUCCO-LORESTONE FINISH - 10511 - 66 PACIFIC SAND IV V GROOVE SCORE LINES AS SHOWN AND EXP Joints AT FLOOR LINES |
| 3 | CULTURED STONE W/ WATER TABLE - COUNTRY LEDGESTONE - COLOR - GRAND MESA - FIELD STONE AROUND TERRACES SIMILAR IN COLOR |
| 4 | MARVIN ELEVATE CASEMENT KITCHENS - EBONY FINISH |
| 5 | MARVIN SIGNATURE® DOORS - EBONY FINISH |
| 6 | CONTINUOUS ALUMINUM COPING FLASHING (4" EXPOSURE) BLACK |
| 7 | CABLER LACK RAILING SYSTEM - VENEAL (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL |
| 8 | GLASS RAILING SYSTEM - VENEAL (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL |
| 9 | DECKING - IPE WITH OIL FINISH |
| 10 | UNILOCK - Permeable - Residential Pedestrian Pavers Eco Pavers - See landscape Documents. |
| 11 | THERMAL BLUESTONE TREAD, RISER AND LANDINGS |
| 12 | IN VUE CURVE - EXTERIOR KALL MOUNTED LED LIGHT FIXTURE 3000K COLOR INDEX - BROOKLYN FINISH - EX-3 |
| 13 | TYPICAL MAHOGANY STAINED PANELED DOOR |
| 14 | METAL ROOFING MATCHING - STUCCO - #3240 - Smoked Putty - |
| 15 | EXTERIOR INSULATED GARAGE DOOR - MATCH SIDING STU - 21612 - Oyster - FROSTED GLASS |
| 16 | ROOF BULKHEAD BEHIND - STO POWERNAL STUCCO - LRESTONE FINISH #3240 Smoked Putty - W/ SLOPED ROOF- SEE NOTE 14 |
| 17 | BUILDINGS MOUNTED LIGHTING AT PATIO DOOR (EX-1) - OSLO 255 |
| 18 | BUILDINGS MOUNTED LIGHTING AT ENTRY DOOR (EX-2) - OSLO 100 |
| 19 | LRESTONE VENEAL AND WATER TABLE |



Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919
John P. Sullivan, FAIA - Lic. # 011185 Registered through 9/30/2

Owner: 1 Warburton, LLC
1 · Warburton Avenue
Hastings-on-Hudson, NY

Civil Engineer: **Hudson Engineering & Consulting**
45 Knollwood Avenue
Elmsford, NY 10523
(914) - 909-0420

Landscape Architect: **IQ**
Landscape Architects
31 Mamaroneck Avenue
White Plains, NY 10601
(914) - 232-0200

MEP Engineer: **Mastroluca Engineering Associates, LLC**
51 Zephyr Rd, Trumbull, CT 06611
203-581-3838

Date Issue

3-22-2024 Planning Board

I herby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted Stretch Code. The signature and seal on such documents attests to the above statement.

COPYRIGHT ©2024
The original architect or designer maintains full title and ownership of these unique creations as per the Architectural Works Copyright Protection Act. Any unauthorised use, reproduction, or distribution of these plans, whether in whole or in part, is expressly prohibited without prior written consent.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Project Title

1 Warburton Ave

1 Warburton Avenue
Hastings-on-Hudson
New York 10706

Drawing Title

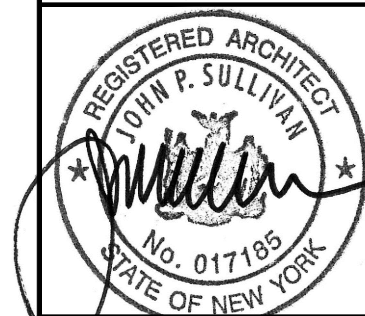
Building 3 Overall Elevations

Project No.	20201
Date	11-10

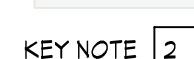
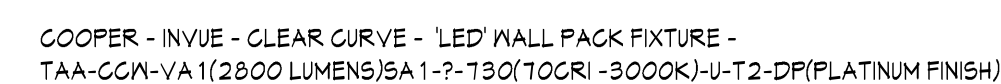
Scale	AS NOTE
Drawing by	KA

