edward m. weinstein
ARCHITECTURE + PLANNING PC

14 Spring Street, Hastings-On-Hudson, NY 10706
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# LETTER OF TRANSMITTAL

**Date: February 6, 2020**

**To:** **Hasting-On-Hudson Planning Board** **Contact Number**
**Address:** **7 Maple Ave**
**Hastings-On-Hudson, NY 10706**

**Re:** **15 Spring Street, Hastings-On-Hudson, NY 10706**

**Job No.:** **19511**

*We are sending you the attached following items:*

☐ Shop Drawings ☐ Prints ☒ Plans ☒ Forms ☒ Specifications
☒ Copy of Letter ☐ Change Order ☒ Flash Drive ☐ Photos ☐ Samples

| No. | Copies | Description |
|---|---|---|
| 1 | 13 | **Letter of Response to Planning Board Hearing of 10/17/2019** |
| 2 | 13 | **Response memo to Hahn Engineering & Revised Engineer Plans**<br>• **C101 – Rev 1 - 11/06/2019**<br>• **C102 - 09/17/2019** |
| 3 | 13 | **Soil Boring Report & Plan**<br>• **B001 – 10/21/2019** |
| 4 | 13 | **EAF Revised Form** |
| 5 | 13 | **Parking Garage Sketch** |
| 6 | 13 | **Safety Pedestrian Equipment Specifications** |
| 7 | 13 | **Water Calculation Sheet** |
| 8 | 13 | **Architectural Set:**<br>• **T001 – Front & Rear Rendering – 2/3/2020**<br>• **T101 – Zoning Analysis & Location Map – Rev 09/16/2019**<br>• **T103 – Height Calculation – Rev 09/10/2019**<br>• **SP1 – Site Plan – Rev 1/22/2020**<br>• **A100 – Cellar & First Floor Plan – Rev 1/22/2020**<br>• **A101 – 2nd & 3rd Floor Plan – Rev 1/22/2020**<br>• **A102 – Mezzanine & Roof Plan – Rev 1/22/2020**<br>• **A200 – Elevation – Rev 1/22/2020**<br>• **A201 – Elevation Detail – Rev 1/22/2020**<br>• **A300 – Sections – Rev 1/22/2020**<br>• **A301 – Sections – Rev 1/22/2020**<br>• **A400 – Street Photos & Elevation – Rev 1/22/2020**<br>• **Products – 1/22/2020** |

*These are transmitted as checked below:*

☒ For Approval ☐ Approved as Submitted

☐ For Your Use ☐ Approved as Noted

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February 6, 2020

Hastings-On-Hudson
Planning Board
7 Maple Ave
Hastings-On-Hudson, NY 10706

**Re: 15 Spring Street**
**Hastings-On-Hudson, NY 10706**

Dear members of The Planning Board,

Please see below our responses to the comments from the Planning Board hearing of October 17, 2019:

| COMMENT ON | RESPONSE | FOUND ON |
|---|---|---|
| Building Façade (Per ARB) | • Building material Façade has been changed to all brick.<br>• New window configuration.<br>• Parapet and cornice will be brick and precast stone. | T-001, A-200, A-201, A-400 |
| Access to retail | • Redesigned creating a more inviting access to retail spaces. | A-100<br>A-200 |
| Rear of Building | • New rendering of back area.<br>• New window configuration. | T-001<br>A-300 |
| Garage | • Attached Sketch shows parking configuration and Space #10 has the space clearance per code [Section 295-29].<br>• Attached are specifications of proposed safety equipment. | |
| ENVIRONMENTAL ASSESSMENT FORM | | |
| EAF | EAF form has been revised. | |
| Traffic | • Currently the existing parking lot has 9 spaces, and the existing garage has 2 spaces. Total existing parking spaces is 11.<br>• Total proposed parking spaces is 10. No increase of traffic in and out of the property. | |
| Wastewater | Revised to 1,200 gallons/day. | Water Calc. Sheet |
| Soil conditions | Soil borings data and plan are attached. | |
| Electric Usage | • Existing: Approximately 15,000kwh/month<br>• Proposed: Residential – 9,164kwh/month & commercial (estimated) – 6,000kwh/month<br>• Total of proposed consumption will be 15,164kwh/month, about 1% estimated increase, which will be easily offset by the installation of solar panels. | |

Thank you,

*E.M. Weinstein PC Architecture & Planning*

Barton
&Loguidice

Edward M. Weinstein Architects
14 Spring Street
Hastings on Hudson, NY 10706

Re: Response to Engineer's Stormwater Review Comments: 15 Spring Street – Mixed Use Development

The following are comment responses to the TDE review of the above referenced project.

**Comment 1:** *The existing elevations at the entrance drive should be provided.*
**Response:** Existing spot elevations have been shown at the entrance drive and for the entire project as indicated on the survey. These elevations were frozen in the previous submission.

**Comment 2:** *The existing trench drain rim and invert should be shown. The pipe size and connection to the Village storm system should be shown. Connection may require an additional catch basin.*
**Response:** Existing trench drain rim and invert elevations have been shown. However, this drain and its connection to the City Storm drain will be abandoned and a new appropriately sized storm drain connection from the new building will be installed (we currently show a new 10" connection). Please advise if a new manhole is required for this connection in the street.

**Comment 3:** *The proposed connection from the roof leading to the Village drainage system should be shown*
**Response:** A new 10" house storm drain is indicated to take all of the roof water and bring it to the existing 18" storm sewer in Spring Street. Size of connection shall match MEP engineering drawing. The location of this new line is proposed to be generally in the same location as the current connection to the storm sewer.

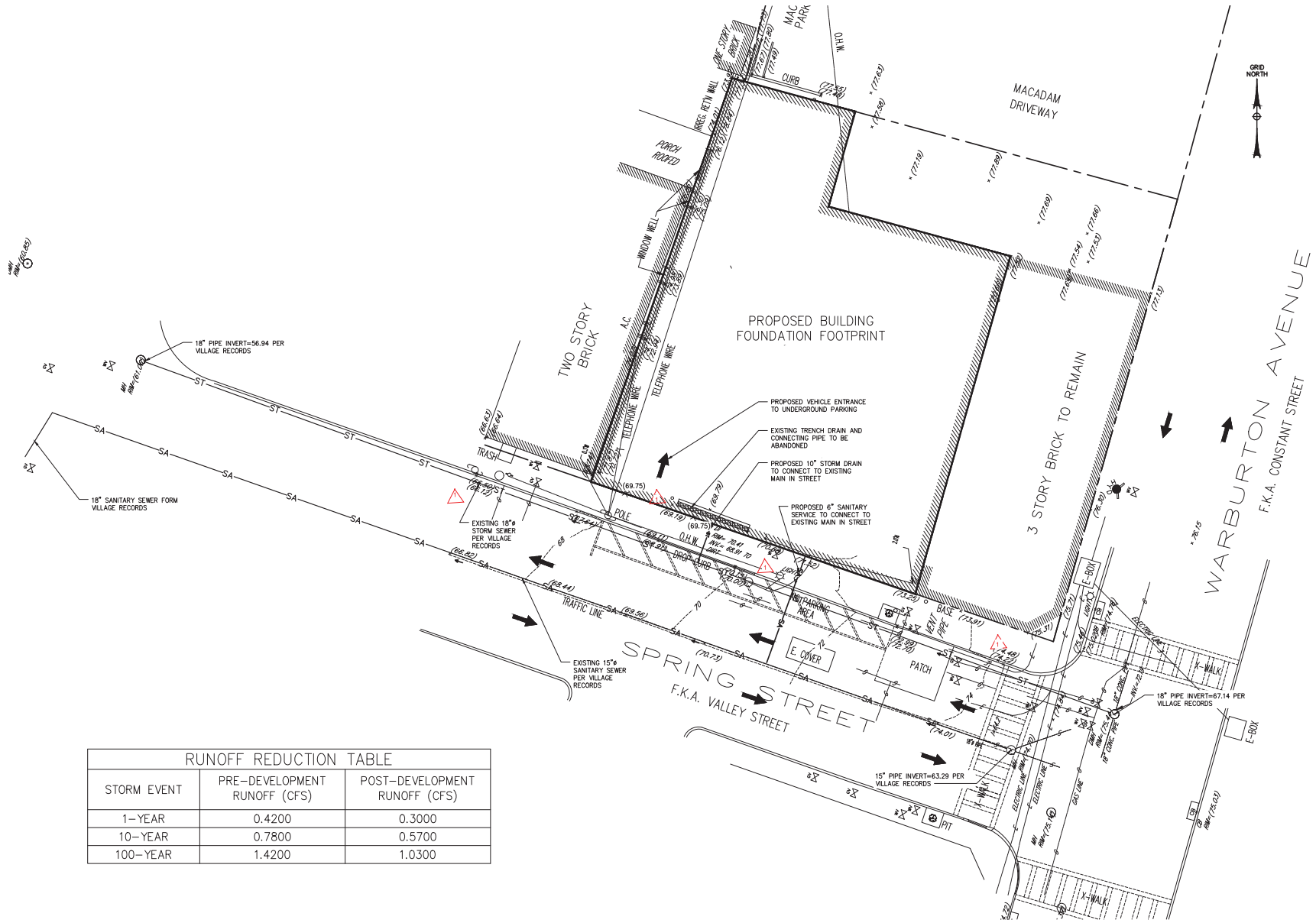
**Comment 4:** *A list of the drawings should be provided that include the drawing title, sheet number and revision or recent date.*
**Response:** Architect shall provide this information.

Should you require further information, please let me know.

Sincerely,

Ronald Tetelman

Ronald Tetelman, RLA, Sr. Managing Landscape Architect




## PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

| RUNOFF REDUCTION TABLE | | |
|---|---|---|
| STORM EVENT | PRE-DEVELOPMENT RUNOFF (CFS) | POST-DEVELOPMENT RUNOFF (CFS) |
| 1-YEAR | 0.4200 | 0.3000 |
| 10-YEAR | 0.7800 | 0.5700 |
| 100-YEAR | 1.4200 | 1.0300 |

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC


**Edward M. Weinstein**
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287


| No. | DATE | REVISION |
|---|---|---|
| 1 | 11/06/19 | TDE COMMENTS |



SEAL & SIGNATURE

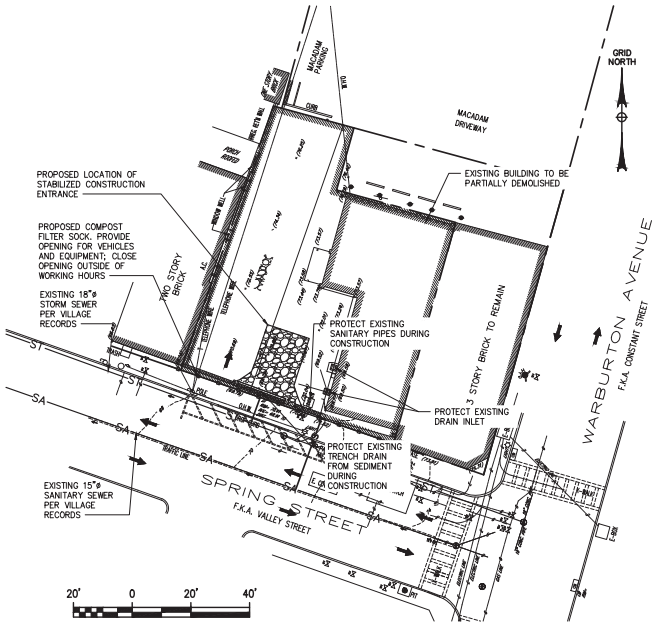
DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

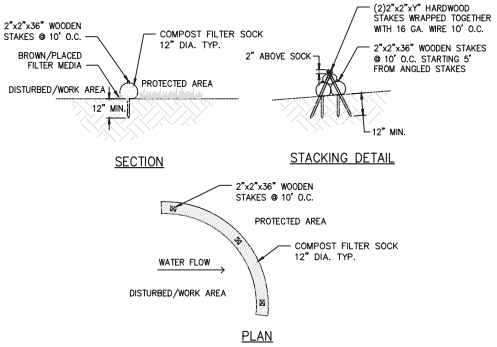
SITE UTILITY PLAN

SCALE: AS NOTED
DATE: 09/20/2019
PROJECT No.: 19511
DRAWING BY: RPC
CHK BY: RCT
DWG No.:
C-101
of




## EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'-0"

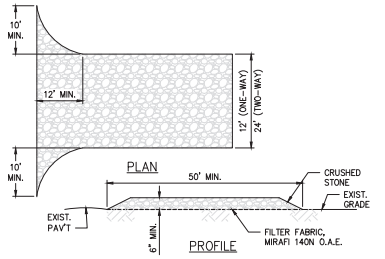



## COMPOST FILTER SOCK

NOT TO SCALE

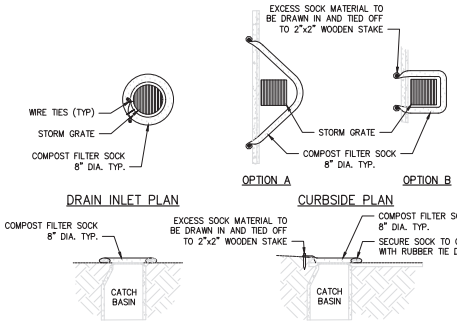
STABILIZED CONSTRUCTION ACCESS NOTES:

1. MODIFICATIONS MAY BE REQUIRED TO MEET FIELD CONDITIONS.
2. PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS.
3. ALTERNATIVE WAYS OF TRANSPORTING DITCH DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
4. ALL WORK TO CONSTRUCT THE STABILIZED ENTRANCE, INCLUDING GRADING, DRAINAGE PIPE, EXCAVATION, FILL, GEOTEXTILE, CRUSHED STONE, GRAVEL, CORRUGATED STEEL PANELS SHALL BE INCLUDED IN THE LUMP SUM BID.
5. GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA OF STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACING STONE. STONE SHALL MEET THE REQUIREMENTS OF NYSDOT ITEM 623.12, CRUSHED STONE #3.
6. ALL SURFACE WATER SHALL BE DIVERTED AWAY FROM CONSTRUCTION ENTRANCE. A MOUNTABLE BERM WITH 5:1 SLOPE IS PERMITTED.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH STONE AND WHICH DRAINS ONTO AN APPROVED SEDIMENT TRAPPING DEVICE (OR CORRUGATED STEEL PANELS).
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE DONE REGULARLY AND FOLLOWING EACH RAINFALL.




## STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE




## DRAIN INLET PROTECTION

NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (THE "BLUE BOOK"). IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ANY PROPOSED CHANGES TO THE EROSION AND WATER POLLUTION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEING IMPLEMENTED.
3. NO MORE THAN FIVE (5) ACRES OF SOIL MAY BE DISTURBED AT ANY GIVEN TIME WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN.
4. THE SYMBOLS SHOWN ON THE CONSTRUCTION PLAN SHEETS REPRESENT THE EROSION CONTROL ITEMS TO BE USED IN CONJUNCTION WITH THE PROPOSED WORK. THE INSTALLATION METHODS, INCLUDING APPLICABLE PLACEMENT INTERVALS, ARE AS SHOWN ON THE PLANS AND DETAILS IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS ADVISED THAT THE LOCATIONS OF THE TEMPORARY DEVICES ARE APPROXIMATE. THE EXACT DEVICE LOCATIONS TO ACCOMMODATE THE PROPOSED WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SECTION 401 BLANKET WATER QUALITY CERTIFICATION PERMIT AS APPLICABLE.
7. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THROUGHOUT THE DURATION OF THE CONTRACT, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL WATER COURSES FROM SEDIMENT OR POLLUTANTS ORIGINATING FROM ANY WORK BEING DONE ON OR IN SUPPORT OF THIS PROJECT.
8. THE POLLUTION CONTROL NOTES AND DETAILS SHOWN IN THESE DRAWINGS ARE NOT INTENDED TO BE ALL INCLUSIVE BUT TO SERVE AS A GUIDELINE FOR THE DEVELOPMENT OF THE CONTRACTOR'S REQUIRED EROSION CONTROL SCHEME.
9. CARE SHALL BE TAKEN TO RETAIN VEGETATION AND PREVENT DAMAGE TO TREES & ORNAMENTAL PLANT MATERIAL WITHIN AND OUTSIDE THE LIMITS OF CONSTRUCTION, AND NOT SCHEDULED FOR REMOVAL. ANY DAMAGE CAUSED TO THIS VEGETATION SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.