Checked by	
------------	--

Drawing No.	
-------------	--



A-3.0



ELEVATION MATERIAL SCHEDULE	
1	STO POWERNALL STUCCO-LIMESTONE FINISH - 57104 - 15# S&C SIGNATURE - STONE 10" V GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
2	STO POWERNALL STUCCO-LIMESTONE FINISH - 93240 - Smoked Putty - 15# S&C SIGNATURE - STONE 10" V GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
2a	STO POWERNALL STUCCO - LIMESTONE FINISH - 10511-66 PACIFIC SAND N/ Y GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
3	CULTURED STONE WATER TABLE - COUNTRY LEDGESTONE - COLOR GRAND MEADOW - LED STONE TERRACES SIMILAR IN COLOR
4	MARVIN "ELEVATE" CASSETTE WINDOWS - EBONY FINISH
5	MARVIN "SIGNATURE" DOORS - EBONY FINISH
6	CONTINUOUS ALUMINUM COPING FLASHING (4" EXPOSURE) BLACK
7	CABLE RAIL DECK RAILING SYSTEM - VENEIR (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL
8	GLASS RAILING SYSTEM - VENEIR (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL
9	DECKING - WPC WITH OIL FINISH
10	UNILOCK - Performance Residential Pedestrian Pavers Espe Pavers - See landscape Documents.
11	THERMAL BULBSTONE TREAD, RISER AND LANDINGS
12	INVE CURVE - EXTERIOR WALL MOUNTED LED LIGHT FIXTURE BROOK HOLLOW FINISH - BRONZE FINISH - EX-3
13	TYPICAL MANGOST STAINED PANELLED DOOR
14	METAL ROOFING MATCHING - STUCCO - 93240 - Smoked Putty
15	EXTERIOR INSULATED GARAGE DOOR - MATCH SIGN STO - 21612 - Ogylter - FROSTED GLASS
16	ROOF BULKHEAD BEYOND - STO POWERNALL STUCCO - LIMESTONE FINISH 93240 Smoked Putty - N/ V SLOPED ROOF - SEE NOTE 11
17	BUILDING MOUNTED LIGHTING AT PATIO DOOR (EX-2) - OSLO 255
18	BUILDING MOUNTED LIGHTING AT ENTRY DOOR (EX-2) - OSLO 100
19	LIMESTONE VENEER AND WATERTABLE



· Warburton Avenue
Castings-on-Hudson, NY

5 Knollwood Avenue
 Rosford, NY 10523
 (914) - 909-0420

Mastroluca Engineering
Associates, LLC

1 Zephyr Rd, Trumbull, CT 06611
2 203-581-3838

3-22-2024 Planning Board

COPYRIGHT ©2024
The original architect or designer maintains full title and ownership of these unique creations as per the Architectural Works Copyright Protection Act. Any unauthorised use, reproduction, or distribution of these plans, whether in whole or in part, is expressly prohibited without prior written consent.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

1 Warburton Avenue
Hastings-on-Hudson
New York 10706

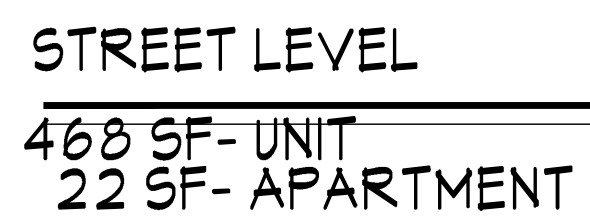
Enlarged plans
Unit "C"

Project No.	20201
Date	11.10.2023

Scale	AS NOTE
Drawing by	LV

Drawing No.

A-2.8



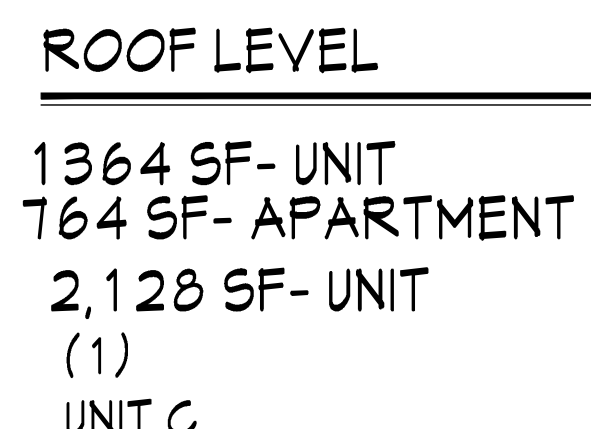
1 GARAGE FLOOR PLAN



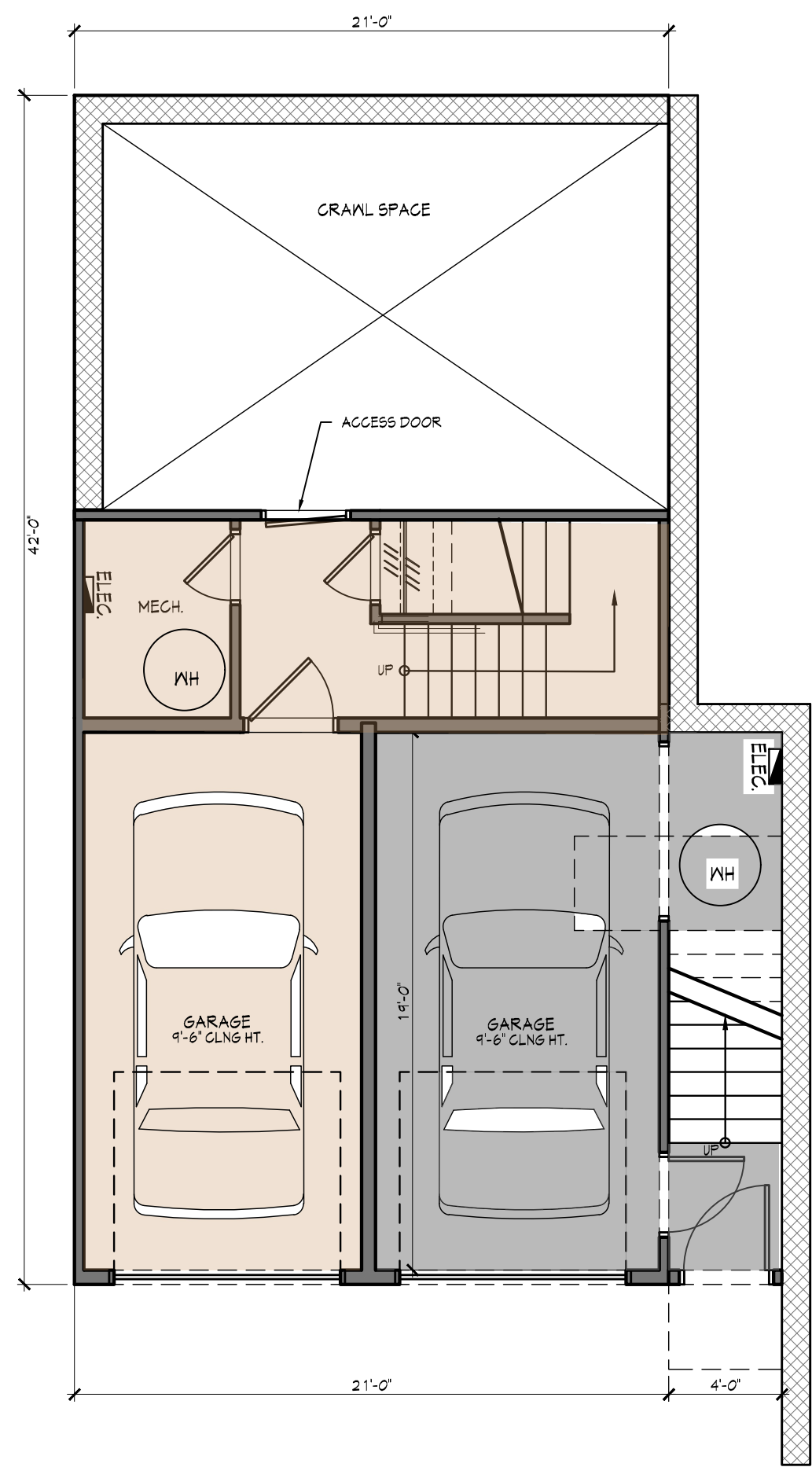
2 FIRST FLOOR PLAN
3/16" = 1'-0"