TEMPORARY EROSION AND SEDIMENT CONTROLS

1. THE PROPOSED WORK WILL REQUIRE THAT THE TEMPORARY EROSION AND SEDIMENT CONTROLS BE PLACED OVER THE COURSE OF THE PROJECT AS WORK PROGRESSES. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE CONTROLS ONSITE.
2. ALL EROSION AND SEDIMENT CONTROLS SHALL BE PLACED PRIOR TO STARTING EARTHWORK OPERATIONS AND SHALL REMAIN IN PLACE UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AND A.O.B.E. STABILIZATION WILL BE CONSIDERED AS 80% COVER, PER SQUARE FOOT, ACROSS THE SITE.
3. SILT FENCE WILL NOT BE ALLOWED ON THIS PROJECT. FIBER LOGS (AKA FIBER ROLLS, SEDIMENT LOGS, WATTLES) WILL BE USED IN LIEU OF SILT FENCE. SEE DETAIL SHEET.
4. FIBER LOGS ARE USED TO CAPTURE SEDIMENT DEPOSITS THAT BREAK FREE FROM THE EROSION CONTROLS.
5. IMMEDIATELY UPON COMPLETION OF EXCAVATION OR EMBANKMENT, THE CONTRACTOR SHALL PLACE TEMPORARY FIBER ROLLS IN ALL ROADWAY AND OUTLET DITCHES A.O.B.E OR AS SHOWN TO PREVENT SEDIMENTATION.
6. ROLLED EROSION CONTROL PRODUCT (RECP) IS FOR EROSION PREVENTION.
7. STREETS/DRIVEWAYS SHALL BE CLEANED DAILY IN A MANNER WHICH WILL MINIMIZE DUST.
8. THE CONTRACTOR SHALL FURNISH AND APPLY WATER FOR DUST CONTROL, AS NEEDED. NO SEPARATE PAYMENT FOR DUST CONTROL SHALL BE MADE.
9. CONTRACTOR SHALL PROTECT ALL STOCKPILED SOILS WITH APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
10. FILTER FABRIC SHALL SATISFY THE REQUIREMENTS OF SECTION 207-02 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
11. THERE ARE NO LOCATIONS WITHIN THE PROJECT LIMITS FOR THE DISPOSAL OF CONSTRUCTION DEBRIS OR SPOILS.

SEEDING & STABILIZATION

1. RESTORE ALL SURFACES TO AS GOOD AS OR BETTER CONDITION THAN BEFORE CONSTRUCTION AS SOON AS POSSIBLE FOLLOWING COMPLETION OF WORK IN ANY AREA.
2. UNDER NO CONDITION, SHALL ANY AREA OF UNPROTECTED ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW, OR FILL BE LEFT IN AN UNPROTECTED CONDITION. ANY PORTION OF AN AREA ON WHICH CLEARING AND GRUBBING, EXCAVATION, BORROW, OR FILL HAD PERMANENTLY CEASED SHALL BE STABILIZED, BY EITHER TEMPORARY OR PERMANENT MEANS. THE CONTRACTOR WILL ALSO BE AWARE OF IMPENDING WEATHER CONDITIONS AND THE NEED TO APPLY RECP MULCH ON AREAS THAT WORK IS PROGRESSING.
3. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
4. MAINTENANCE OF TEMPORARY SEEDED AREAS SHALL INCLUDE RE-SEEDING AS NEEDED (OR A.O.B.E.) TO ESTABLISH A SATISFACTORY STAND OF TURF. THE COST OF RESEEDING SHALL BE AT THE CONTRACTORS EXPENSE. IT IS HIGHLY RECOMMENDED THAT THE SEEDING BE DONE PRIOR TO INSTALLING THE RECP.
5. ALL SLOPES SHALL BE BROUGHT TO FINISHED GRADE AND TRIMMED AS SOON AS POSSIBLE.
6. PERMANENT EROSION CONTROL MEASURES OF SEEDING AND MULCHING (SEED ONLY WITHIN SEEDING DATES) SHALL BE CARRIED OUT ONCE THE SLOPES HAVE REACHED FINAL GRADE. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN IN THE TEMPORARY SLOPE TREATMENT TABLE SHALL BE EMPLOYED AS INDICATED.
7. ALL DISTURBED AREAS WILL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE PLANS AND DETAILS IN THE CONTRACT DOCUMENTS. FOR ALL UNPAVED DISTURBED AREAS SPECIFIED OR DIRECTED FOR TURF ESTABLISHMENT, PLACE 6" OF TOPSOIL AND SEED WITH AN APPROPRIATE PERENNIAL GRASS SEED MIX AND MULCH WITH HAY OR STRAW. ALL SEED MUST BE PRE-APPROVED BY THE ENGINEER PRIOR TO SEEDING OPERATIONS. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE COVER IS ESTABLISHED.
8. FINAL SITE STABILIZATION WILL BE DEFINED AS 80% VEGETATIVE COVER OVER THE ENTIRE SITE. FOLLOWING SITE STABILIZATION, ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES WILL BE REMOVED SUBJECT TO THE APPROVAL OF THE ENGINEER.

INSPECTION AND MAINTENANCE

1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS OR A.O.B.E. REPAIRS SHALL BE MADE BY THE CONTRACTOR AS NEEDED WITHIN 3 CALENDAR DAYS, AND SEDIMENT SHALL BE REMOVED BY THE CONTRACTOR WHEN THE STORAGE VOLUME OF AN EROSION CONTROL MEASURE IS APPROACHING ONE-HALF OF ITS INTENDED CAPACITY OR A.O.B.E. FAILURE TO COMPLY WITH THIS PROVISION IS BASIS TO SHUT DOWN THE PROJECT, AT NO EXPENSE TO THE ENGINEER OR OWNER.
2. THE CONTRACTOR SHALL HAVE A TRAINED CONTRACTOR, MEETING THE REQUIREMENTS OF GP-0-15-002, INSPECT THE EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED WITHIN THE ACTIVE WORK AREA DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE WITHIN 3 CALENDAR DAYS.
3. IF SOIL DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED AND TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED TO ALL DISTURBED AREAS, THE TRAINED CONTRACTOR CAN STOP CONDUCTING THE MAINTENANCE INSPECTIONS. THE TRAINED CONTRACTOR SHALL BEGIN CONDUCTING THE MAINTENANCE INSPECTIONS AS SOON AS SOIL DISTURBANCE ACTIVITIES RESUME.
4. THE OWNER SHALL HAVE A QUALIFIED INSPECTOR, MEETING THE REQUIREMENTS OF GP-0-15-002, CONDUCT A SITE INSPECTION AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, UNLESS OTHERWISE NOTIFIED BY THE NYSDEC.
5. IF SOIL DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED AND TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED TO ALL DISTURBED AREAS, THE QUALIFIED INSPECTOR SHALL CONDUCT A SITE INSPECTION AT LEAST ONCE EVERY THIRTY (30) CALENDAR DAYS. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY IN WRITING PRIOR TO REDUCING THE FREQUENCY OF INSPECTIONS.
6. AT A MINIMUM, THE QUALIFIED INSPECTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS, ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES UNDER CONSTRUCTION TO ENSURE THAT THEY ARE CONSTRUCTED IN CONFORMANCE WITH THE SWPPP, ALL AREAS OF DISTURBANCE THAT HAVE NOT ACHIEVED FINAL STABILIZATION, ALL POINTS OF DISCHARGE TO NATURAL SURFACE WATERBODIES LOCATED WITHIN, OR IMMEDIATELY ADJACENT TO, THE PROPERTY BOUNDARIES OF THE CONSTRUCTION SITE, AND ALL POINTS OF DISCHARGE FROM THE CONSTRUCTION SITE.
7. THE QUALIFIED INSPECTOR SHALL PREPARE AN INSPECTION REPORT SUBSEQUENT TO EACH AND EVERY INSPECTION IN ACCORDANCE WITH GP-0-15-002 PART IV.C.4. THE INSPECTION REPORTS SHALL BE SIGNED BY THE QUALIFIED INSPECTOR AND MAINTAINED AT THE SITE WITH THE SWPPP.
8. WITHIN ONE BUSINESS DAY OF THE COMPLETION OF AN INSPECTION, THE QUALIFIED INSPECTOR SHALL NOTIFY THE OWNER AND APPROPRIATE CONTRACTOR OR SUBCONTRACTOR OF ANY CORRECTIVE ACTIONS THAT NEED TO BE TAKEN. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEGIN IMPLEMENTING THE CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY OF THIS NOTIFICATION AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
9. THE OWNER SHALL MAINTAIN POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES FOLLOWING CONSTRUCTION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AS SPECIFIED IN THE SWPPP AND THE OPERATION AND MAINTENANCE PLAN.

COMPOST FILTER SOCK NOTES:

1. COMPOST FILTER SOCKS ARE A TEMPORARY SEDIMENT CONTROL PRACTICE COMPOSED OF A DEGRADABLE GEOTEXTILE MESH TUBE FILLED WITH COMPOST FILTER MEDIA TO REDUCE RUNOFF VELOCITY, FILTER SEDIMENT AND OTHER POLLUTANTS ASSOCIATED WITH CONSTRUCTION ACTIVITY, AND TO PREVENT THEIR MIGRATION OFFSITE.
2. FILTER SOCKS CAN BE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
3. FILTER SOCKS SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM. ALL TERMINAL ENDS SHALL EXTEND 10 FEET UPSLOPE AT A 30° ANGLE TO PREVENT BYPASS FLOW.
4. FILTER SOCKS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL. REFER TO CHECK DAM DETAIL AND SPECIFICATION.
5. FILTER SOCKS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE SILTSOXX IN A CONCENTRATED MANNER.
6. FILTER SOCKS SHALL BE PLACED A MINIMUM OF 2 FEET FROM TOE OF SLOPE, (5 FEET PREFERRED), TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND TO FACILITATE MAINTENANCE OF THE SEDIMENT CONTAINMENT AREA.
7. POSTS MAY BE 2" x 2" MIN. WOOD OR 2 kg/m MIN. STEEL. SPACING SHALL BE AS RECOMMENDED BY THE MANUFACTURER. FOR USE ON IMPERVIOUS SURFACES SUCH AS ROAD PAVEMENT OR PARKING AREAS, PROPER ANCHORAGE MUST BE PROVIDED TO PREVENT SHIFTING OF THE SOCK OR SEPARATION OF THE CONTACT BETWEEN THE SOCK AND THE PAVEMENT.
8. FILTER SOCKS SHALL BE BETWEEN 12" AND 32". THE MAXIMUM SLOPE LENGTH ABOVE A FILTER SOCK SHALL NOT EXCEED THE FOLLOWING

| | SLOPE (%) | | | | | | |
|---|---|---|---|---|---|---|---|
| DIA. | 2 | 5 | 10 | 20 | 25 | 33 | 50 |
| 8" | 225' | 200' | 100' | 50' | 20' | – | – |
| 12" | 250' | 225' | 125' | 65' | 50' | 40' | 25' |
| 18" | 275' | 250' | 150' | 70' | 55' | 45' | 30' |
| 24" | 350' | 275' | 200' | 130' | 100' | 60' | 35' |
| 32" | 450' | 325' | 275' | 150' | 120' | 75' | 50' |

9. MEASURES SHALL BE INSPECTED EVERY 7 CALENDAR DAYS, AFTER EACH RAINFALL OF 0.5" OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
10. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF OF THE ABOVE GROUND HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
11. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE FILTER SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR THE MESH CAN BE CUT AND THE COMPOST SPREAD AS AN ADDITIONAL MULCH TO ACT AS A SOIL SUPPLEMENT.
12. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100' OF SILTSOXX SHALL BE 0.5 ACRE

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC


**Edward M. Weinstein**
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287


| No. | DATE | REVISION |
|---|---|---|
| | | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

EROSION AND SEDIMENT CONTROL PLAN

SCALE: AS NOTED
DATE: 08/17/2019
PROJECT No.: 19511
DRAWING BY: RPC
CHK BY: RCT
DWG No.:
C-102

of

SUBSOIL
INVESTIGATIONS

SOIL MECHANICS DRILLING CORP.
3770 MERRICK ROAD • SEAFORD, L. I., NEW YORK 11783
(516) 221-2333 • FAX (516) 221-0254

October 21, 2019

Mr. Frank Sinatra, Jr.
33 Sulgrave Road
Scarsdale, NY 10583

Re: 15 Spring Street
Hastings-On-Hudson, NY
Our Job #19-454

Dear Mr. Sinatra:

Forwarded herewith are the results of the test borings drilled at the above referenced site.

A copy of the boring logs and report is being e-mailed to Sonia Idelsohn of Edward M. Weinstein Architect.

The purpose of the subsurface investigation was to determine the nature and extent of the underlying soil deposits and determine the structural engineering characteristics of the soil at the site. Two (2) test borings were drilled, one boring to a depth of 31 feet and one boring to a depth of 17'5" below existing grade, using truck mounted drilling equipment at the locations shown on our Boring Location Plan. The borings were advanced using hollow stem auger casing. Sample recovery was obtained with a 2" diameter, 2'0" long split spoon sampler was advanced into the subsurface by the use of an automatic 140 lb. hammer with a 30" drop. From the drops of the hammer, blow counts required to advance the split spoon sampler over each 6" intervals were recorded and is shown on the boring logs. A written description of the recovered soil samples per our geologist's visual identification of same is also presented on the logs.

The CME automatic hammer operates with an efficiency of approximately 90%. The original conventional use of rope, cathead and drop weight, on the other hand, operates with an efficiency of approximately 60%. As a consequence, the standard penetration test results obtained using the CME auto-hammer are on the order of two-thirds the value that would have been obtained had the original rope and cathead method been used. This is significant if you are using design charts for soil strength parameters based on historical data associated with the rope and cathead method. If so, you should adjust our data accordingly.

At boring B-1 we encountered a void below the asphalt and concrete to 6 feet which may possibly be a drywell, underlain by 7 feet of dense brick, cinder, ash and soil fill. These upper soils are then underlain by a moderately dense to dense coarse to fine sand with traces of silt and gravel extending to decomposed rock at 30 feet.

SOIL MECHANICS DRILLING CORP.
3770 MERRICK ROAD • SEAFORD, L. I., NEW YORK 11783
(516) 221-2333 • FAX (516) 221-0254



At boring B-2 we encountered 4 feet of loose to moderately dense soil fill underlain by a moderately dense coarse to fine sand with traces of silt and gravel extending to 18 feet, which is, in turn, underlain by a dense silty sand with traces of gravel extending to decomposed rock at 25 feet.

At boring B-1 perched water was encountered at 6'5" below existing grade at the time the work was done. No water, either natural or perched, was encountered in boring B-2 at the time the work was done.

All soils below the fill will satisfactorily support foundation loads of 2 tons per square foot.

Soil samples recovered during drilling operations will be stored in our lab for a period of 30 days after which they will be destroyed. During this period, we will deliver these samples to any prescribed location upon request.

If after you examine the enclosed you have any further questions, please feel free to call and discuss them with us.

Billing is enclosed.

Very truly yours,

SOIL MECHANICS DRILLING CORP.

Carl Vernick, P.E.
President

CV:mlf
Encls.

Cc:

## B-1

(EL. 74.6') GROUND SURFACE

| FEET | NO | SB | CLASSIFICATION |
|---|---|---|---|
| 1 | 1 | 12<br>9<br>9 | BLACKTOP 1"<br>CONCRETE 4" |
| 5 | | | VOID |
| 10 | 1 | 12<br>9<br>8 | BRICK, CINDER, ASH, SAND, SILT, MISC. (FILL) |
| | 2 | 19<br>15<br>13 | |
| 15 | 3 | 7<br>8<br>7 | BRN. SAND, LITTLE GRAVEL, TR. SILT (SP)(4) |
| 20 | 4 | 7<br>11<br>13 | BRN. SAND, TR. GRAVEL, SILT (SP)(4) |
| 25 | 5 | 10<br>11<br>11 | BRN. SAND, LITTLE GRAVEL, TR. TO LITTLE SILT (SP-SM)(4) |
| 30 | 6 | 100/- | DECOMPOSED ROCK (2) |

REFUSAL @ 31' - 0"

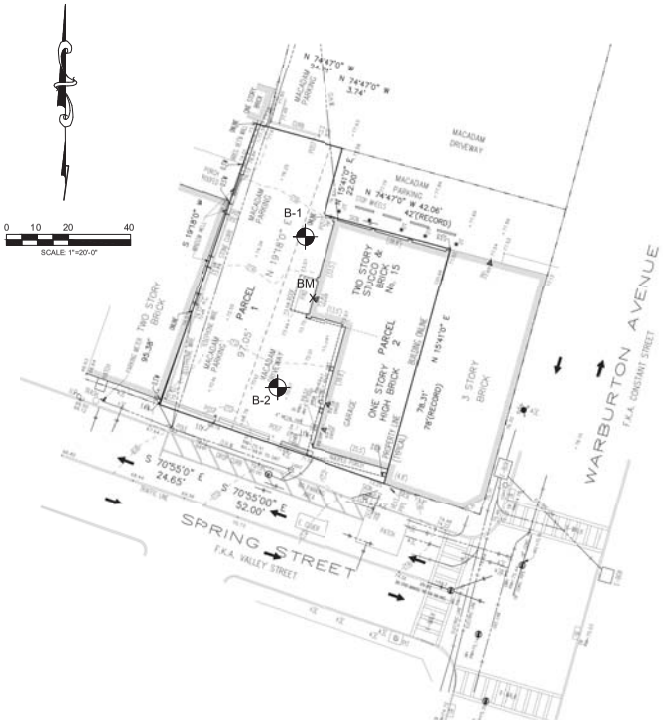
PERCHED 6'-5"