3 SECOND FLOOR PLAN
3/16" = 1'-0"



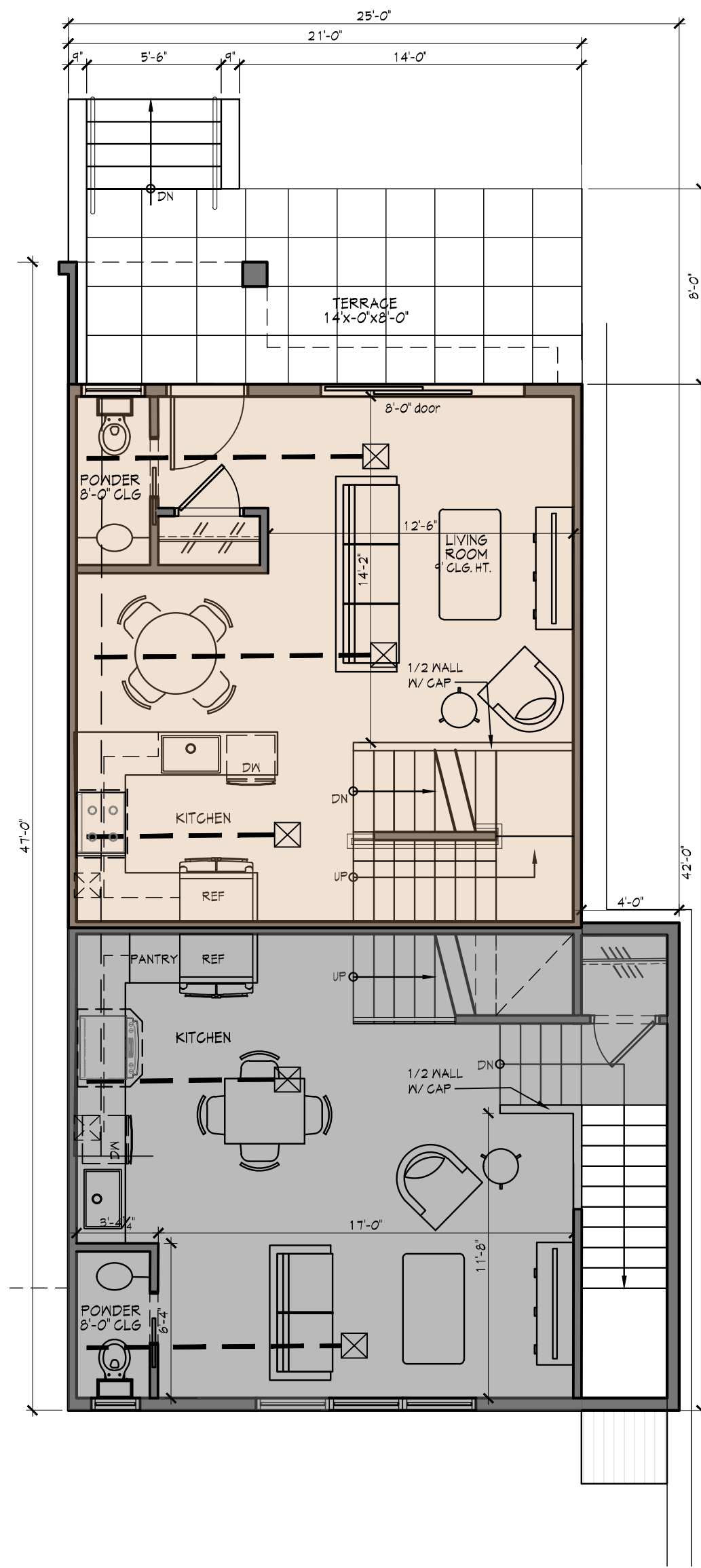
4 ROOF PLAN



STREET LEVEL

154 SF- UNIT
22 SF- APARTMENT

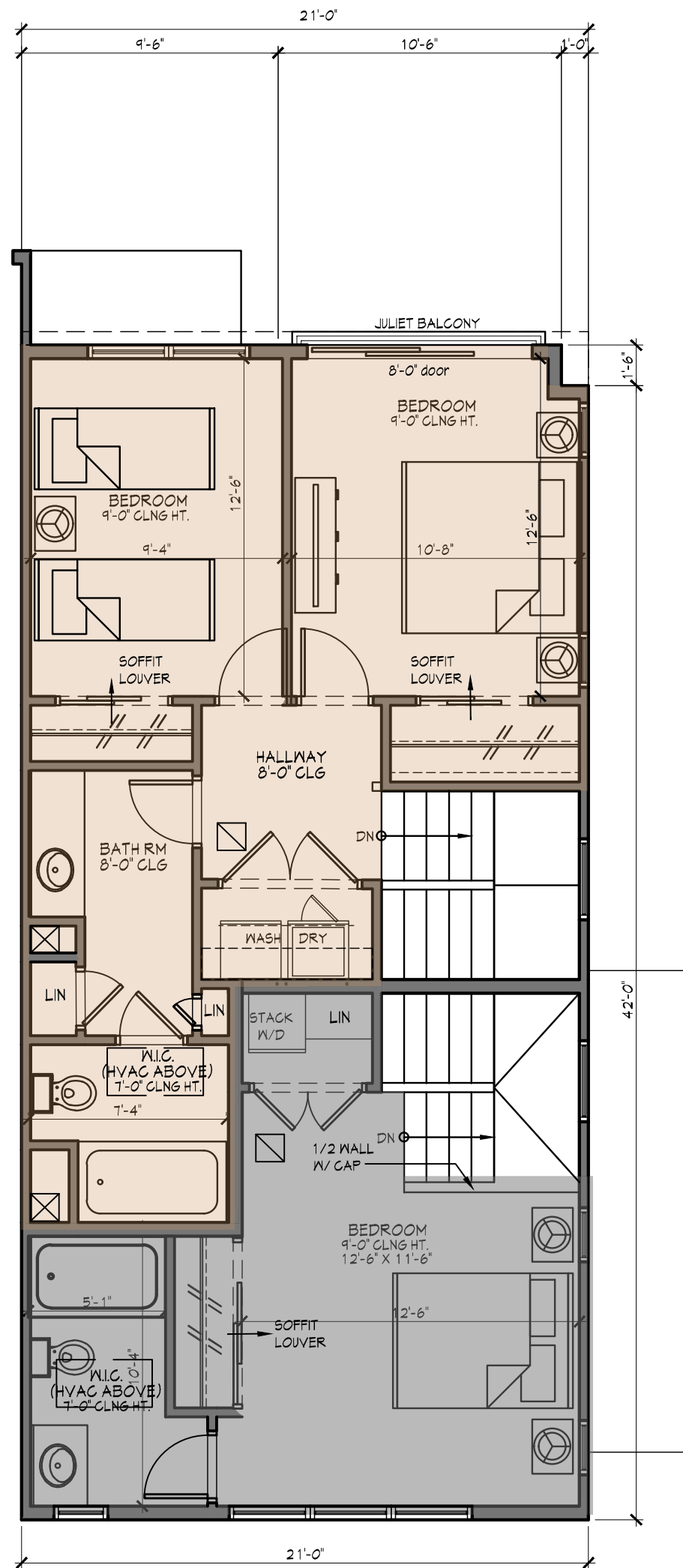
1 GARAGE FLOOR PLAN
3/16" = 1'-0"



MAIN LEVEL

468 SF- UNIT
440 SF- APARTMENT

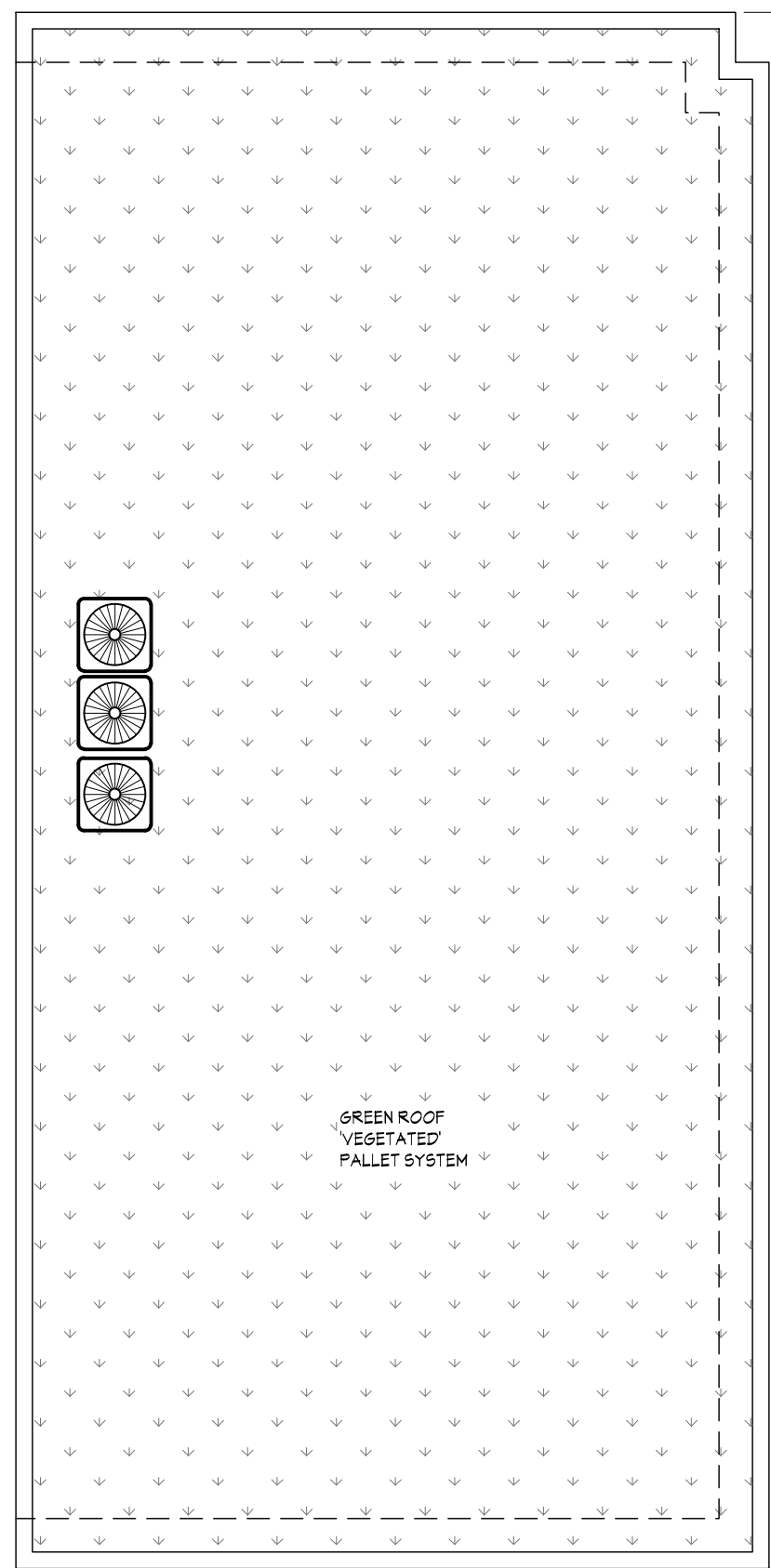
2 FIRST FLOOR PLAN
3/16" = 1'-0"



UPPER LEVEL

510 SF- UNIT
288 SF- APARTMENT

3 SECOND FLOOR PLAN
3/16" = 1'-0"



ROOF LEVEL

(1)
UNIT E
1,882 SF- UNIT
1132 SF- UNIT
750 SF- APARTMENT

4 ROOF PLAN
3/16" = 1'-0"

Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919
JOHN P. SULLIVAN, F.A.A. - Lic. #017185 Registered through 4/30/24

Owner: **1 Warburton, LLC**
1 Warburton Avenue
Hastings-on-Hudson, NY

Civil Engineer: **Hudson Engineering & Consulting**
45 Knollwood Avenue
Elmsford, NY 10523
(914) - 909-0420

Landscape Architect: **IQ Landscape Architects**
31 Mamaroneck Avenue
White Plains, NY 10601
(914) - 232-9200

MEP Engineer: **Mastroluca Engineering Associates, LLC**
51 Zephyr Rd, Trumbull, CT 06611
203-581-3838

Date Issue

9-22-2024 Planning Board

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted Stretch Code. The signature and seal on such documents attests to the above statement.