## B-2

(EL. 72.7') GROUND SURFACE

| FEET | NO | SB | CLASSIFICATION |
|---|---|---|---|
| 1 | 1 | 2/5"<br>3<br>2 | BLACKTOP 1"<br>DK. GRAY/ BRN. SILTY SAND, TR. GRAVEL (SM)(FILL) |
| 5 | 2 | 3<br>4<br>6 | BRN. SAND, TR. GRAVEL, LITTLE SILT (SP-SM)(FILL) |
| | 3 | 5<br>6<br>6 | LT. BRN./ BRN. M-F SAND, TR. GRAVEL, SILT, COARSE SAND (SP)(4) |
| 10 | 4 | 5<br>6<br>7 | |
| | 5 | 6<br>8<br>9 | LT. BRN./ BRN. SAND, TR. GRAVEL, SILT (SP)(4) |
| | 6 | 5<br>10<br>11 | BRN. SAND, TR. GRAVEL, SILT (SP)(4) |
| 15 | 7 | 9<br>12<br>13 | BRN. SAND, LITTLE GRAVEL, TR. SILT (SP)(4) |
| 20 | 8 | 5<br>8<br>8 | BRN. SILTY SAND , TR. GRAVEL THIN SILT LENSES (SM)(4) |
| 25 | 9 | 12<br>17<br>100/2" | DECOMPOSED ROCK (2) |

REFUSAL @ 27' - 5"




BORING LOCATION PLAN

SCALE : 1"=20'-0"

## UNIFIED SOIL CLASSIFICATION

| SOIL GROUPS | TYPICAL NAMES AND SOIL SYMBOLS |
|---|---|
| GW | WELL GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES |
| GP | POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES |
| GM | SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURE |
| GC | CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURE |
| SW | WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES |
| SP | POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES |
| SM | SILTY SANDS, SAND - SILT MIXTURES |
| SC | CLAYEY SANDS, SAND - CLAY MIXTURES |
| ML | INORGANIC SILTS, VERY FINE SANDS, CLAYEY SILTS, SLIGHT PLASTICITY |
| CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS SANDY CLAYS, SILTY CLAYS |
| OL | ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| MH | INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS |
| CH | INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS |
| OH | ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS |
| Pt | PEAT AND OTHER HIGHLY ORGANIC SOILS |

## ALLOWABLE FOUNDATION & LATERAL PRESSURES, N.Y.S. BLDG. CODE TABLE 1804.2

| CLASS OF MATERIALS | ALLOWABLE FOUNDATION PRESSURE (PSF)[b] | LATERAL BEARING (PSF/FT BELOW NATURAL GRADE)[b] | LATERAL SLIDING | |
|---|---|---|---|---|
| | | | COEFFICIENT OF FRICTION[a] | RESISTANCE (PSF)[b] |
| 1. CRYSTALLINE BEDROCK | 12,000 | 1,200 | 0.70 | - |
| 2. SEDIMENTARY & FOLIATED ROCK | 4,000 | 400 | 0.35 | - |
| 3. SANDY GRAVEL &/OR GRAVEL (GW & GP) | 3,000 | 200 | 0.35 | - |
| 4. SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, & CLAYEY GRAVEL (SW, SP, SM, SC, GM, &GC) | 2,000 | 150 | 0.25 | - |
| 5. CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, & SANDY SILT (CL, ML, MH, & CH) | 1,500[c] | 100 | - | 130 |

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kPa, 1 POUND PER SQUARE FOOT = 0.157 kPa/m.

a. COEFFICIENT TO BE MULTIPLIED BY THE DEAD LOAD.

b. LATERAL SLIDING RESISTANCE VALUE TO BE MULTIPLIED BY THE CONTACT AREA, AS LIMITED BY SECTION 1804.3.

c. WHERE THE CODE ENFORCEMENT OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

d. AN INCREASE OF ONE-THIRD IS PERMITTED WHEN USING THE ALTERNATE LOAD COMBINATIONS IN SECTION 1605.3.2 THAT INCLUDE WIND OR EARTHQUAKE LOADS.

## COMPACTION RELATED TO SPOON BLOWS PER FOOT

| SAND | | SILT & CLAY | |
|---|---|---|---|
| LOOSE | 15 OR LESS | SOFT | 10 OR LESS |
| MEDIUM | 16 TO 39 | MEDIUM | 11 TO 29 |
| DENSE | 40 OR MORE | HARD | 30 OR MORE |

" N " STANDARD PENETRATION TEST (2" SPOON, 140lb HAMMER, 30" FALL)

N=17 BLOWS PER FOOT

SPOON BLOW COUNT IS GENERALLY SHOWN IN 6" INCREMENTS FOR 2' DRIVE

TO OBTAIN BLOWS PER FOOT (N) USE THE 2ND & 3RD 6" INCREMENT

| | ROTARY CASING | EXTRA HEAVY CASING | SAMPLE SPOON |
|---|---|---|---|
| SIZES, INCHES | 2.5 | | 2.0 |
| HAMMER WEIGHT, POUNDS | _____ | | 140 |
| HAMMER FALL, INCHES | _____ | | 30 |

CB - CASING BLOWS/PER 1 FOOT DRIVE
SB - SPOON BLOWS PER 6 INCH DRIVE
P - PUSHED BY WEIGHT OF HAMMER
WOR - WEIGHT OF ROD
UD - UNDISTURBED SOIL SAMPLE
NO. - SAMPLE NUMBER
FEET - DEPTH FROM GND. SUR. NOTED AT EACH 5'
WOH - WEIGHT OF HAMMER (INCLUDES ROD)



NOTES:

1. - SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
2. - SOIL DESCRIPTIONS ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
3. - GROUND WATER ENCOUNTERED IN BOREHOLE #1 WAS PERCHED .
4. - SOIL STRATIFICATIONS ARE ACCURATE TO WITHIN TWO FEET VERTICALLY.
5. - ELEVATIONS WERE REFERENCED FROM TOPOGRAPHIC SURVEY PREPARED BY SUMMIT LAND SURVEYING, DATED JUNE 7, 2019.
6. - SAMPLES WERE OBTAINED USING A CENTRAL MINE EQUIPMENT (CME) AUTOMATIC TRIP HAMMER.

**Edward M. Weinstein Architecture & Planning, P.C.**
#14 Spring Street, Hastings On Hudson, New York 10706

PROJECT

#15 SPRING STREET,
HASTINGS ON HUDSON, NEW YORK

BORING PLAN
(GROUND SURFACE)

**SOIL MECHANICS DRILLING CORP.**
subsoil investigations
3770 MERRICK ROAD * SEAFORD, NEW YORK 11783 * 516 - 221-2333

**#15 SPRING STREET**

- SUBSURFACE INVESTIGATION -

**HASTINGS ON HUDSON, NEW YORK**

| VERTICAL BORING SCALE: | DRAWING DATE | | DRAWING NUMBER |
|---|---|---|---|
| 1/4"=1'-0" | OCTOBER 21, 2019 | | 19R454-2 |
| DATES OF BORING | DWN. BY: | CKD. BY: | SHEET 1 OF 1. |
| OCTOBER 18, 2019 | JMR | CV | |

SEAL & SIGNATURE:

| | |
|---|---|
| DATE: | OCTOBER 21, 2019 |
| PROJECT No. | 19R454-2 |
| DRAWING BY: | JMR |
| CHK BY: | CV |
| DWG No. | B-001.00 |

*Full Environmental Assessment Form*
*Part 1 - Project and Setting*

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

| | | |
|---|---|---|
| Name of Action or Project:<br>15 Spring Street | | |
| Project Location (describe, and attach a general location map):<br>15 Spring Street, Hastings-On-Hudson, NY - 10706 | | |
| Brief Description of Proposed Action (include purpose or need):<br>New 3 story mix use building. | | |
| Name of Applicant/Sponsor:<br>Frank Sinatra - 15 Spring Realty LLC. | Telephone: 9149635263<br>E-Mail: sinatrafh@outlook.com | |
| Address: 15 Spring Street | | |
| City/PO: Hastings-On-Hudson | State: NY | Zip Code: 10706 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Edward M. Weinstein | Telephone: 9144780800<br>E-Mail: edward@emweinsteinpc.com | |
| Address:<br>14 Spring Street | | |
| City/PO:<br>Hastings-On-Hudson | State:<br>NY | Zip Code:<br>10706 |
| Property Owner (if not same as sponsor): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|---|
| a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No | | |
| b. City, Town or Village Planning Board or Commission ☑Yes ☐No | Planning Board Approval | 07/18/19 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | View Preservation approval from Village Zoning Board. | |
| d. Other local agencies ☑Yes ☐No | Department of Building | |
| e. County agencies ☐Yes ☑No | | |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☐Yes ☑No | | |
| h. Federal agencies ☐Yes ☑No | | |

i. Coastal Resources.

*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
□entral □ommer□ial Distri□t

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
*i.* What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? □astings□□n□□udson □nion □ree □□□ool Distri□t

b. What police or other public protection forces serve the project site?
□astings□□n□□udson Poli□e Department

c. Which fire protection and emergency medical services serve the project site?
□astings on □udson □ire Department

d. What parks serve the project site?
Draper Par□□□ a□□a□□ron □ aterfront Par□□Zinsser Par□and □e□nolds □ield.

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? □i□ed □□ommer□ial and □esidential.

b. a. Total acreage of the site of the proposed action? 0.1□ acres
b. Total acreage to be physically disturbed? 0.1□ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.1□ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☑ No
*iii.* Number of lots proposed? _____
*iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: 1□ months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | |
| At completion of all phases | | | | |

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*i.* Total number of structures 1

*ii.* Dimensions (in feet) of largest proposed structure: 20 feet height; 70 feet width; and 90 feet length

*iii.* Approximate extent of building space to be heated or cooled: 10800 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

*iii.* If other than water, identify the type of impounded/contained liquids and their source.

_____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

*i.* What is the purpose of the excavation or dredging? construction of basement parking.

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 1888 c.y.
- Over what duration of time? 1 cont.

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No
If yes, describe. _____

_____

*v.* What is the total area to be dredged or excavated? 0.09 acres

*vi.* What is the maximum area to be worked at any one time? 0.09 acres

*vii.* What would be the maximum depth of excavation or dredging? 10 feet

*viii.* Will the excavation require blasting? ☐ Yes ☑ No

*ix.* Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No

If Yes, describe: _____

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

*v.* Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

*i.* Total anticipated water usage/demand per day: 1□00 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: □asstings□□n□□udson □Prøvided □□ □ue□□
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

*i.* Total anticipated liquid waste generation per day: 1□□00 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

□anitar□ □ astewater.

_____

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: □on□ers □oint □ astewater □reatment Plant
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. _____

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

*iv.* Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑ No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

*iii.* Parking spaces: Existing 11 Proposed 10 Net increase/decrease -1

*iv.* Does the proposed action include any shared use parking? ☐Yes ☑No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

_____

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

*iii.* Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

*i.* Provide details including sources, time of day and duration:

_____

_____

*ii.* Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

nterior ig ting erior ig ting Proposed all s on es on e terior fa ade 8ft a ove grade no spill fi ture and Post lamps on e terior patio illumination patio no spill lig t.

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

*i.* Product(s) to be stored _____

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

_____

_____

_____

_____

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

*ii.* If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0.1□ | 0.1□ | 0 |
| • Forested | 0 | 0 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 0 | 0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ _____ | 0 | 0 | 0 |

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

*i.* Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☑ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V007□8□□□e□astings□as□or□s□ormer□□P□ite□□emedial a□tions are□omplete□□□00□□□□ar□or at□astings□□□e site is□ompletel□fen□ed□w□i□□ restri□ts pu□li□a□□ess□□□0170□□astings□as□or□s□8□as□ington Avenue□□ontaminated soils remain at t□e site□elow□on□rete or□lean□a□□fill□□□□0□1□□udson□iver P□B□ediments□□is□ing is restri□ted to□at□□ and release.

*v.* Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? _____0 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

*i.* Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

*i.* Describe the habitat/community (composition, function, and basis for designation): _____

_____

*ii.* Source(s) of description or evaluation: _____

*iii.* Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

*i.* Species and listing (endangered or threatened): _____

Atlanti□□□turgeon□□□□ortnose□□turgeon

_____

_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

*i.* Species and listing: _____

_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

*i.* If Yes: acreage(s) on project site? _____

*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No

If Yes:

*i.* CEA name: □udson□□iver

*ii.* Basis for designation: □□□ptional□or□uni□ue□□ara□ter

*iii.* Designating agency and date: Agen□□□□ est□□ester□□ount□□Date□1□□1□90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

*ii.* Name: □ligi□le□propert□□□ □ □ □□□PA□B□ □□D□□ □ □□□ligi□le□propert□□□A□□□□ □ □□A□□□□AD□□□A□□□ □ □□□□D□□ □ □□□□ □ □□□ligi□le□propert□□□...

*iii.* Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s):

*ii.* Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: Palisades

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): □verloo□a□ross □udson □iver

*iii.* Distance between project and resource: □/A miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation:

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name □dward □ □ einstein Date

Signature Title Ar□□ite□t

**PRINT FORM**

# EAF Mapper Summary Report

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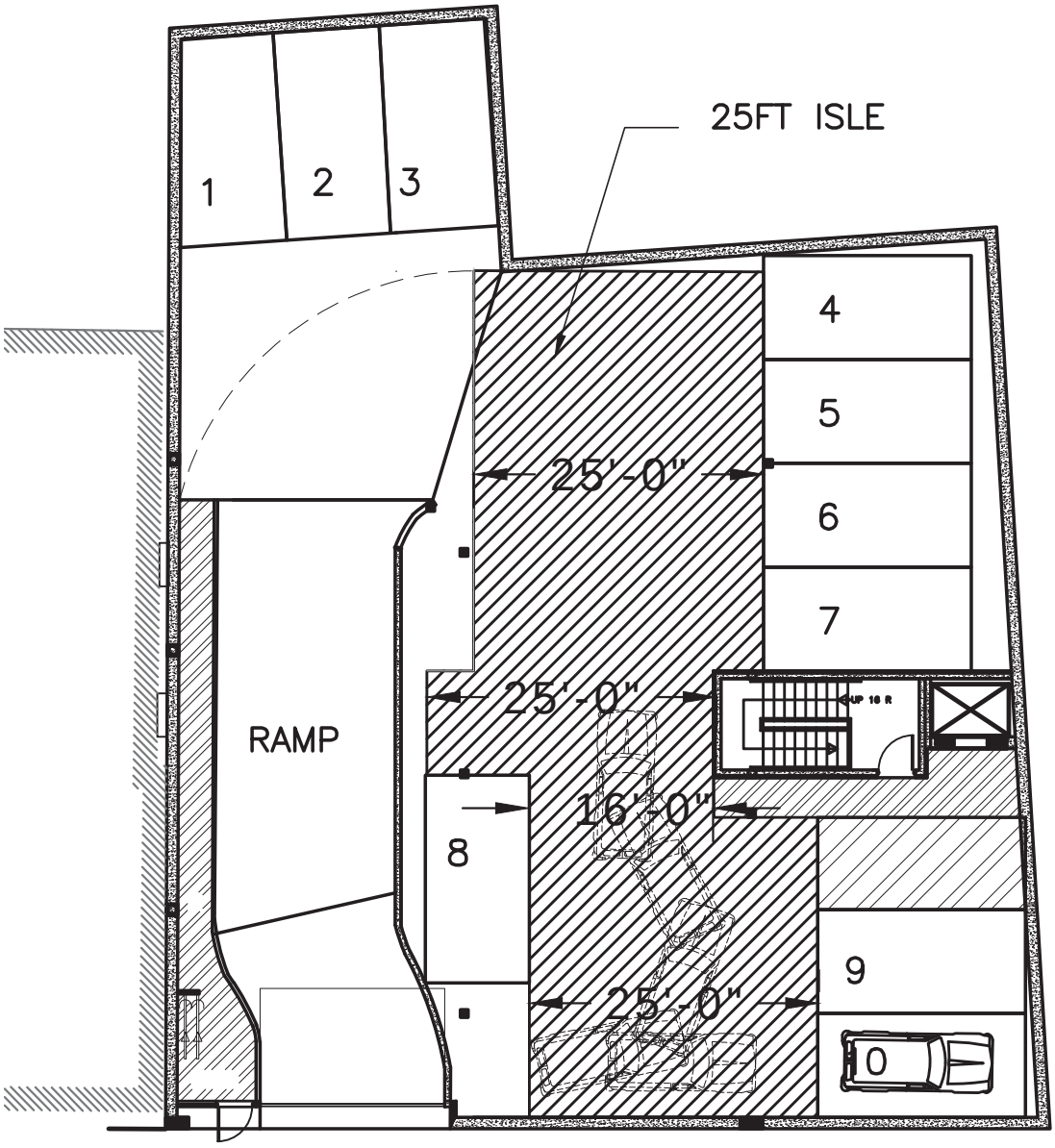



1 CELLAR PARKING FLOOR
15 SPRING STREET

SCALE 1/16" = 1'-0"

**Section 00000**
**PEDESTRIAN ALERT SYSTEM FOR PARKING GARAGES AND BLIND CORNERS**

**CAR COMING PEDESTRIAN ALERT SAFETY SIGN**

## PART 1 – GENERAL

The intent of this document is to specify the minimum criteria for the design, supply, installation, and commissioning of a Pedestrian Alert Safety System used to notify pedestrians and street traffic of a vehicle exiting a parking facility or blind corner.