COPYRIGHT (c)2024
The original architect or designer maintains full title and ownership of these unique creations as per the Architectural Works Copyright Protection Act. Any unauthorized use, reproduction, or distribution of these plans, whether in whole or in part, is expressly prohibited without prior written consent.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Project Title

1 Warburton Ave

1 Warburton Avenue
Hastings-on-Hudson
New York 10706

Drawing Title

Enlarged plans
Unit "E"

Project No. 20201

Date 11-10-2023

Scale AS NOTED

Drawing by LV

Checked by



Drawing No.

A-4.8

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____

Date October 20, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Hastings-On-Hudson Planning Board as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 1 Warburton Avenue - MR-1.5 Zoning Map Amendment and Residential Townhouse Development.

SEQR Status: Type I ☐
Unlisted ☒

Conditioned Negative Declaration: Yes ☐
No ☒

Description of Action:

The proposal involves modifying the zoning on the Site from the R-10 – One-Family Residence District to the MR-1.5 – Multi-Family District. This rezoning is proposed to allow for the development of a 21-unit multi-family townhouse project and associated site improvements on the property that formerly supported the Riverview Catering Hall. 18 units will consist of 2 bedrooms plus a den and average 2,440 square feet. 3 of the units will comply with AFFH requirements, and consist of 2 bedrooms and average 1,440 square feet. The southernmost unit on the east side of Warburton Avenue is located in the City of Yonkers.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The Action is located on 1 Warburton Avenue, Hastings-On-Hudson and is more specifically known and identified as Tax Map Section 4.160, Blocks 166 and 167, Lots 1,3,4 and 7

REASONS SUPPORTING THIS DETERMINATION:

(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

See Attached

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Mary Ellen Ballantine, Planning Board Secretary
Address: 7 Maple Avenue, Hastings-On-Hudson, NY 10706
Telephone Number: 914-742-2327

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Mayor, Village of Hastings-On-Hudson, 7 Maple Avenue, Hastings-On-Hudson, NY 10706
Applicant (if any)
Other Involved Agencies (if any)

The proposal involves modifying the zoning on the Site from the R-10 – One-Family Residence District to the MR-1.5 – Multi-Family District. This rezoning is proposed to allow for the development of a 21-unit multi-family townhouse project and associated site improvements on the property that formerly supported the Riverview Catering Hall. 18 units will consist of 2 bedrooms plus a den and average 2,440 square feet. 3 of the units will comply with AFFH requirements, and consist of 2 bedrooms and average 1,440 square feet. The southernmost unit on the east side of Warburton Avenue is located in the City of Yonkers.

Specific impacts relating to the proposed action are addressed below:

1. The Proposed Action involves rezoning the Site from the R-10 One Family Residence Zoning District to the MR-1.5 Multi-Family Residence Zoning District (a small portion containing the existing catering hall building is already zoned MR-1.5). The rezoning only applies to the Site, and will not impact any other properties. The proposed multi-family townhouse development is classified as a permitted principal use in the MR-1.5 zoning district.

The proposed townhouse development represents an appropriate use of the Site in a manner consistent with the character of the surrounding neighborhood, while providing for the diversification of the Village's housing stock along with the inclusion of Affirmatively Furthering Fair Housing units.

Once rezoned, the Proposed Action would not comply with the 16' front yard setback (which is half the height of the proposed buildings). A 10' front yard setback is proposed for the eastern parcel and a 7' front yard setback is proposed for the western parcel.

Additionally, the western parcel would not comply with the single side yard setback of 10' (0' is proposed), and the rear yard setback of 30' (6' is proposed).

The design and configuration of the Proposed Action, while non-compliant as noted above, actually serves to mitigate potential adverse environmental impacts on the rock slope, the adjacent aqueduct and the residences located to the east of the Site. As a result, the Planning Board finds that the Proposed Action will result in impacts to the Site, however, those impacts will be minor and do not constitute significant adverse land use or zoning impacts.

2. The Proposed Action will result in a temporary change in existing air quality as a result of the demolition of the catering hall and the preparation of the site and subsequent development of townhouses and associated site improvements; however, this activity is not expected to result in a significant

negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved construction management plan that will be submitted with the Building Permit, as well as through a continual reliance on construction Best Management Practices and equipment repair and maintenance.

No long-term air quality impacts will result from the residential townhouse development, which will incorporate individual electric heat pumps, which do not generate emissions. No significant adverse air quality impacts will result from the Proposed Action.

3. The Proposed Action requires that the rock face located on the eastern parcel be cut back to an exposed height of between 22 – 30 feet. Rock excavation will be required to achieve the final grade elevation between 82.0 and 94.0. Rock removal will be accomplished through mechanical means utilizing line drilling and the use of a pneumatic hammer or splitter. No blasting will be utilized.

The rock face will be stabilized with a combined system of rock slope scaling and a rockfall net with rock bolts and anchors. If necessary, rock benching with heights no greater than 8' would be accomplished, under the supervision of a geo-technical engineer. As the scaling program is completed, a rock netting system consisting of steel wire mesh will be installed. Rock bolts and anchors may also be installed. A survey will be conducted to ensure the bolts do not impact the adjacent Aqueduct. An energy dissipation barrier "catch ditch" will be installed at the base of the rock face consisting of pea gravel, wood chips and top soil.

A pre-condition survey of all structures, streets and utilities will be undertaken, and periodic monitoring shall occur during construction including the use of crack monitoring gauges and elevation and lateral position control points. Vibration levels at the Aqueduct and neighboring structures and utilities shall occur using seismograph vibration monitors placed at strategic locations.

The implementation of these mitigation measures will ensure that no significant adverse impacts will result from the required removal of rock.

4. In addition to the rock excavation, site grading will be required to accommodate the Proposed Action. In total, approximately 8,600 cubic yards of excess material will be removed from the Site. This potentially adverse impact will be mitigated through the installation of soil erosion and sedimentation control devices in accordance with the site plans and specifications. These devices will be designed and installed in accordance

with New York Standards and Specifications for Erosion and Sediment Controls.

The soil erosion and sediment control plan will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

During construction, site assessments and inspections shall be conducted in accordance with the approved SWPPP. This shall include an assessment of the Site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures have been adequately installed or implemented to ensure overall preparedness of the Site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of the end of a storm event of 0.5 inches or greater. The site contractor shall be responsible for implementing measures and correcting deficiencies noted during site inspections.

5. Approximately 1.05 acres of the 3.01-acre site is currently covered by impervious surfaces. The Proposed Action will result in modifications to existing impervious surfaces, including the construction of the new townhouse buildings, parking areas, driveways and associated improvements. This will result in the addition of approximately 0.06 acres (2,614 square feet) of additional impervious surfaces. Runoff from these surfaces will be controlled through the implementation of a Stormwater Management Plan, prepared in support of the application. This plan has been designed in accordance with the Westchester County Best Management Practices Manual for Construction Related Activities, and will assure that the post development runoff rates will be equal to or less than the pre-development rates for the various storm events.

Additionally, approval of the project shall be conditioned upon compliance with all applicable Phase II stormwater regulations, including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the filing of a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit, as required. These measures will assure that the Proposed Action will not result in any significant adverse stormwater runoff impacts.

6. The Proposed Action is estimated to require approximately 8,400 gpd of water to be drawn from the Yonkers Water District, and would generate an equivalent amount of sanitary wastewater that would be discharged into the North Yonkers Sewer District, or as an alternative into the existing County sanitary trunk sewer that borders the Site. This wastewater will ultimately treated at the Yonkers Joint Wastewater Treatment Plant.

In correspondence dated September 15, 2022, the City of Yonkers Superintendent of Water confirmed that the City of Yonkers water system can support both the domestic and fire protection water usage for the Proposed Action.

In a Will-Serve letter dated October 6, 2022, the City of Yonkers City Engineer confirmed that Yonkers will provide sanitary sewer service to the Site, subject to the following conditions:

- Prior to approval by the City of Yonkers Planning Board, the Applicant shall provide additional information to the satisfaction of the City of Yonkers Department of Engineering.
- The sanitary sewer line shall be approved by the Westchester County Health Department.
- The sewer line located within the City of Yonkers shall be dedicated to the City.

Subject to these conditions, no significant negative impacts will result from the Proposed Action.

7. Long-term noise impacts are not anticipated as a result of the operation of the new townhouses. Building mechanical and HVAC equipment will be located on the roof, and will be enclosed and sound attenuated. The existing rock face will further serve to block Site related sounds.

Short-term noise impacts are limited to construction related activities. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short-term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Construction hours will be limited to conform to Chapter 193 of the Village Code - Noise. ordinances. No permanent long-term noise impacts are anticipated.

8. The Proposed Action is projected to generate a total of between 11 and 13 weekday peak hour vehicle trips (3 entering and 8 exiting trips for a total of 11 AM peak hour trips and 8 entering and 5 exiting trips for a total of 13 PM peak hour trips). The volume of traffic generated by the Proposed Action will not adversely affect the surrounding roadway network, nor will it result in any discernable change to nearby intersection levels-of-service. The two site driveways are projected to operate at Level-of-Service B or better during the peak hours.

By way of comparison, the previous catering hall use generated approximately 172 peak hour vehicle trips (86 entering and 86 exiting trips) and the existing school bus facility also generates significantly higher trip generation rates than would the Proposed Action. As a result, it is anticipated that the Proposed Action will not result in any significant adverse traffic impacts.