### 1.01 SUMMARY

A CAR COMING Pedestrian Alert Safety System is designed to provide a clear visual and audible voice alert to pedestrian and street traffic when a vehicle is exiting a parking facility or blind corner. The alert system shall be self-contained with all controls of the system contained within the enclosure of the sign. The alert system shall be designed with aesthetics of the architecture of the facility in mind, and not to detract from the facility.

### 1.02 SYSTEM DESCRIPTION

The CAR COMING Pedestrian Alert Safety System activates when a vehicle is detected exiting a parking facility. When activated the alert system provides a flashing amber alert, brightly backlit text indicating a “CAR COMING”, and a voice alert notifying nearby pedestrians.

## PART 2 – PRODUCTS

### 2.01 MANUFACTURED UNITS

A. Model Number/Descriptions Table

| **Pedestrian Alert System** | |
|---|---|
| PASSCC | CAR COMING, Pedestrian Alert Safety System with integrated PASS Controller Board. Mfg PASS Signs |

### 2.02 TECHNICAL OVERVIEW

The CAR COMING Pedestrian Alert Safety System activates when a vehicle is detected exiting a parking facility. When activated the alert system provides a flashing amber alert, brightly backlit text indicating a “CAR COMING”, and a voice alert notifying nearby pedestrians.

SYSTEM ACTIVATION TRIGGERS
The system can be activated by any detection device that has a normally open output contact that closes upon detection of the vehicle. Multiple devices, such as parking barriers or vehicle loop detectors, connected in parallel can be linked together to provide activation of the sign if any

device detects a vehicle movement.

TYPICAL SYSTEM ACTIVATION TRIGGERS
The following is a list of typical system activation triggers

- Parking barrier "Gate Open" output
- Parking barrier safety loop activated output
- Vehicle loop detector
- Vehicle motion detector
- Roll-up door "Open" contact
- Sliding/swing gate "Open" contact
- Beam detector activation output
- Cash drawer open/close contact

VISUAL ALERTS
The sign has two visual alerts to draw the attention of pedestrians and street traffic warning of a vehicle exiting a facility.
Flashing Amber LEDs – a conspicuous visual alert that provides a warning to drivers and pedestrians
Backlit Text Message – the LED backlit text provides a clear message warning of a CAR COMING out of the facility. The backlit text message can optionally flash synchronized with the Flashing Amber LED by moving the wires from Output 1 to Output 2

AUDIBLE ALERT
The audible alert is designed to provide either a clear voice message or sound file alerting nearby pedestrians who are distracted from the visual alerts, this is typical of pedestrians walking and using a mobile device. The audible alert has the ability to play any MP3 file. The file is stored on an onboard removable micro SD card that provides technicians and end users an easy path to modifying the file. The audible alert volume can be controlled by an onboard volume control dial. The system has an onboard sound amplifier and an integrated 30watt speaker is located at the bottom of the sign. The integrated controller provides an external speaker output to add additional speakers to the system if the ambient noise around the system is louder than 65db.

TIMER CONTROLS
The controller integrated into the system contains two timers for customization.
Activation Timer – this timer is used to control the duration of activation of the system. The timer is controlled by a dial that allows a 5 ~ 60 second activation of the sign.
Delay Activation Timer – this timer is used to provide a delay between trigger input and activation of the system. This timer is typically used when a vehicle has a longer than normal distance to travel from the trigger to the exit

## 2.03 FEATURES

The following features are required in the Pedestrian Alert Safety System

- Visual alert can be viewed 180°, from both sides and from the front of the sign.
- A flashing amber alert providing a visual warning
- A brightly backlit message indicating that a "CAR COMING" or "VEHICLE EXITING"

- All lighting is LED weatherproof modules provide 50,000+ hours of service
- A clear voice alert message indicating that “Attention. Vehicle Exiting.”
- An integrated adjustable play activation timer from 5-60 seconds
- An integrated delay activation timer from 0-30 seconds
- An integrated speaker providing up to 65db
- An integrated volume control
- Sound files are can easily be changed by technician or end user
- Sound files are MP3 format stored on a removable micro SD card
- All integrated controls are solid state and without any mechanical points of failure
- Activation input can accept a dry contact, 12VDC pulse, or 24VDC pulse

## 2.04 SPECIFICATIONS

| | |
|---|---|
| Enclosure | Shape: Prism<br>Dimensions: 40”H x 10”sides<br>Enclosure: 14 Gauge Steel<br>Weight: 37lbs<br>Viewing range: >180 |
| Finish | Powder Coating: Hammered Copper Textured |
| Electrical Power | 115VAC~120VAC or 12VDC 2A |
| Trigger Inputs | Dry Contact, 12VDC, 24VDC |
| Operating Temperature | -20°F to 110°F (-29°C to 43°C) |
| Operating Humidity | 0% to 90% |
| Controller Power | 12VDC |
| Controller Outputs | 1 Steady, 1 Flashing (1 second on/1 second off) |
| Volume Control | 0 to 65db |
| Timer Controls | Activation Timer 5~60 seconds, Delay Activation Timer 0~30 seconds |
| Sound File Format | MP3 |
| Sound File Storage | Micro SD card |
| Mounting | Wall mount bottom of unit 76” from the ground |

## 2.05 INSTALLATION

The bottom of the system is surface mounted on walls at approximately 76” from the ground. The sign should be located no more than 12’ from the exit of the facility. For exits over 30’ wide it is recommended that two system signs be connected in tandem on either side of the exit.

END OF SECTION



# Reduce Your Liability!

## Every 7 minutes

**A pedestrian is killed or injured in America. Distracted pedestrians are staring at phones instead of dangerous surroundings**

## Over $2.3 Billion

**Pedestrian related Lawsuits settled by property owners or cities every year**

## 6% Increase

**Pedestrian fatalities from last year**

**The World is a Distracted Place**

**ABOUT: The CAR COMING Pedestrian Alert System provides a Voice and Visual Alert to pedestrians and street traffic when a vehicle exits a parking facility to prevent collision.**

MADE IN U.S.A PRODUCT

# Pedestrian Alert System

### Proactive Protection

- Mitigate RISK
- Avoid lawsuits
- Reduce liability
- Protect pedestrians
- Avoid workers comp

PASS Signs
Pedestrian Alert Safety Signs

### *CAR COMING Features*

- Works with any parking system, motion detector, access control
- Fully self-contained: No additional parts or enclosures needed
- Integrated full control system with Timers, Volume Control, Relays, $MP_3$ Voice Board, and Speakers

PASS Signs
Pedestrian Alert Safety Signs

**Have questions?**

**We make it easy for you.**

**480-689-1993**

**support@passsigns.com**

# Operations

## How the System Operates

An output trigger from a traffic control device activates the system when a vehicle is detected exiting a parking facility or blind corner.
(see types of triggers diagram below)

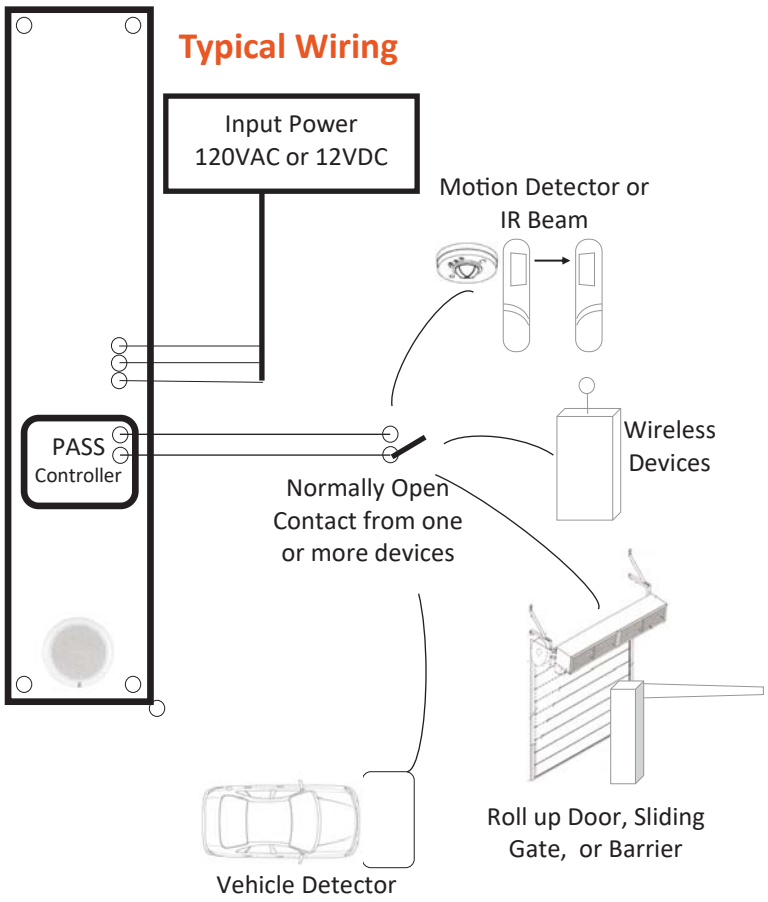
A PASS Control board is integrated inside the Sign Enclosure.

The trigger is received by INPUT 1 of the PASS Control. This activates the three alerts - Voice, Yellow Flashing, and Backlit Text

The duration of the alerts is controlled by the Activation Timer (0-60 Seconds)

Note: If the end user would like the Backlit Text to also flash, move Output 1 wiring to Output 2

## Typical Wiring




# Specifications

## Dimensions

Height: 40”
Wide: 10”
Face: 8”
Shape: Prism

## Colors

Enclosure: Hammered Copper Vein
Message Lettering: White
Flashing Alert: Amber

## Electrical

LED lighting 50,000 hrs
Power In: 120VAC or 12VDC 2.5A
Power Out: 12VDC
Trigger Inputs: Dry Normally Open
Waterproof transformer (120V/12V) is integrated inside the sign enclosure

## Audio

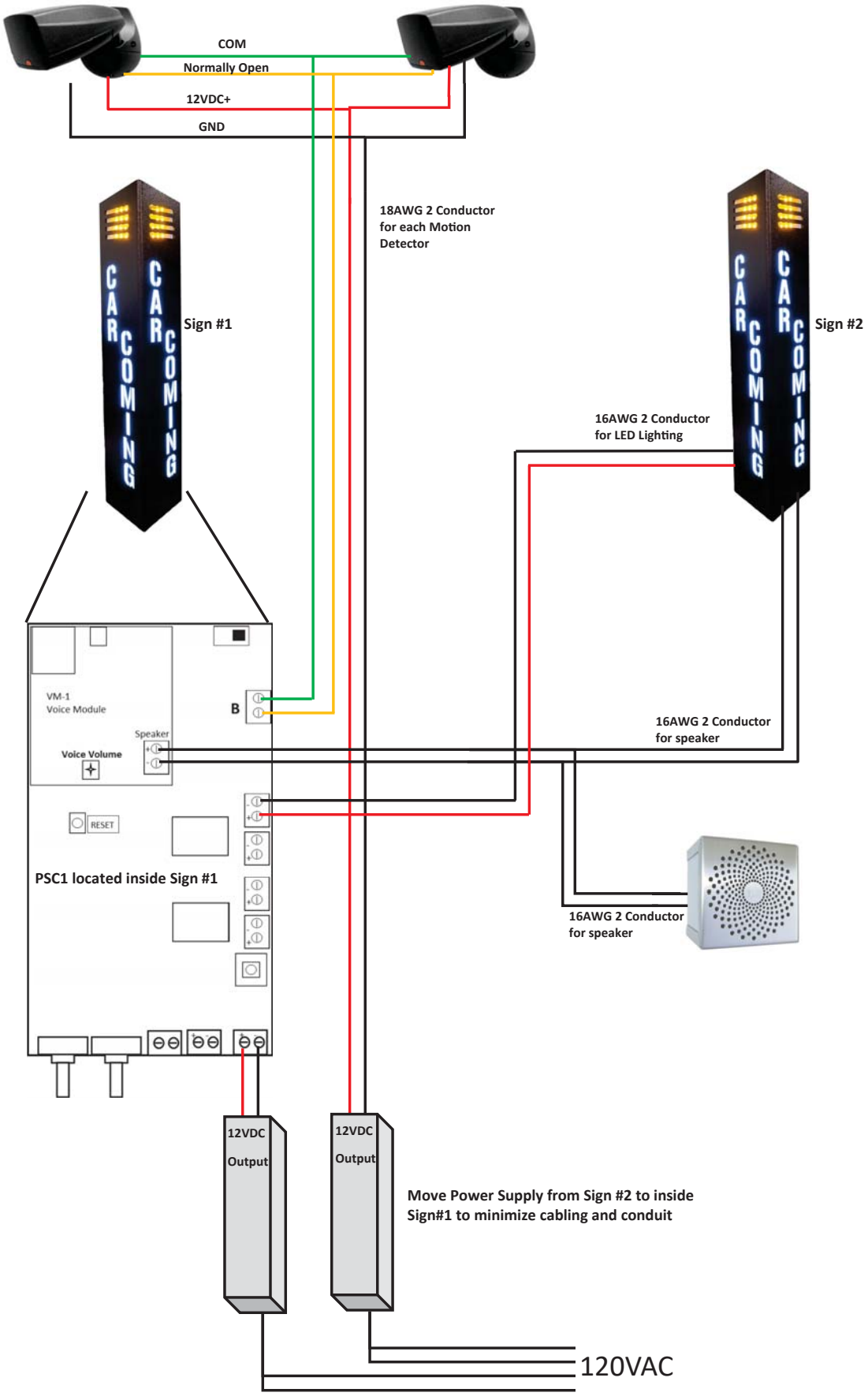
MP3 USB Card for voice message
25 Watt Water Resistant Speaker
10 Watt Amplifier
Message can be changed easily onsite
Output is 0-90db

## PASS Control Board (Integrated)

12VDC Input Power
12VDC Output Power (for motion or detector)
MP3 Voice Board SD Micro Card
Activation Timer Dial 0-60 Seconds
Delay before Activation Dial 0-15 Seconds
Volume Dial 0-90dB
Input 1: Activates Sign
Input2: For Directional Logic Inputs
Output 1: Steady Output
Output 2: Flashing 1 sec On/Off Output
Speaker Output
Headphone Jack for testing
Input 1 Test Button
Input 2 Test Button

PASS Signs
Pedestrian Alert Safety Signs

# Walsh Construction
# PSC-1 Controller with Voice Module connected to Vehicle Motion



**EPAct reqmt in GREEN** | **CODE requirement in BLUE**

## BASELINE WATER USE ANALYSIS FOR NON-RESIDENTIAL BUILDING

| Variables: | | | | TOTAL BLDG SQUARE FOOTAGE |
|---|---|---|---|---|
| | Net Sq Ft per person | 200 | | Gross Square Footage: 2,500 |
| | Space Efficiency | 0.9 | | Net Square Footage: 2,250 |
| | Occupancy Males | 0.5 | (fraction of total occupancy) | Net Square Feet/Person: 200 |
| | Females | 0.5 | (fraction of total occupancy) | Occupancy (persons): 11.25 |
| | Total | 1 | (must equal 1) | Males: 5.625 |
| | Work days per year | 260 | | Females: 5.625 |
| | Lav faucet use (minutes) | 6 | | |
| | Lavatory faucet flow rate | 0.5 | gallons per minute (per code for all PUBLIC space) | |

| Flush fixtures | Frequency of use per day per person | Amount per use (gallons) | ANNUAL WATER USE (GAL PER YEAR) |
|---|---|---|---|
| Toilets-Males (flush) | 1 | 1.6 | 2,340 |
| Toilets-Females (flush) | 3 | 1.6 | 7,020 |
| Urinals-Males (flush) | 2 | 1 | 2,925 |
| **Flow fittings** | | | |
| Commercial lavatory faucets (flow/min) | 5 | 3 | 43,875 |
| **SUB-TOTAL-PLUMBING (Gal/year)** | | | 56,160 |
| **OCCUPANCY ADJUSTMENT FACTOR** | | | 1.00 |
| **ADJUSTED SUB-TOTAL-PLUMBING** | | | 56,160 |
| **Other Systems** | | | |
| Comfort systems (HVAC) | | Gallons/yr | |
| Landscape irrigation | | Gallons/yr | |
| Pools, fountains, spas | | Gallons/yr | |
| Process equipment (food, medical, etc.) | | Gallons/yr | |
| **TOTAL WATER USE - BASELINE** | | | 56,160 |

## BASELINE WATER USE ANALYSIS FOR MULTI-FAMILY RESIDENTIAL PR

| | | | TOTAL BLDG SQUARE FOOTAGE | |
|---|---|---|---|---|
| | | | 8,000 | |
| Avg. size of residential units | 1000 | | 6 | No. of units |
| Occupancy (persons/unit) | | 3 | 18 | No. of persons/unit |

| Flush fixtures | (flushes per day/person) | (gallons per flush) | WATER USE (GAL PER YEAR) |
|---|---|---|---|
| Toilets-Males & Females | 5 | 1.28 | 42,048 |
| **Flow fittings** | (uses per day/person) | (gallons per use) | |
| Residential lavatory faucets | 8 | 1 | 52,560 |
| Residential showerheads | 1 | 12 | 78,840 |
| Resid. kitchen sink faucets | 4 | 6.6 | 173,448 |
| **Residential Appliances** | (U.S. EPA cycles per yr) | (gallons/yr per unit) | |
| Clothes Washer | 392 | 7840 | 47,040 |
| Dishwasher | 215 | 860 | 5,160 |
| **SUB-TOTAL-PLUMBING & APPLIANCES** | | Gallons/yr | 399,096 |
| | | Acre-feet/yr | 1.22 |
| | | Acre-feet/yr/unit | 0.20 |
| **Other Systems** | | | |
| Comfort systems (HVAC) | | | |
| Landscape irrigation | | | |
| **TOTAL WATER USE - BASELINE** | | | 399,096 |

| **ASSUMPTIONS (from "input" tab)** | |
|---|---|
| Shower use (minutes) | 6 |
| Baseline shower flow rate (gpm) | 2 |
| Baseline water factor (clothes washer) | 10 |
| Cubic ft (clothes washer) | 2 |
| Baseline water factor (dishwasher) | 4 |
| Kitchen faucet use (min) | 3 |
| Baseline kitchen faucet flow rate (gpm) | 2.2 |
| Baseline lav faucet flow rate (gpm) | 2 |
| Lavatory faucet use (min) | 0.5 |

# 15 SPRING STREET MIXED USE BUILDING


FRONT VIEW RENDERING

REAR VIEW RENDERING

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

**Edward M. Weinstein**
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

| No. | DATE | REVISION |
|---|---|---|
| | 02.03.2020 | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

RENDERING

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
T-001.00
of

# 1 ZONING ANALYSIS

| Site Data | |
|---|---|
| Tax Map: | 4.30-22-34 |
| Street Address | 15 Spring Street |
| | Hastings on Hudson |
| | |
| Zoning District | CC |
| | |
| Lot Area | 6265 SF 0.14 AC |

| ZR Section | Title | Permitted/Required | Existing | Proposed | Compliance/Notes |
|---|---|---|---|---|---|
| Article IX<br>295-76 | District use and Area Regulations | District CC | Funeral Home | A-Principal Uses<br>(15) Retail<br>(16)Mixed Use | Minimun Dwelling Size 500sf |
| | D-Minumum Lot Size | Area: 2500 Sf<br>Front Width: 20ft | Area: 6265 Sf<br>Front Width: 74.6 ft | No Change | In compliance |
| | E- Required yards | 1-Front: None<br>2- Rear: 10ft @ Ground Level, 20Ft above<br>3-Side: None<br>4-Height: Max 40ft and 3 Stories | 1-Front:<br>2: Rear:<br>3- Side:<br>4-Height: | 1-Front: 0 ft<br>2: Rear: 10ft @ GF, 20ft @ upper floors<br>3- Side: 0 ft<br>4-Height: 40ft, 3 Stories | District is not adjacent to residence district.<br>Height as per diagram for sloped grade |
| Article IV<br>295-29<br>295-36 | Off Street parking<br>Size of Parking Spaces<br>Parking Requirements | A-9'x18' B-Aisle 25'<br>A-Multifamily: Studio:1 1/4 Space<br>1B: 1 1/2 Space<br>2B: 1 3/4 Space<br>3B: 2 Spaces<br>Retail : 1/200 SF *Waiver Applies | | Unit Count:<br><br>(4) 2 Bedroom: 7 Spaces<br>(2) 1 Bedroom: 3 Spaces<br><br>Total Required: 10 Spaces | Within the CC and MR-C Districts, a restaurant or retail use with a gross floor area of 2,500 square feet or less shall be exempt from providing off-street parking spaces as required by this chapter. |
| Article V<br><br>295-40 | Driveways & Sidewalks<br>Grades | Slope 8%, as much as 12% permitted<br>Entrance slope max. 3% | | 12%<br>3% | [Amended 3-5-2013 by L.L. No. 3-2013] |
| | | | | | |

NOTES ON PROPERTY:

PROPERTY IS NOT LOCATED ON A STEEP SLOPES DETERMINED ZONE.

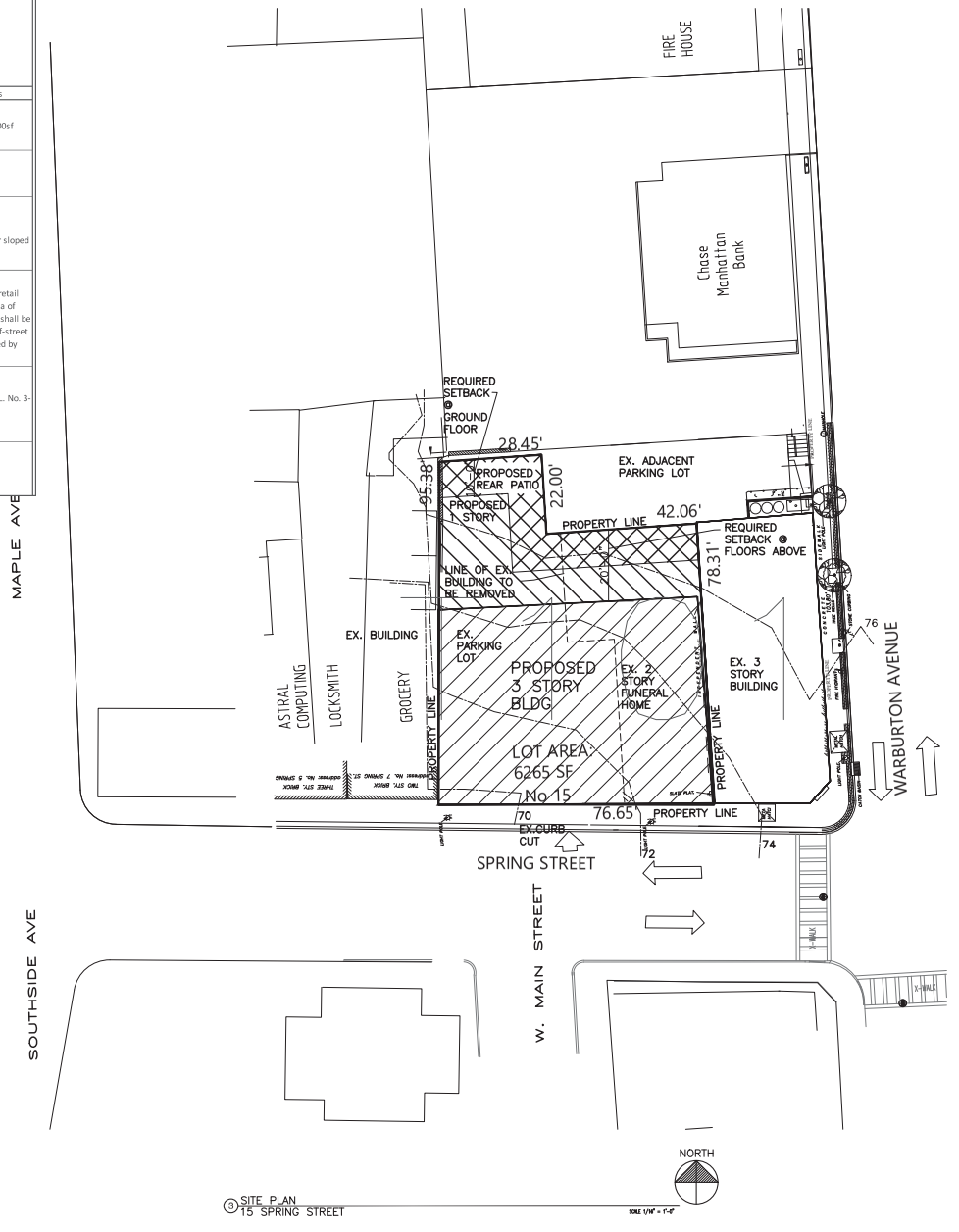
PROPERTY IS NOT LOCATED ON NYS REGULATED WETLANDS

PROPERTY IS NOT LOCATED ON A FLOOD ZONE AREA.


⑤ LOCATION MAP
15 SPRING STREET

LOT AREA: 6265 SF

| | |
|---|---|
| BS PARKING AREA: | 5747 SF |
| GROUND FLOOR/LOBBY RETAIL AREA: | 3398 SF |
| RESIDENCE FLOORS AREA: 2F= | 3794 SF |
| 3F/M= | 4294 SF |
| TOTAL BUILDING SF: | 17,233 SF |




③ SITE PLAN
15 SPRING STREET

TAX MAP: 4.30–22–34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC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Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287


| No. | DATE | REVISION |
|---|---|---|
| | 09.16.19 | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

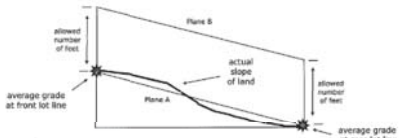
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

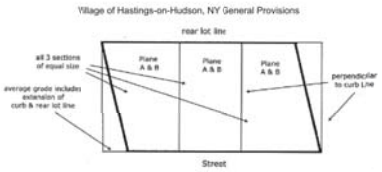
ZONING ANALYSIS
SITE PLAN
LOCATION MAP

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:

T–101 .00

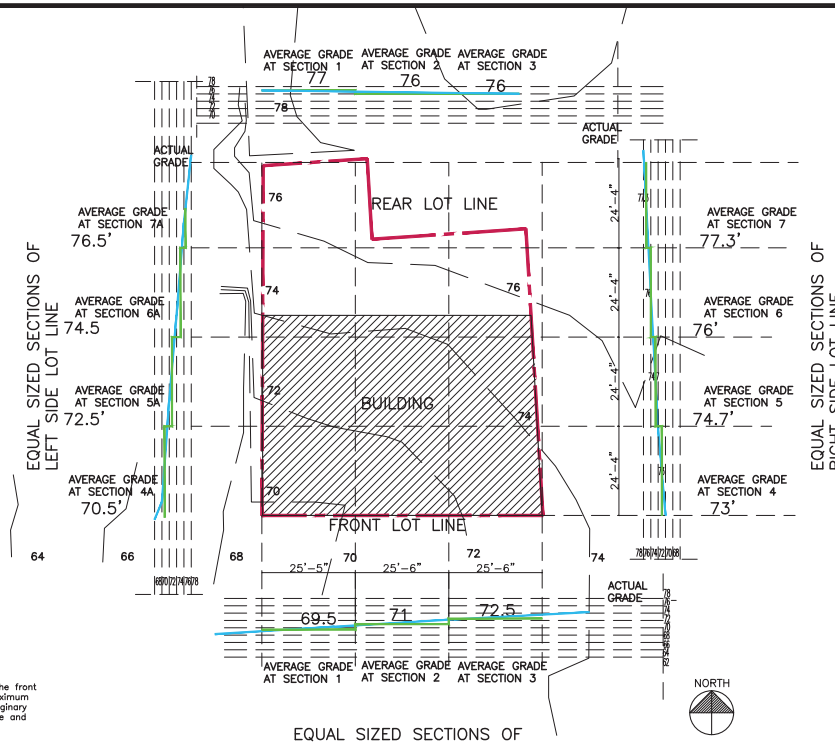
of




HEIGHT, BUILDING
[Amended 12-16-2008 by L.L. No. 29-2008]

B.
Within the CC and MR-C Districts:
(1)
An imaginary Plane A shall be created, starting at the average grade of the front lot line and ending at the average grade of the rear lot line, and the maximum height of a structure shall be measured vertically from Plane A to an imaginary Plane B, which shall be located the allowed number of feet vertically above and parallel to Plane A. See diagram of a side view below.
295a 295-5 Height B 1.tif
(2)
If the width of the property (measured parallel to the front lot line) anywhere exceeds 35 feet, the property shall be divided into the minimum number of equal sized sections, by lines perpendicular to the curbline (or its extension), such that the average of the maximum width of each section does not exceed 35 feet. Plane A and B for each section shall be determined in the same manner as in the preceding paragraph. See diagram of top view below.

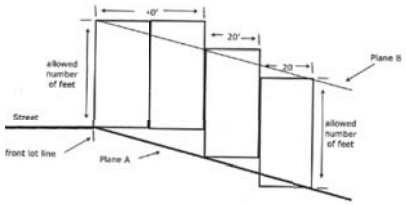



EQUAL SIZED SECTIONS OF FRONT LOT LINE

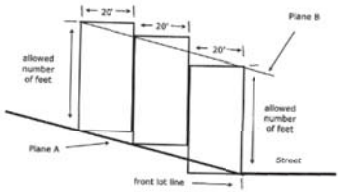
① LOT PLAN –AVERAGE GRADE CALCULATION
15 SPRING STREET

§ 295-76
Central Commercial (CC) Districts.
[Amended 10-3-2000 by L.L. No. 2-2000; 1-21-2003 by L.L. No. 1-2003]

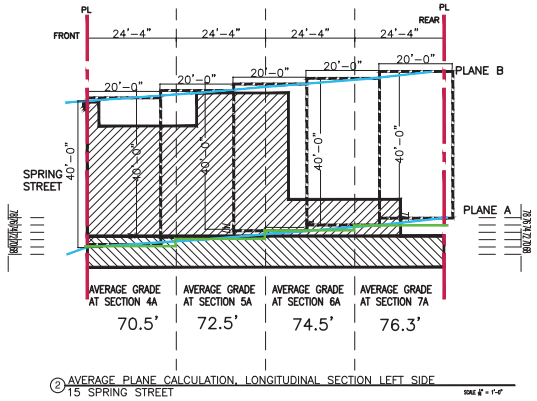
(4)
A maximum height of 40 feet and no more than three stories except as follows:



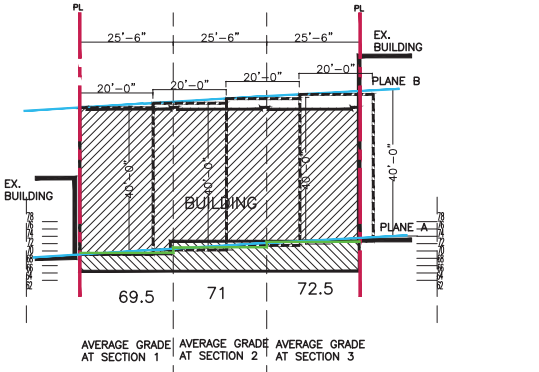

(a)
Where Plane B (NOTE: Plane B is defined in § 295-5, Height, Building, Subsection B.) slopes down from the front lot line, a structure that does not exceed 40 feet in height measured at the front lot line (or at any required setback) may extend horizontally at up to such height toward the rear lot line for the greater of: 40 feet from the front lot line (or required setback) or 20 feet after it has exceeded Plane B, at which point it must come down to or below the height of Plane B. Thereafter, it may, one or more times, extend horizontally at up to such height toward the rear lot line until it exceeds the height of Plane B for 20 feet, at which point it must come down below the height of Plane B, except that no portion of the 20 feet of the structure closest to the rear lot line (or required setback) may exceed Plane B. See diagram of side view below.



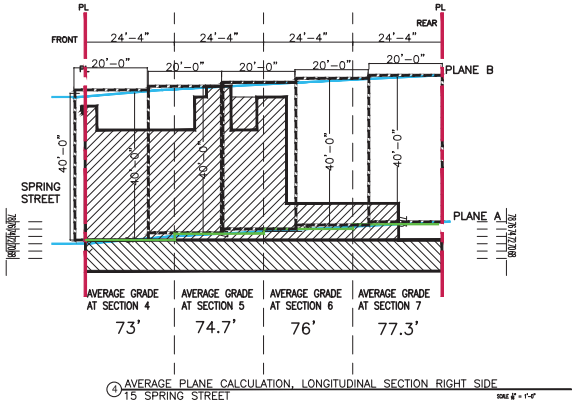

(b)
Where Plane B (NOTE: Plane B is defined in § 295-5, Height, Building, Subsection B.) slopes up from the front lot line, a structure that does not exceed 40 feet in height measured at the front lot line (or at any required setback) may extend horizontally at up to such height toward the rear lot line to a point 20 feet or more from the front lot line (or required setback). Thereafter, it may, one or more times, step up to a height such that it will be below Plane B when extended horizontally at up to such height for 20 feet toward the rear lot line, except that the last 20 feet of the structure closest to the rear lot line (or required setback) must end below Plane B. See diagram of side view below.




② AVERAGE PLANE CALCULATION, LONGITUDINAL SECTION LEFT SIDE
15 SPRING STREET




③ AVERAGE PLANE CALCULATION, FRONT LINE
15 SPRING STREET




④ AVERAGE PLANE CALCULATION, LONGITUDINAL SECTION RIGHT SIDE
15 SPRING STREET

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC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Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287


| No. | DATE | REVISION |
|---|---|---|
| | 9-10-19 | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

GRADE PLANE CALCULATION

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 07-09-19 |
| PROJECT No.: | 19511 |
| DRAWING BY: | SI |
| CHK BY: | EW |
| DWG No.: | T-103.00 |

of

# 15 SPRING STREET PROPOSED 3 STORY MIXED USE BUILDING

TOTAL LOT SF: 6265 SF

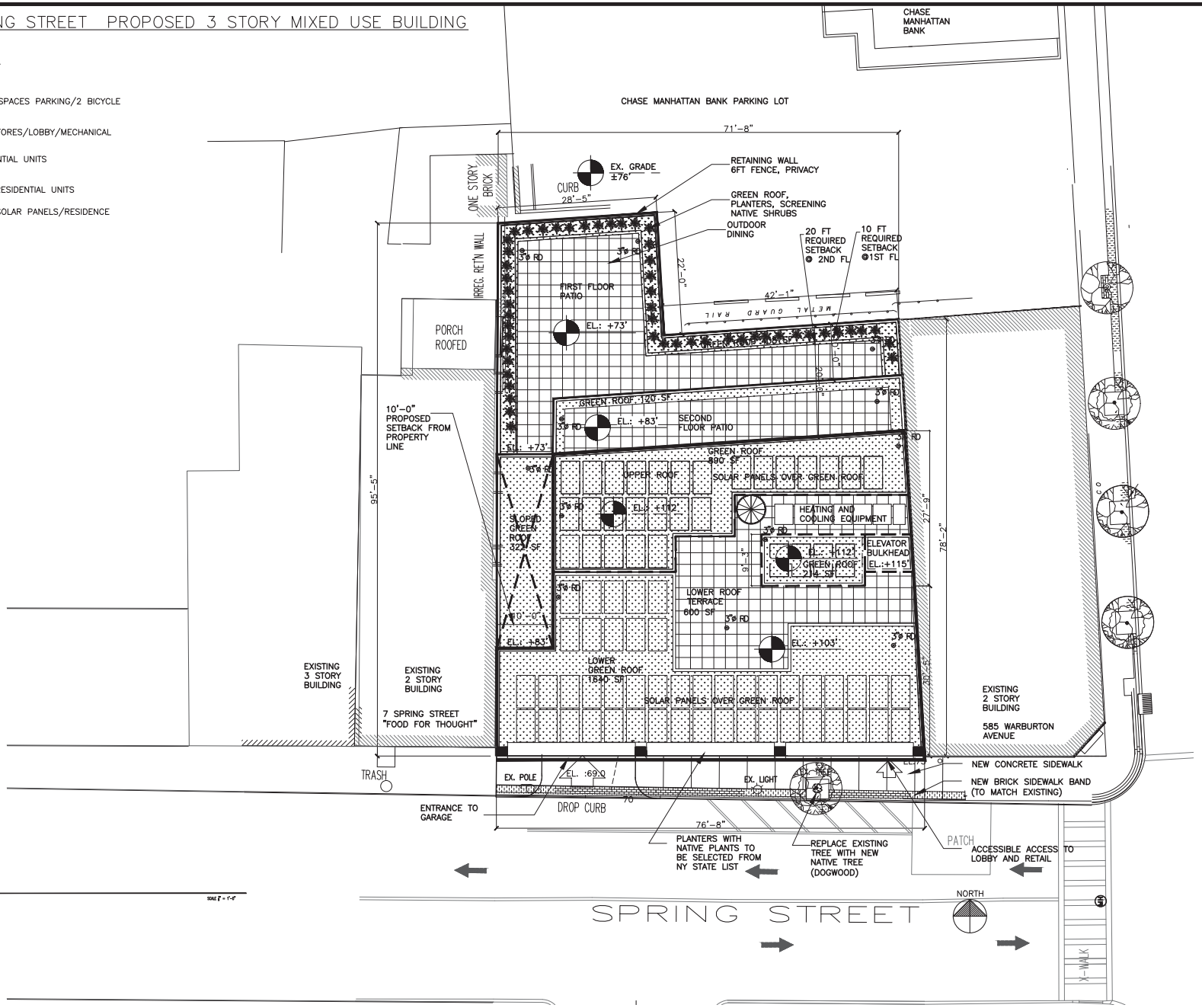
BASEMENT FLOOR= 10 SPACES PARKING/2 BICYCLE RACK

1ST FLOOR=2 RETAIL STORES/LOBBY/MECHANICAL

2ND FLOOR= 3 RESIDENTIAL UNITS

3RD FLOOR/MEZZ= 3 RESIDENTIAL UNITS

ROOF= GREEN ROOF/ SOLAR PANELS/RESIDENCE ACCESS




1 SITE PLAN
15 SPRING STREET

ZONING BLOCK: 4.30-22-34
ZONING LOT:
ZONING DISTRICT: CC
ZONING MAP:

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST


Edward M. Weinstein
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| No. | DATE | REVISION |
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| | 01.22.2020 | |
| | 09.16.19 | |



SEAL & SIGNATURE

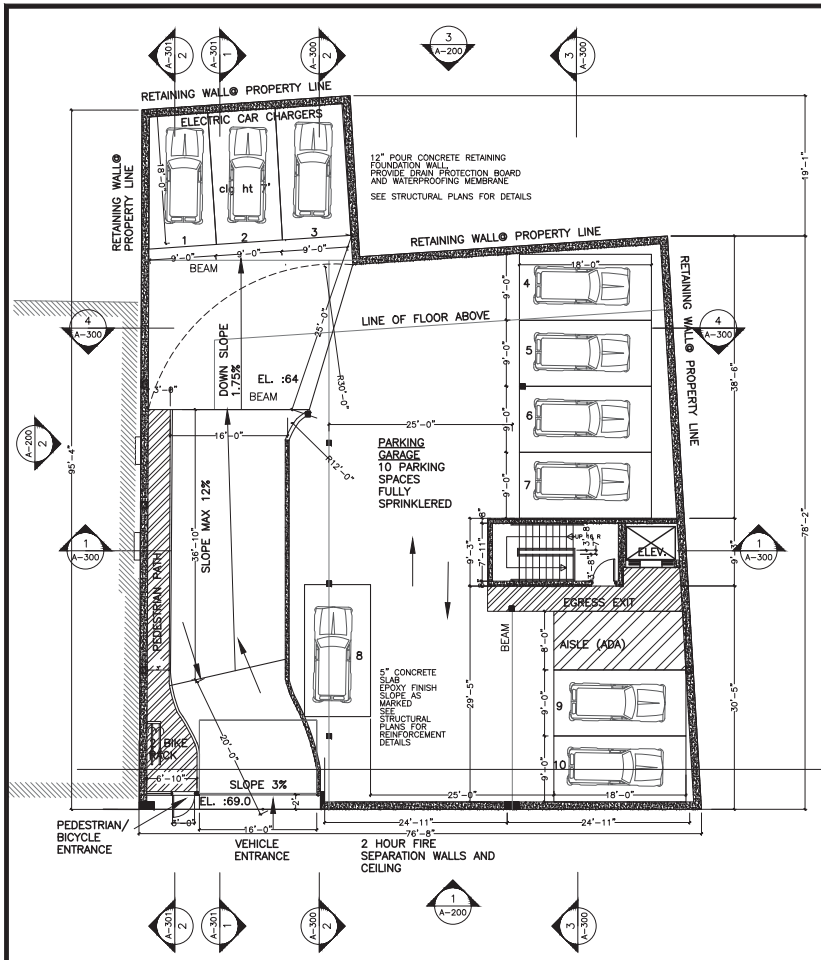
DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

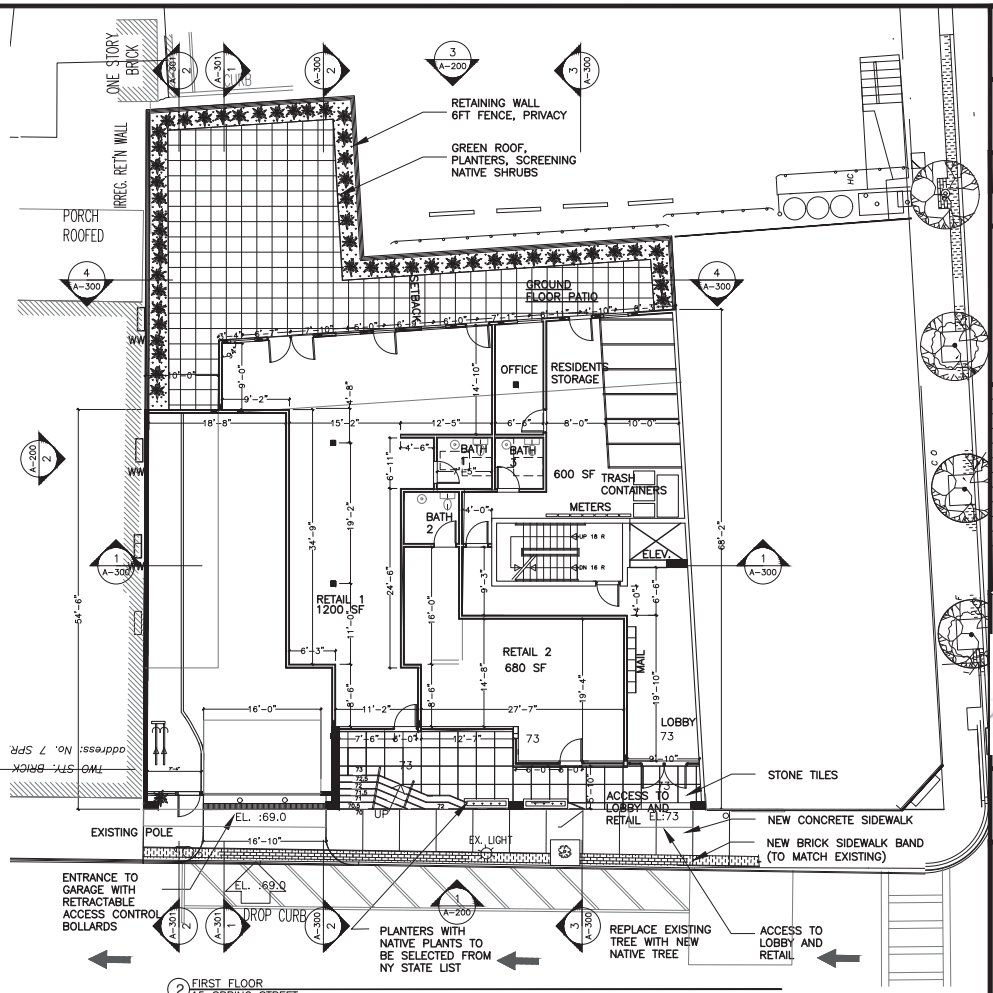
SITE PLAN

SCALE: AS NOTED
DATE: 04-22-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
SP 1 .00
of




1 CELLAR PARKING FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"




2 FIRST FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

10 PARKING SPACES PROVIDED TO COMPLY WITH PARKING REQUIREMENTS
(4) 2 BEDROOM UNITS @ 1.75 SPACE PER UNIT = 7 SPACES
(2) 1 BEDROOM UNITS @ 1.5 SPACE PER UNIT = 3 SPACES

1 SPACE IS TO BE ACCESSIBLE

NORTH

PARKING REQUIREMENTS ARE WAIVED @ RETAIL SPACES < 2500 sf

NORTH

| NY STATE CODE COMPLIANCE: TABLE 1004.1 | | | | |
|---|---|---|---|---|
| CELLAR FLOOR OCCUPANCY CALCULATION | | | | |
| OCCUPANCY TYPE | OCC/SF | FLOOR AREA | No. OF OCCUPANTS | |
| S-2 PARKING | 200 /GROSS SF | 5747 SF | 29 | |

| CELLAR FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION | | | | | |
|---|---|---|---|---|---|
| S-2 PARKING | WC | PROVIDED | LAVATORIES | DRINKING FOUNTAIN | SERVICE SINK |
| | 1/500 | | 1/750 | 1/1000 | 1 |

| CELLAR FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM | | | | |
|---|---|---|---|---|
| S-2 PARKING | ONE EXIT | | STAIR WIDTH 36" | TRAVEL DISTANCE LESS THAN 100' PROVIDED |

| NY STATE CODE COMPLIANCE: TABLE 1004.1 | | | | |
|---|---|---|---|---|
| FIRST FLOOR OCCUPANCY CALCULATION | | | | |
| OCCUPANCY TYPE | OCC/SF | FLOOR AREA | No. OF OCCUPANTS | |
| MERCANTILE | 60 /GROSS SF | 2054 SF | 34 | |
| STORAGE /LOBBY | 300 /GROSS SF | 1087 SF | 3 | |
| | | | 37 | |

| FIRST FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MERCANTILE/STORAGE | WC | PROVIDED | LAVATORIES | PROVIDED | DRINKING FOUNTAIN | PROV. | SERVICE SINK | PROVIDED |
| | 1/500 | 3 | 1/750 | 3 | 1/1000 | 1 | 1 | 1 |

| FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM |
|---|
| M/S ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED |

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC


Edward M. Weinstein
Architecture & Planning, P.C.
14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287


| No. | DATE | REVISION |
|---|---|---|
| | 01.22.2020 | |
| | 07-09-19 | |



SEAL & SIGNATURE

DOB SCAN

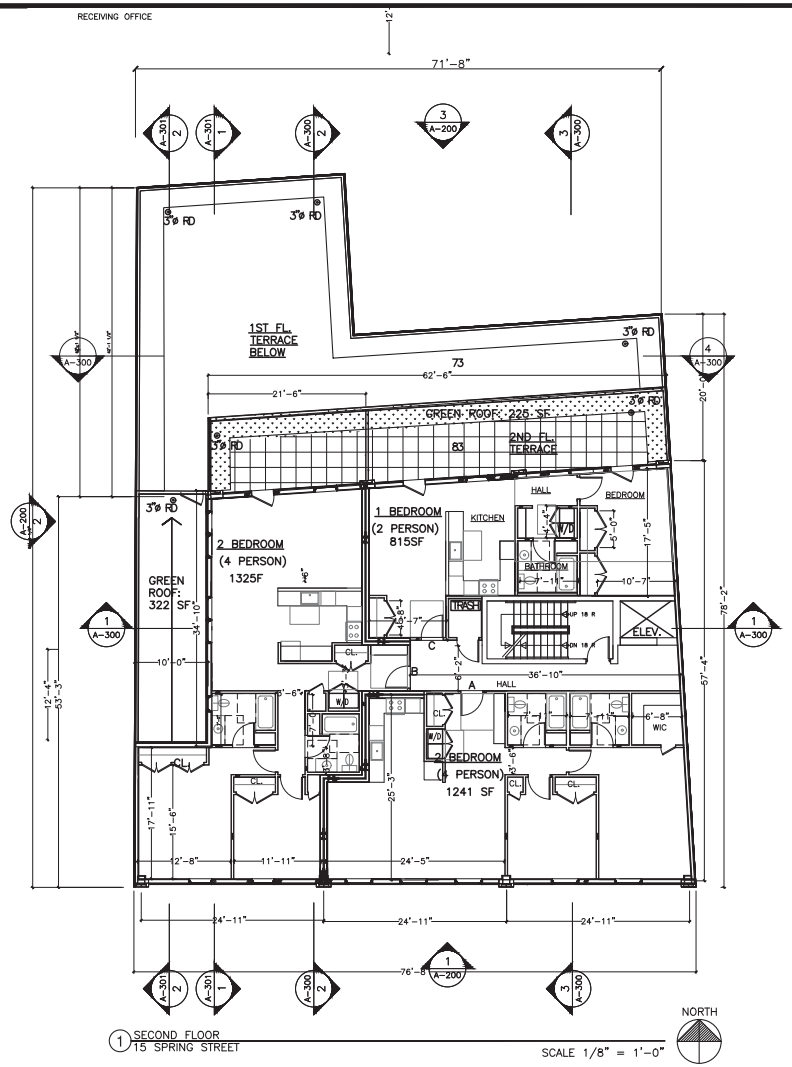
DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

CELLAR AND FIRST FLOOR PLANS

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK. BY: EW
DWG No.:
A-100.00

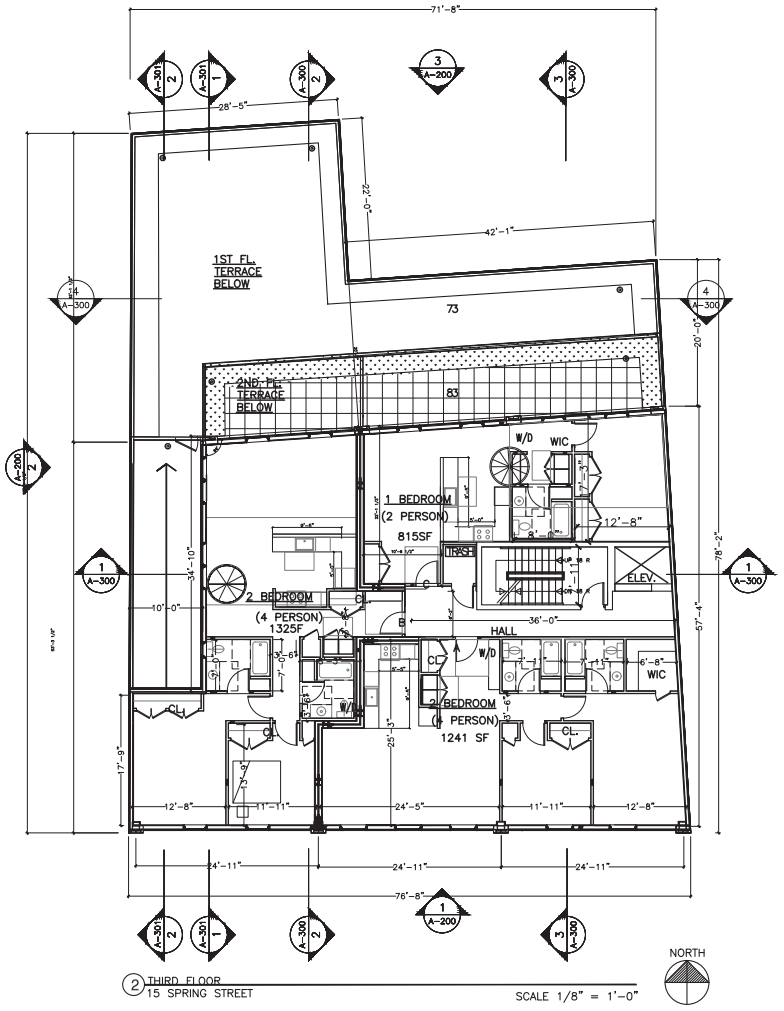
of




1 SECOND FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

NORTH




2 THIRD FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

NORTH

| NY STATE CODE COMPLIANCE: TABLE 1004.1 | | | | |
|---|---|---|---|---|
| SECOND FLOOR OCCUPANCY CALCULATION | | | | |
| OCCUPANCY TYPE | OCC/SF | FLOOR AREA | MAX. No. OF OCCUPANTS | |
| RESIDENTIAL R-2 | 200 /GROSS SF | 3794 SF | 19 | |
| | | | | |
| | | | | |

| SECOND FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| R-2 | WC | PROVIDED | LAVATORIES | PROVIDED | KITCHEN SINK | PROV. | SHOWER/BATH | PROV. | CLOTHES WASHER | PROV. | |
| | 1/UNIT | 3 | 1/UNIT | 3 | 1/UNIT | 3 | 1/UNIT | 3 | 1 PER 20 UNITS | 3 | |

FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM

R-2 ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED

| NY STATE CODE COMPLIANCE: TABLE 1004.1 | | | | |
|---|---|---|---|---|
| THIRD FLOOR OCCUPANCY CALCULATION | | | | |
| OCCUPANCY TYPE | OCC/SF | FLOOR AREA | No. OF OCCUPANTS | |
| RESIDENTIAL R-2 | 200 /GROSS SF | 4294 SF (MEZZANINE) | 19 | |
| | | | | |
| | | | | |

| THIRD FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| R-2 | WC | PROVIDED | LAVATORIES | PROVIDED | KITCHEN SINK | PROV. | SHOWER/BATH | PROV. | CLOTHES WASHER | PROV. | |
| | 1/UNIT | 3 | 1/UNIT | 3 | 1/UNIT | 3 | 1/UNIT | 3 | 1 PER 20 UNITS | 3 | |

FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM

R-2 ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC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| No. | DATE | REVISION |
|---|---|---|
| | 01.23.2020 | |
| | 07-09-19 | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

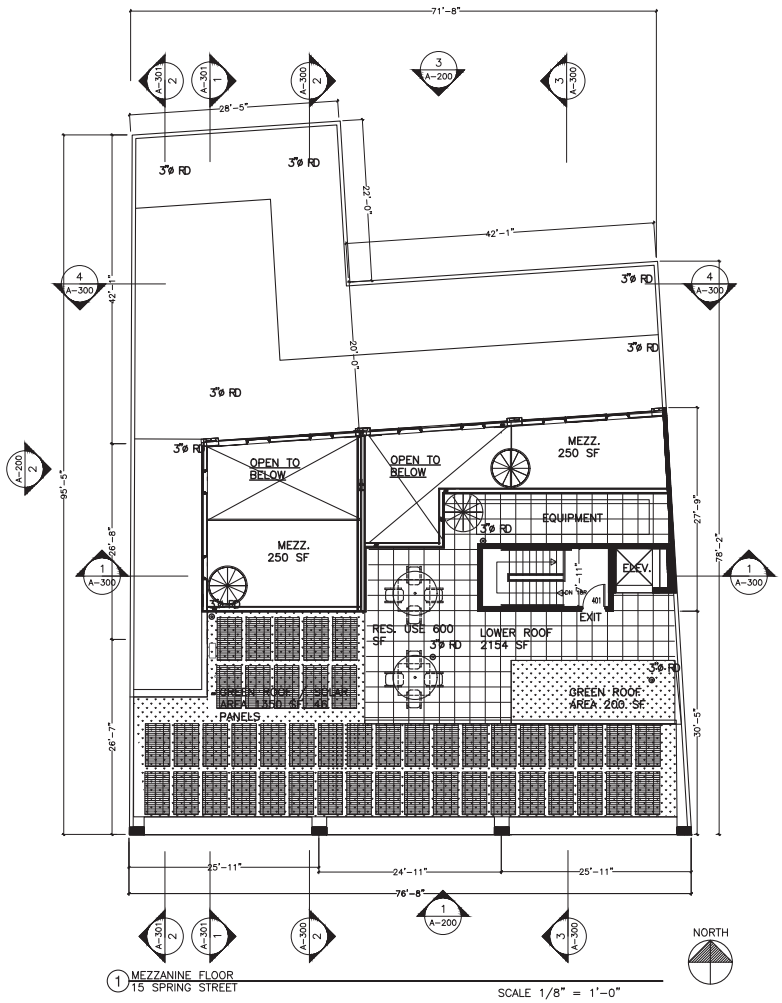
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

SECOND AND THIRD FLOOR PLANS

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:

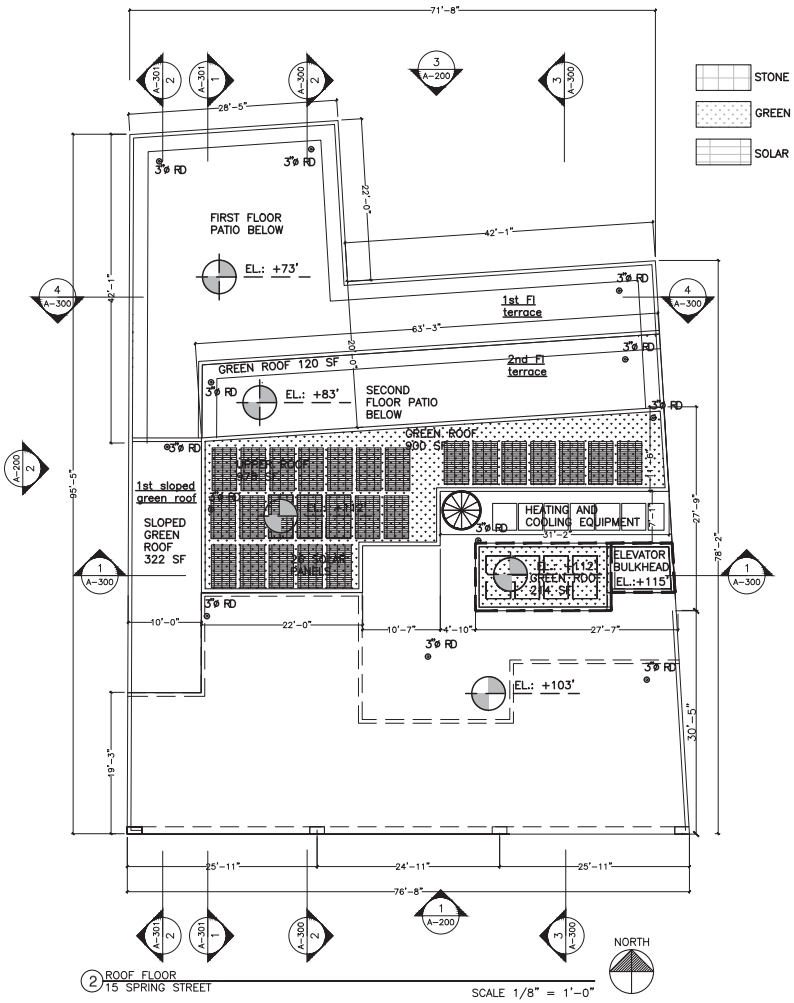
A-101.00

of




1 MEZZANINE FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"




2 ROOF FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

| NY STATE CODE COMPLIANCE: TABLE 1004.1 | | | | |
|---|---|---|---|---|
| MEZZ FLOOR OCCUPANCY CALCULATION | | | | |
| OCCUPANCY TYPE | OCC/SF | FLOOR AREA | No. OF OCCUPANTS | |
| RESIDENTIAL R-2 | 200 /GROSS SF | MEZZ. 500 SF | 4 | EGRESS THROUGH 3RD FL. |
| RESIDENTIAL R-2 | 200 /GROSS SF | ROOF TERRACE 600 SF | 4 | |
| R-2 ONE EXIT | CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED | | | |

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC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|---|---|---|
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| | 07-09-19 | |



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DOB SCAN

DOB EMPLOYEE STAMP

PROJECT

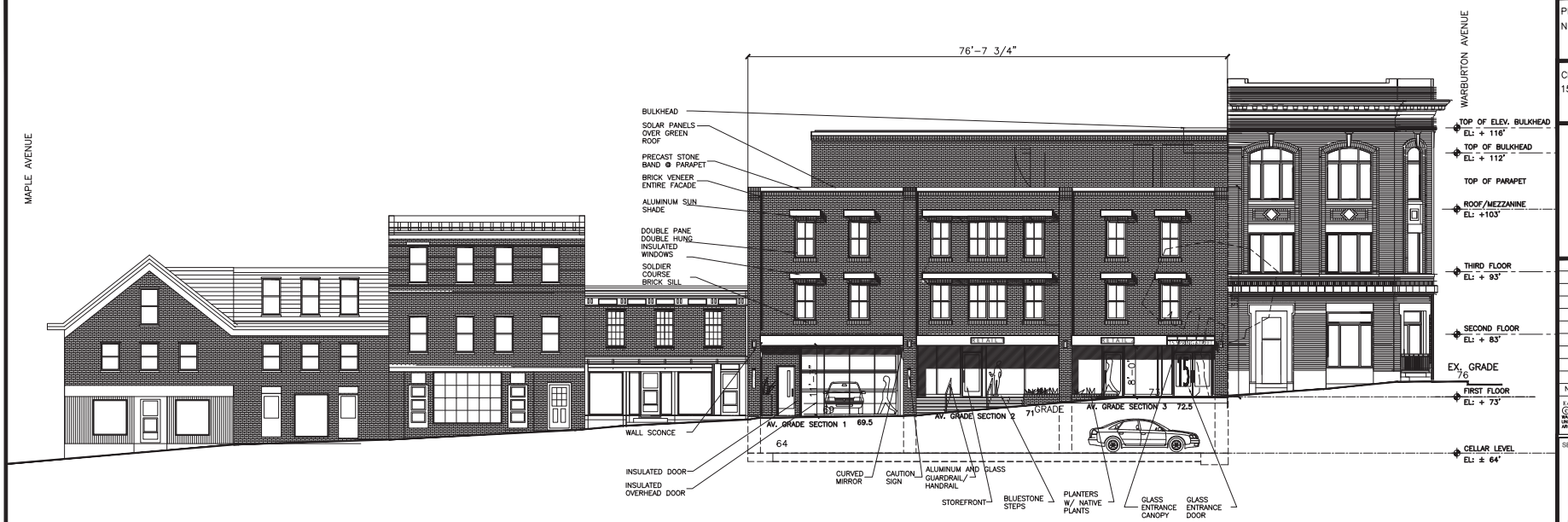
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

MEZZANINE AND ROOF PLANS

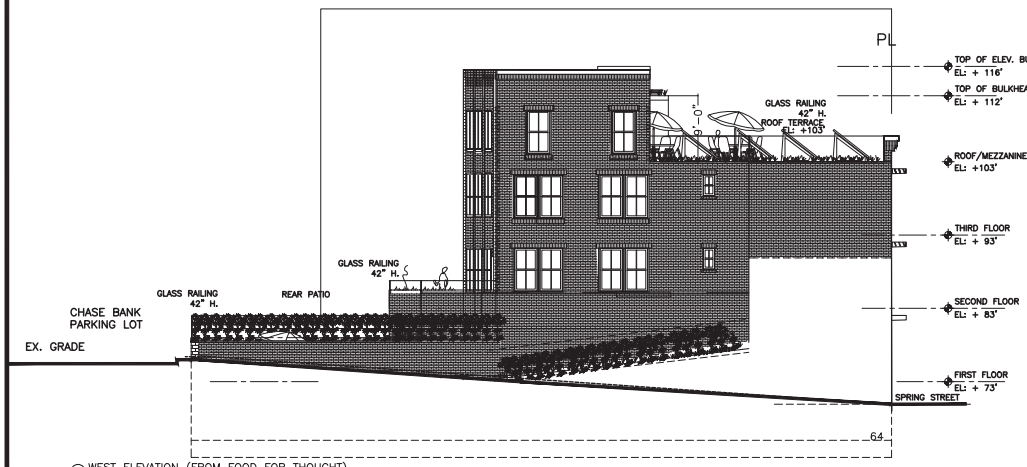
SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:

A-102.00

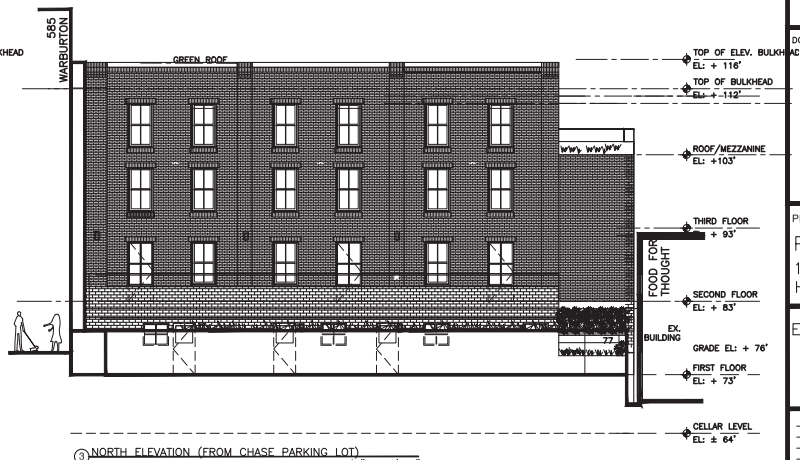
of




1 SOUTH ELEVATION (FRONT)
15 SPRING STREET SCALE 1/8" = 1'-0"




2 WEST ELEVATION (FROM FOOD FOR THOUGHT)
15 SPRING STREET SCALE 1/8" = 1'-0"




3 NORTH ELEVATION (FROM CHASE PARKING LOT)
15 SPRING STREET SCALE 1/8" = 1'-0"

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC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| No. | DATE | REVISION |
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| | 01.22.2020 | |
| | 09.16.19 | |



SEAL & SIGNATURE

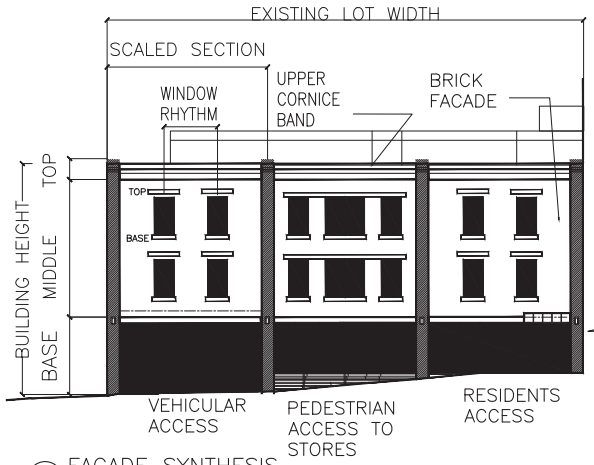
DOB SCAN

DOB EMPLOYEE STAMP

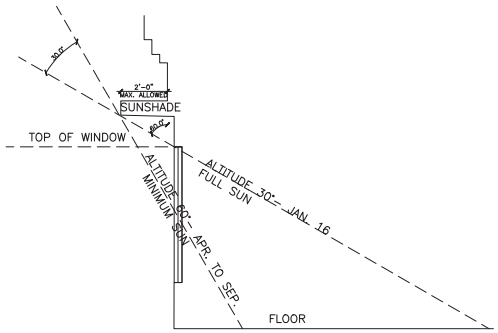
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

ELEVATIONS

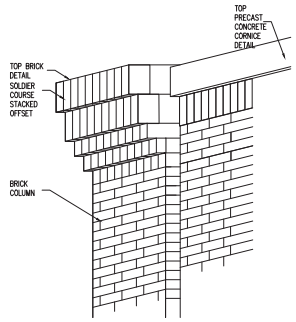
SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
A-200.00
of



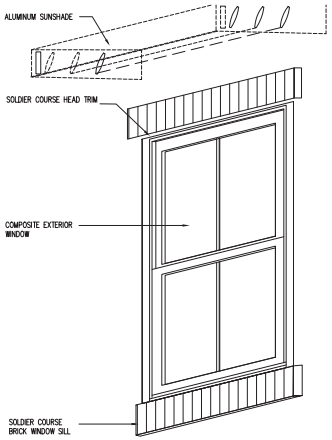

1 FACADE SYNTHESIS
NTS




2 SUNSHADE CALCULATION
NTS

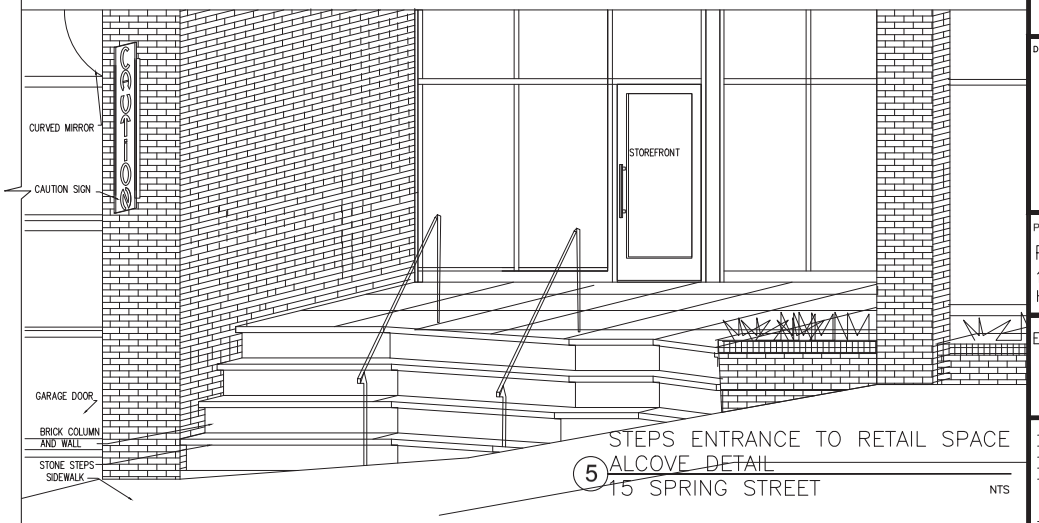



3 TOP BRICK CORNICE DETAIL
15 SPRING STREET
NTS




4 WINDOW DETAIL
15 SPRING STREET
NTS


SOUTH ELEVATION (FRONT)
SCALE 1/4" = 1'-0"




5 STEPS ENTRANCE TO RETAIL SPACE
ALCOVE DETAIL
15 SPRING STREET
NTS

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

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| No. | DATE | REVISION |
|---|---|---|
| | 01.23.2020 | |
| | 10.28.19 | |
| | 09.16.19 | |



SEAL & SIGNATURE

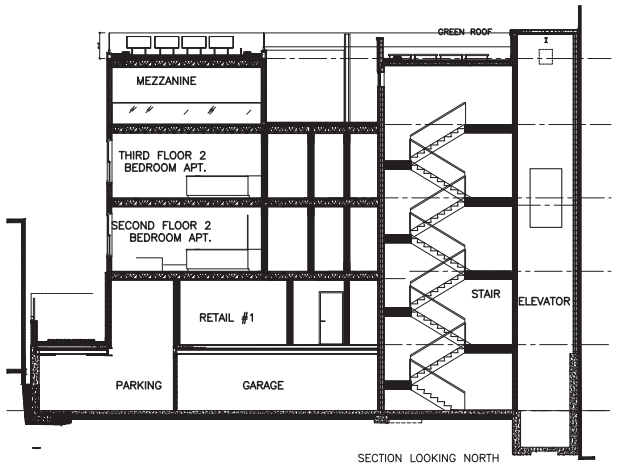
DOB SCAN

DOB EMPLOYEE STAMP

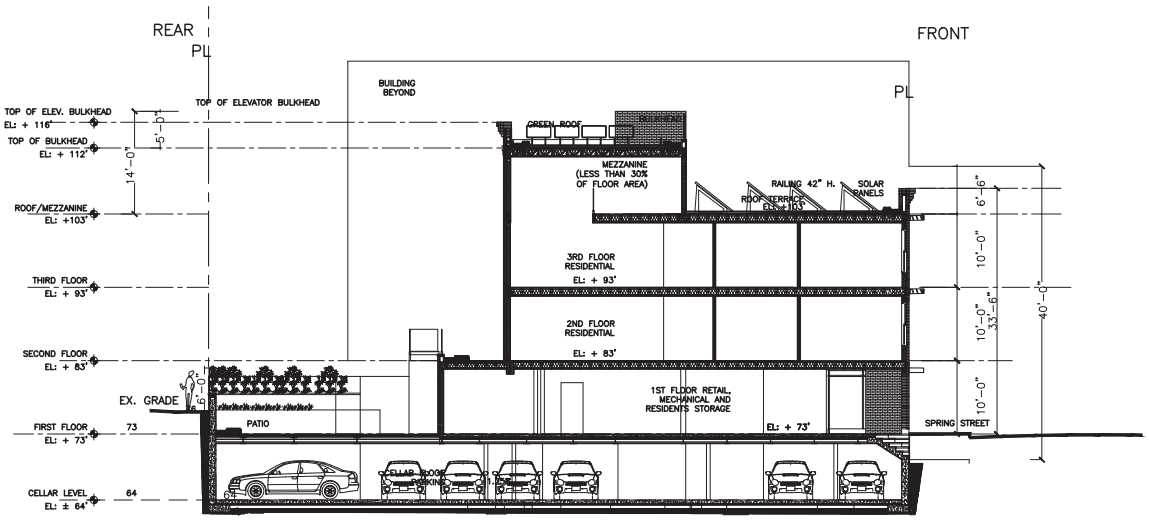
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

ELEVATIONS DETAILS

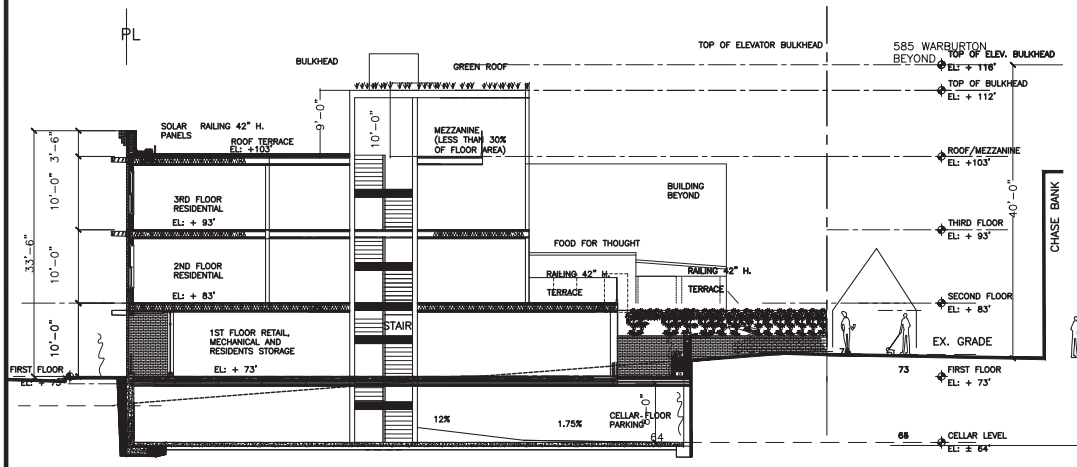
SCALE: AS NOTED
DATE: 11-06-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
A-201.00
of




1 CROSS SECTION (FROM SPRING ST)
15 SPRING STREET
SCALE 1/8" = 1'-0"




2 LONGITUDINAL SECTION (TOWARDS WARBURTON AVE)
15 SPRING STREET
SCALE 1/8" = 1'-0"




3 LONGITUDINAL SECTION (TOWARDS MAPLE AVE)
15 SPRING STREET


4 CROSS SECTION REAR TERRACE
15 SPRING STREET
SCALE 1/8" = 1'-0"

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

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Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

| No. | DATE | REVISION |
|---|---|---|
| | 05.22.2020 | |
| | 10.28.19 | |
| | 08.16.19 | |



SEAL & SIGNATURE

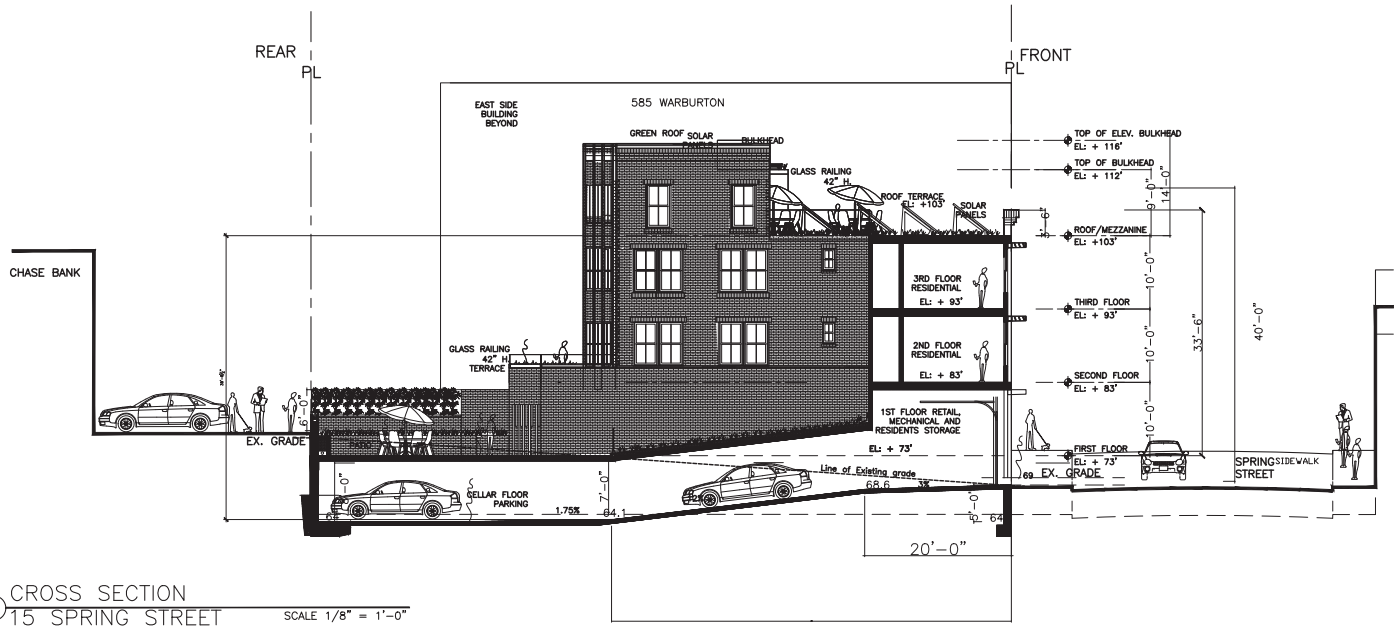
DOB SCAN

DOB EMPLOYEE STAMP

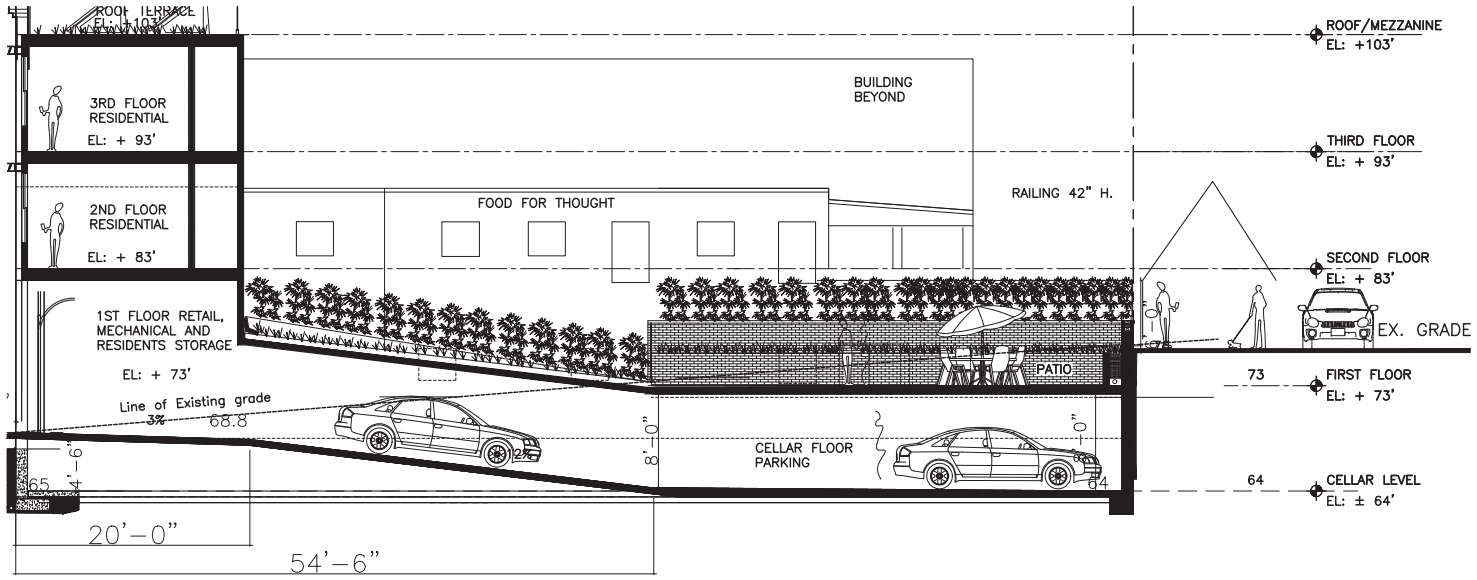
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

SECTIONS

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
A-300.00
of




1 CROSS SECTION
15 SPRING STREET
SCALE 1/8" = 1'-0"




2 LONGITUDINAL SECTION
15 SPRING STREET
SCALE 1/8" = 1'-0"

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC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| No. | DATE | REVISION |
|---|---|---|
| | 09.23.2020 | |
| | 08.16.19 | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

SECTIONS

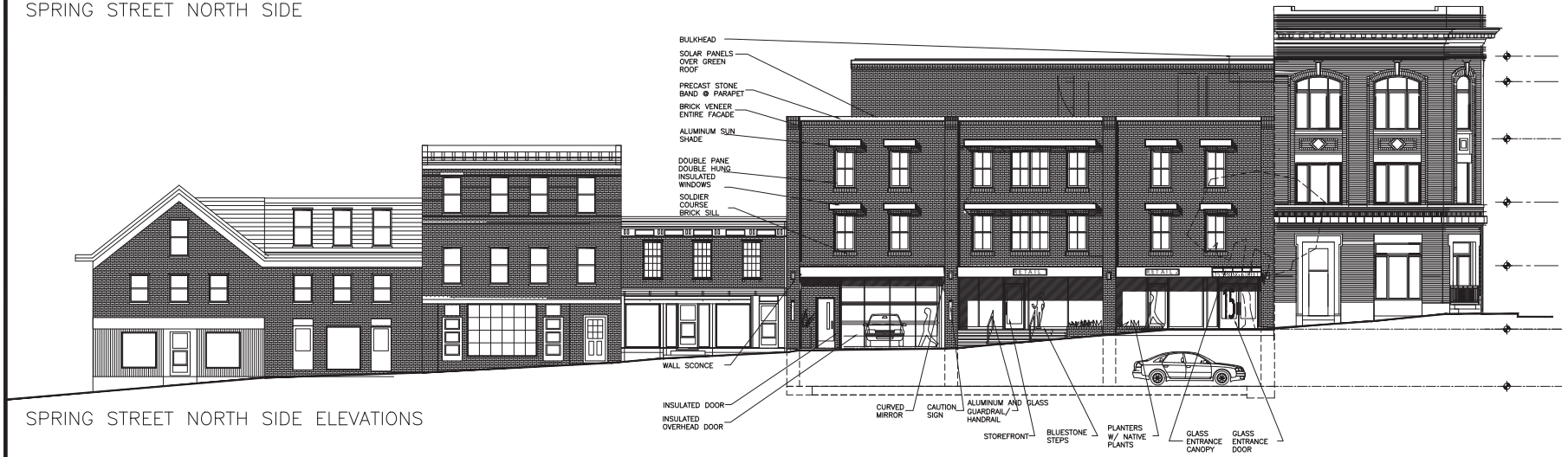
SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
A-301.00
of







SPRING STREET NORTH SIDE




SPRING STREET NORTH SIDE ELEVATIONS







SPRING STREET SOUTH SIDE

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

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| No. | DATE | REVISION |
|---|---|---|
| | 01.22.2020 | |
| | 08.16.19 | |



SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

PHOTOGRAPHS

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
PHOTOS

of

GARAGE DOOR, TRANSLUCENT GLAZING

SOLAR PANELS OVER GREEN ROOF

HVAC ROOF UNITS (NOT VISIBLE)

BRICK
STANDARD,
2 1/4" X 7 5/8"

PRECAST BAND
8", DOUBLE ROW

GLASS RAILING

LOBBY DOOR
ALUMINUM,
DARK BRONZE

STOREFRONT
ALUMINUM, DARK
BRONZE

DOUBLE HUNG ANDERSEN WINDOWS

| | |
|---|---|
| Product Name | A-Series Double-Hung Window |
| Product ID# | ADH3260 |
| Unit Width | 37 1/4" |
| Unit Height | 71 1/4" |
| Interior Color | White |
| Glass | Low-E4® Glass |
| Hardware | Lock and Keeper, White |
| Optional Hardware | None, White |
| Grille Pattern | Custom |
| Exterior Color | Dark Bronze |
| Exterior Trim Profile | None |
| Exterior Trim Color | Dark Bronze |

GLASS AWNING
ALUMINUM, DARK BRONZE

SUNSHADE
ALUMINUM, DARK BRONZE


SIGN

ROUND MIRROR

LIGHTING

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
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| | 01.22.2020 | |
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SEAL & SIGNATURE

DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:

PRODUCTS

of