9. The proposed 21-unit multi-family townhouse project has the potential to generate school-aged children. Utilizing the actual school children generation rates from comparable near-by developments, the Proposed Action is estimated to generate 0.63 school-aged children. This low number is a function of the type of housing proposed, and the lack of family and children-oriented amenities provided, and the relative availability of more traditional housing types in the immediate market area at a similar price point (such as single-family homes with a yards) that are more suitable for families with children.

To provide a worst-case assessment of the potential for school-aged children generation, the Applicant conducted an assessment utilizing the "Rutgers" multipliers. This formula is recognized as a very conservative estimate, and routinely results in over-estimates of school aged children. Utilizing the Rutgers multipliers, a total of 7-school-aged children might be generated from the proposed development.

The Proposed Action is projected to generate \$405,500 annually in real estate taxes, of which \$273,031 would be taxes attributable to the Hastings-On-Hudson Union Free School District. According to the School Year Financial Transparency Report for the Hastings School District provided by the New York State Department of Education, the total cost for each student is \$29,391.03, however this cost includes various fixed costs which do not vary with enrollment. The educational costs per student is \$22,509.11. Nevertheless, for the purposes of this analysis, a rounded total cost figure of \$30,000 per student was utilized.

Utilizing the worst-case 7 student estimate, the total educational costs for the Proposed Action would be \$210,000. Subtracting this figure from the annual school tax revenue results in an annual surplus of \$63,031. As a result, it can be concluded that the Proposed Action will not result in an adverse impact to the Hastings-On-Hudson Union Free School District.

10. The Proposed Action will result in a proportional increase in the demand for police, fire and EMS services. The Proposed Action will be constructed to fully conform with all building and fire code requirements, and will include modern site security measures. As a result, it can be concluded that the Proposed Action does not pose any unusual community service concerns.

It is projected that the Proposed Action will generate \$77,072 annually in Village taxes, which will adequately off-set the proportional increase in the demand for community services.

11. The project will not create any flooding impacts. While in close proximity to the Hudson River, The Site sits a a substantially higher elevation and is not located within a floodplain. The proposed stormwater management plan will assist in limiting localized runoff conditions onto adjacent properties.
11. No wetlands are located on or in the vicinity of the site. As a result, no wetland impacts are anticipated.
12. Approximately one-third of the Site supports the former catering facility, paved areas or similar developed impervious surfaces. The balance of the Site supports a variety of undeveloped areas including a wooded near the Aqueduct, exposed rock in the center of the Site, and landscaped areas on the western parcel. The Proposed Action will result in the removal of approximately 1 acre of existing trees and vegetation. A new landscaping plan is proposed to mitigate the loss of existing on-site vegetation. No significant adverse impacts are anticipated.
13. There will be no impact on significant habitat areas as a result of this project. No threatened or endangered species of animals or the habitat of such species have been identified on the Site according to the NYS Natural Heritage Inventory.
14. The EAF indicates that the Site is located in close proximity to Hudson River, which is a State Superfund site due to PCB sediments. The Proposed Action will have no impact on the Hudson River. There are no Recognized Environmental Conditions (REC's) on the Project Site. As a result, no adverse impacts resulting from the presence of hazardous substances are anticipated.
15. The Proposed Action is located adjacent to the Old Croton Aqueduct, which is listed on the State and National Registers of Historic Places. The rock removal protocol prepared by the applicant includes measures to ensure the integrity of the Aqueduct. In correspondence dated September 28, 2022, SHPO concluded that the Proposed Action would not result in any significant adverse impacts to historic or archeological resources, subject to the following conditions:
 - Protection plans for potential blasting and drilling into the rock slope located adjacent to the proposed housing development and near the Old Croton Aqueduct will be provided to Daniel Lewis at the Office of Parks, recreation and Historic Preservation for review and approval.

- Consider using neutral tones or finish colors sympathetic to the surrounding vegetation to reduce visibility from the Old Croton Aqueduct trail located above the proposed housing development.

Subject to these conditions, the Lead Agency finds that the no significant adverse impacts will result from the Proposed Action.

16. The proposed action will result in a change in the quantity and type of energy used at the Site. The new townhouses will result in a net increase in energy consumption due to their 24/7/365 operation when compared to the catering facility, which only operated periodically. However, the increase will be proportionally negligible. The applicant has committed to developing a sustainable building, utilizing electric heat pumps. The townhouses will be required to meet the Village's Green Building Code and Stretch Energy Code requirements. Significant adverse energy impacts are not anticipated
17. The Proposed Action will generate approximately 2.16 tons/month of solid waste. Solid wastes will be collected by private carters and disposed of at an appropriate waste disposal facility. No adverse impacts are anticipated.
18. The proposed townhouse buildings have been designed to reflect an attractive architectural character, and will employ site landscaping and appropriate design features. As a result, it can be concluded that the architectural character of the new building and the design of the site will be appropriate.
18. The proposed project will not create a hazard to human health.
19. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.
20. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria.