

September 27, 2019

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

Re: New Building at 15 Spring Street
Hastings-on-Hudson, NY 10706

Dear Chairperson and Members of the Planning Board:

The Applicant, 15 Spring Street Realty LLC hereby submits revised drawings in connection with the demolition the existing structure on the site and the construction of a new mixed-use structure consisting of three stories with parking below. The development is located in the CC Zoning District and will include street level retail with two stories of residential use above and one level of parking below. This revised submission is in consideration of the comments made by members of the Planning Board and the general public at the Public Hearing on July 18, 2019.

This revised application package includes:

1. Transmittal Letter
2. Full Environmental Assessment Form
3. Thirteen sets of drawings (2 originals and 11 copies)
4. Thumb Drive with pdfs of the revised drawings and application

Mr. Frank Sinatra, Jr. (principal of 15 Spring Street Realty LLC) and I look forward to presenting the revised material at the October 17, 2019 meeting of the Planning Board.

Sincerely,



Edward M. Weinstein AIA

cc: 15 Spring Street Realty LLC

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 15 Spring Street		
Project Location (describe, and attach a general location map): 15 Spring Street, Hastings-On-Hudson, NY - 10706		
Brief Description of Proposed Action (include purpose or need): New 3 story mix use building.		
Name of Applicant/Sponsor: Frank Sinatra - 15 Spring Realty LLC.	Telephone: 9149635263	
	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): Edward M. Weinstein	Telephone: 9144780800	
	E-Mail: edward@emweinsteinpc.com	
Address: 14 Spring Street		
City/PO: Hastings-On-Hudson	State: NY	Zip Code: 10706
Property Owner (if not same as sponsor):	Telephone:	
	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, ☐ Yes ☒ No or Village Board of Trustees		
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?

Central Commercial District

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? Hastings-On-Hudson Union Free School District

b. What police or other public protection forces serve the project site?

Hastings-On-Hudson Police Department

c. Which fire protection and emergency medical services serve the project site?

Hastings on Hudson Fire Department

d. What parks serve the project site?

Draper Park, MacEachron Waterfront Park, Zinsser Park and Reynolds Field.

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)? Mixed - Commercial and Residential.

b. a. Total acreage of the site of the proposed action? 0.14 acres

b. Total acreage to be physically disturbed? 0.14 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 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: 12 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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	6
At completion of all phases	_____	_____	_____	6

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: <u>40 Feet</u> height; <u>76 Feet</u> width; and <u>95 Feet</u> length iii. Approximate extent of building space to be heated or cooled: <u>10,800</u> 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☒ Yes ☐ No If Yes:	
i. What is the purpose of the excavation or dredging? <u>Construction of basement parking.</u> ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): <u>1,368 C.Y.</u> • Over what duration of time? <u>1 Month.</u> 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? _____ 13 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: _____ 660 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: Hasstings-On-Hudson (Provided by Suez)
- 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: _____ 1,200 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): _____

Sanitary Wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Yonkers Joint Wastewater Treatment 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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☒ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
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? _____ 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 ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ 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) _____ _____	☐ Yes ☒ No	
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☒ No

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 _____ Proposed _____ Net increase/decrease _____ 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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: <u>Interior Lighting, Exterior Lighting - Proposed Wall sconces on exterior facade@ 8ft above grade, no spill fixture and Post lamps on exterior patio, illumination patio, no spill light.</u>	
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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.16	0.16	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? i. If Yes: explain: _____	☐ Yes ☒ No
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? If Yes, i. Identify Facilities: _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? 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: _____	☐ Yes ☒ No
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? If Yes: i. Has the facility been formally closed? • 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: _____	☐ Yes ☒ No ☐ Yes ☒ No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	☐ Yes ☒ No
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? 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 – 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? If yes, provide DEC ID number(s): V00728, 360022, 360170, 546031 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	☐ Yes ☒ No ☐ Yes ☐ No ☒ Yes ☐ No
V00728 - The Hastings Gas Works Former MGP Site - Remedial actions are complete; 360022 - Harbor at Hastings - The site is completely fenced, which restricts public access; 360170 - Hastings Gas Works - 8 Washington Avenue - Contaminated soils remain at the site below concrete or clean backfill; 546031 - Hudson River PCB Sediments - Fishing is restricted to catch 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? _____ T.B.D. 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>i</i> or <i>ii</i> , 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): _____ Atlantic Sturgeon, Shortnose Sturgeon _____	
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: <u>Hudson River</u> ii. Basis for designation: <u>Exceptional or unique character</u> iii. Designating agency and date: <u>Agency: Westchester County, Date: 1-31-90</u>	

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: Eligible property: MUNICIPAL BUILDING , Eligible property: HASTINGS RAILROAD STATION - HUDSON LINE, Eligible property: H... 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 five 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.): Overlook across Hudson River iii. Distance between project and resource: _____ N/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 6 NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

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

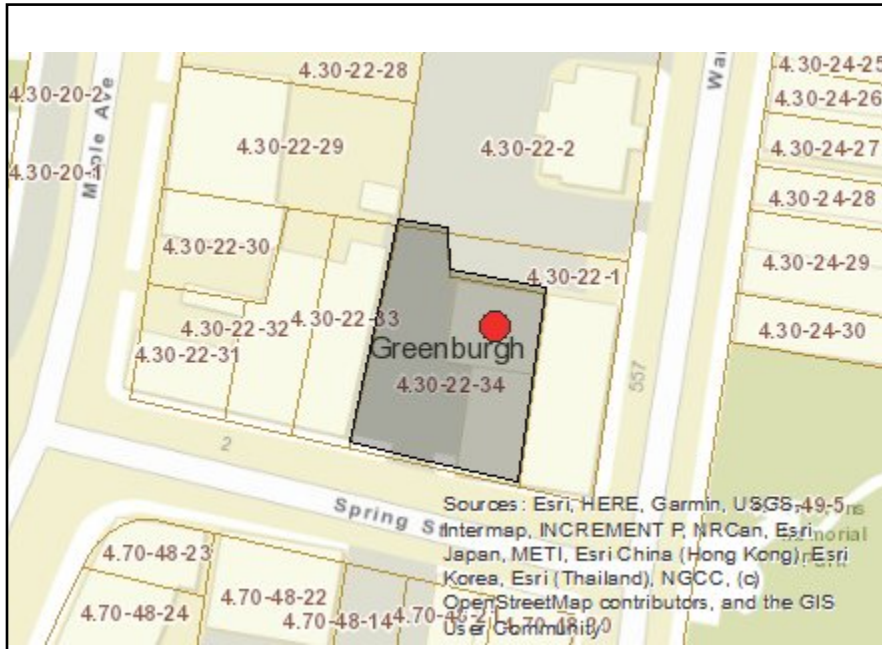
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Edward M Weinstein Date _____

Signature _____ Title Architect



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00728, 360022, 360170, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:MUNICIPAL BUILDING , Eligible property:HASTINGS RAILROAD STATION - HUDSON LINE, Eligible property:Hastings Public Library
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

15 SPRING STREET MIXED USE BUILDING

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

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DOB SCAN

DOB EMPLOYEE STAMP

PROJECT

PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

ROOF PLAN RENDERING

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

T-001.00

F

SOLAR PANELS PHOTOVOLTAICS

SUN SHADE —
(SUN CONTROL)

STUCCO FINISH CONTINUOUS INSULATION

LESS THAN
50% OF TOTAL
BUILDING
ENVELOPE
GLAZING
INSULATED
GLASS

NO SPILL
LIGHTING

OFF STREET
PARKING

HIGH
PERFORMANCE
STOREFRONT
GLAZING
SYSTEM

GREEN ROOF-



ACCESSIBLE

② RENDERING
15 SPRING STREET

NTS

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 295-76	District use and Area Regulations	District CC	Funeral Home	A-Principal Uses (15) Retail (16)Mixed Use	Minimum Dwelling Size 500sf
	D-Minimum Lot Size	Area: 2500 Sf Front Width: 20ft	Area: 6265 Sf Front Width: 74.6 ft	No Change	In compliance
	E- Required yards	1-Front: None 2- Rear: 10ft @ Ground Level, 20ft above 3-Side: None 4-Height: Max 40ft and 3 Stories	1-Front: 2: Rear: 3- Side: 4-Height:	1-Front: 0 ft 2: Rear: 10ft @ GF, 20ft @ upper floors 3- Side: 0 ft 4-Height: 40ft, 3 Stories	District is not adjacent to residence district. Height as per diagram for sloped grade
Article IV 295-29 295-36	Off Street parking Size of Parking Spaces Parking Requirements	A-9'x18' B-Aisle 25' A-Multifamily: Studio:1 1/4 Space 1B: 1 1/2 Space 2B: 1 3/4 Space 3B: 2 Spaces Retail : 1/200 SF *Waiver Applies		Unit Count: (4) 2 Bedroom: 7 Spaces (2) 1 Bedroom: 3 Spaces 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 295-40	Driveways & Sidewalks Grades	Slope 8%, as much as 12% permitted Entrance slope max. 3%		12% 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.

15 SPRING STREET

LOT AREA: 6265 SF

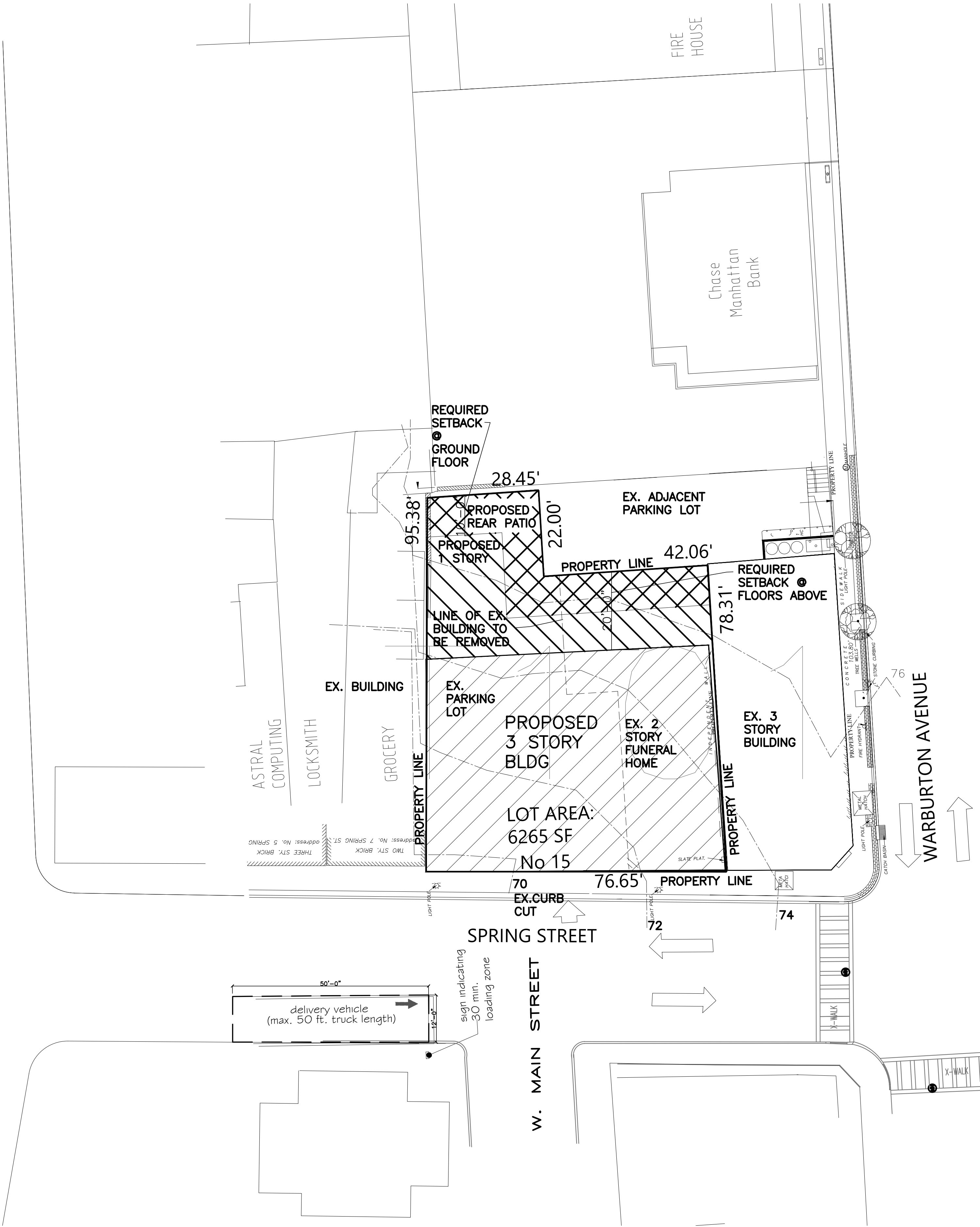
BS PARKING AREA: 5747 SF
GROUND FLOOR/LOBBY RETAIL AREA: 3398 SF
RESIDENCE FLOORS AREA: 2F= 3794 SF
3F/M= 4294 SF
TOTAL BUILDING SF: 17,233 SF

LOCATION MAP
15 SPRING STREET



MAPLE AVE

SOUTHSIDE AVE



SITE PLAN
15 SPRING STREET

SCALE 1/8" = 1'-0"

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
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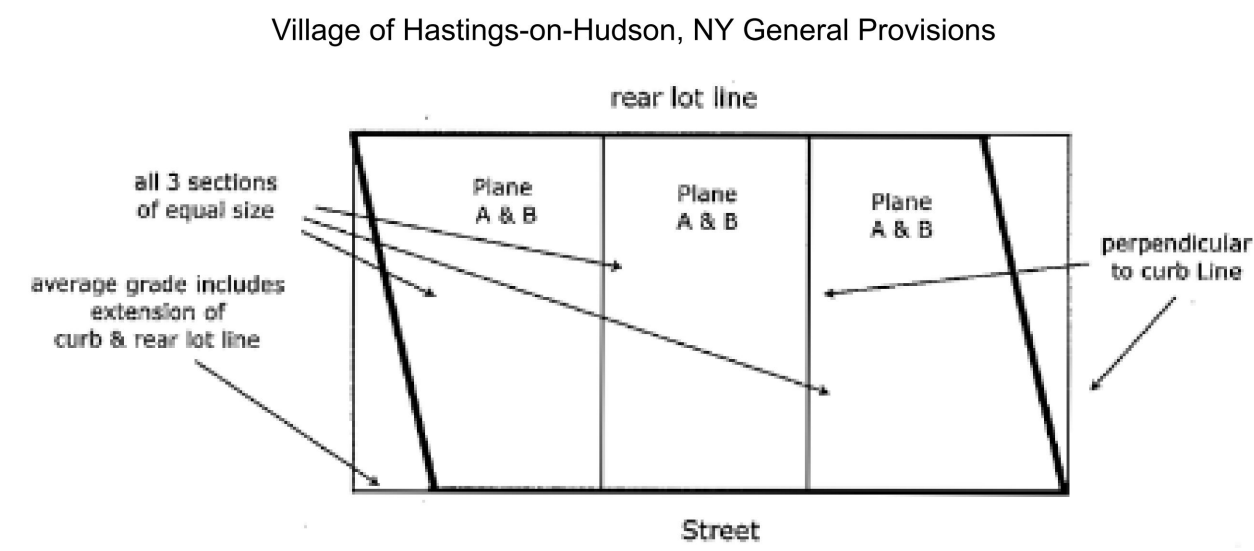
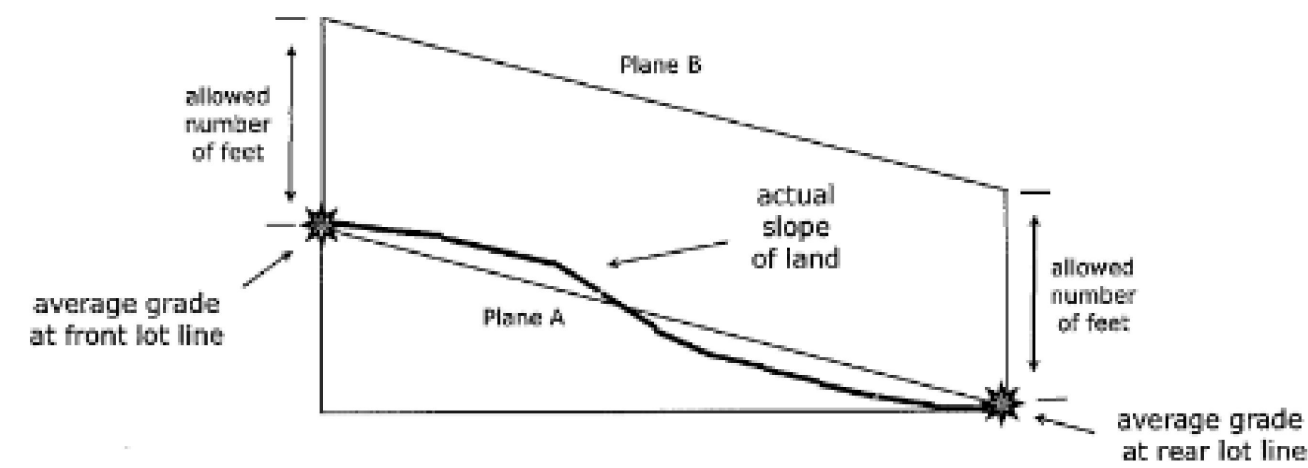
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

ZONING ANALYSIS
SITE PLAN
LOCATION MAP

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

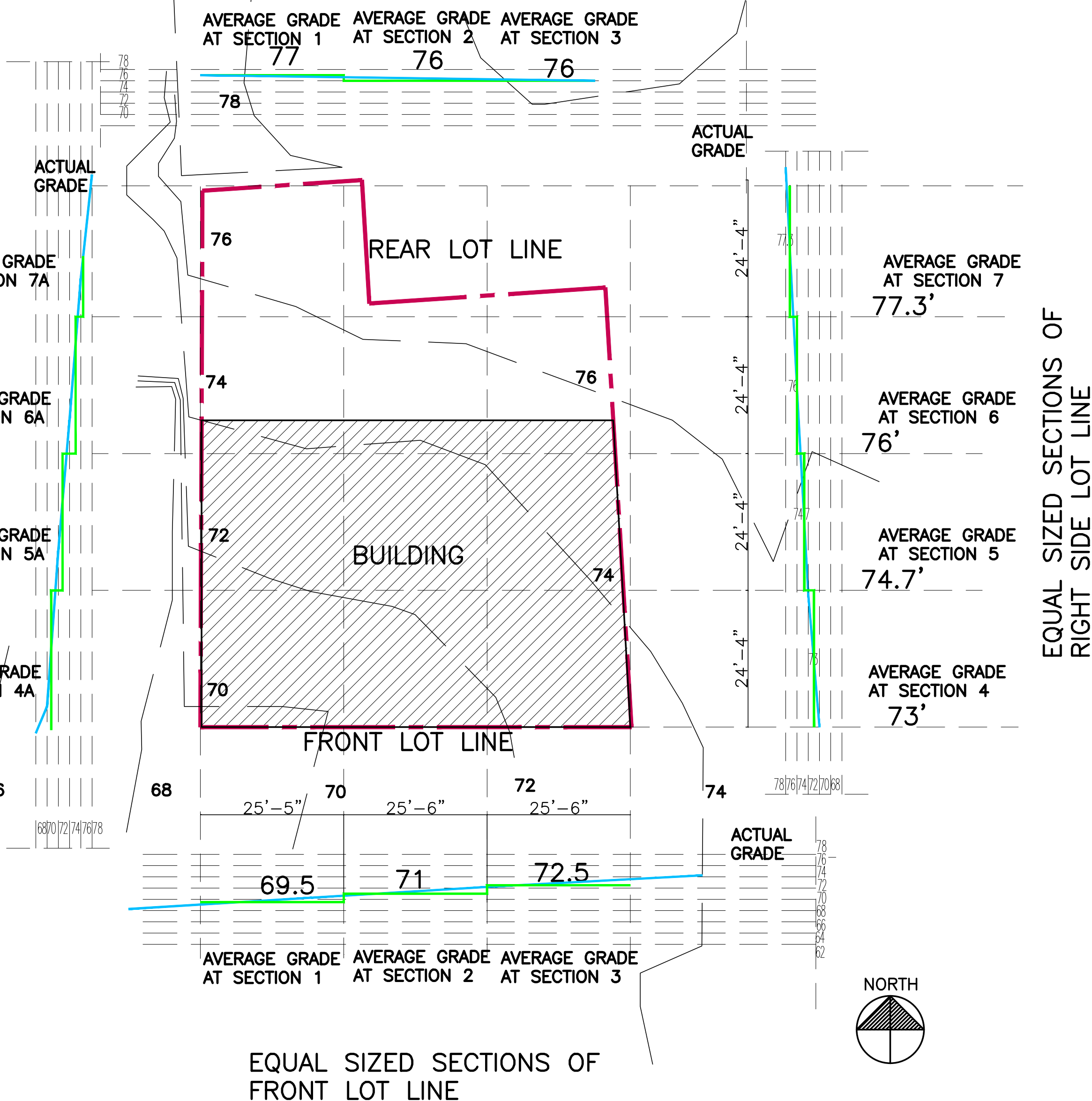
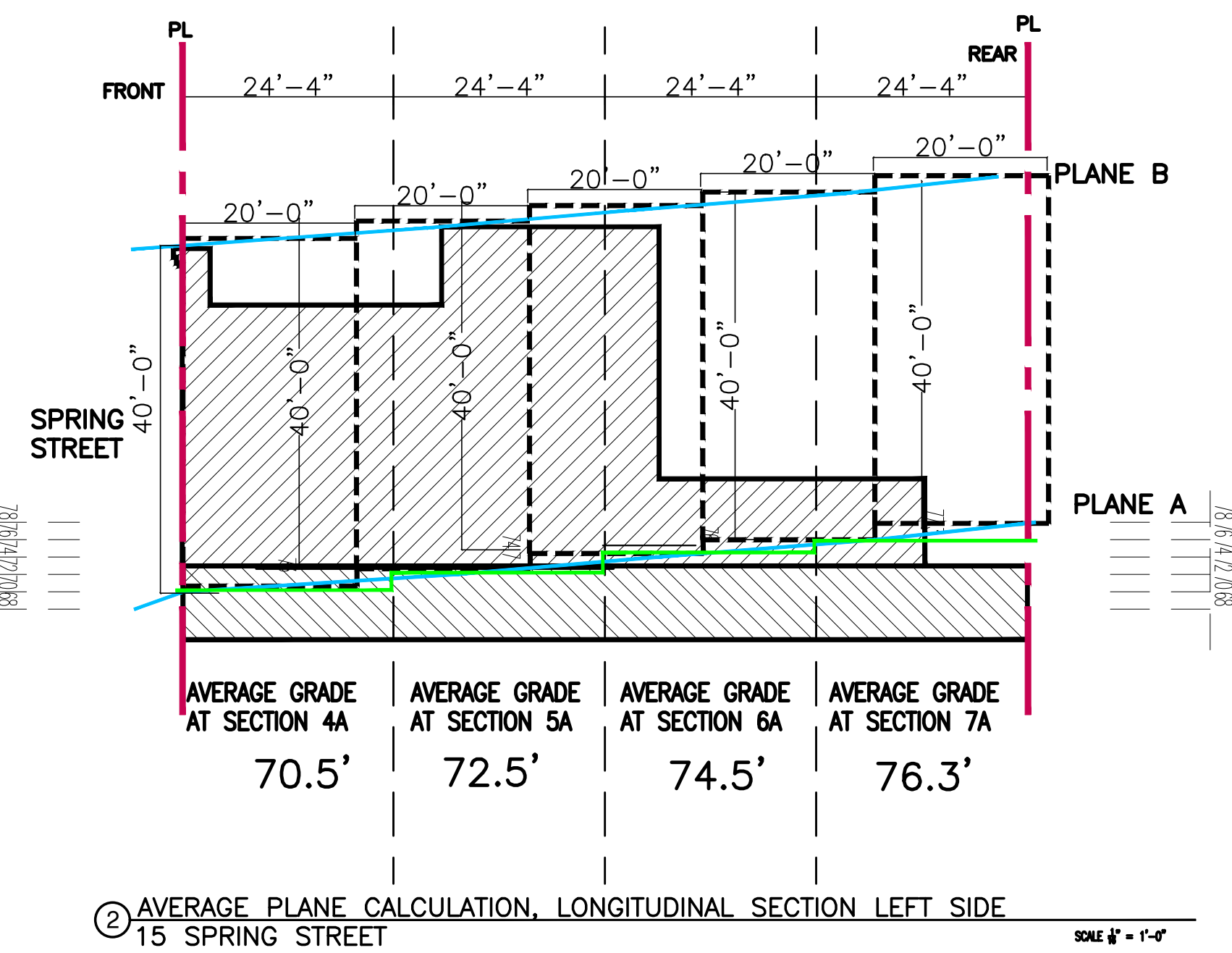
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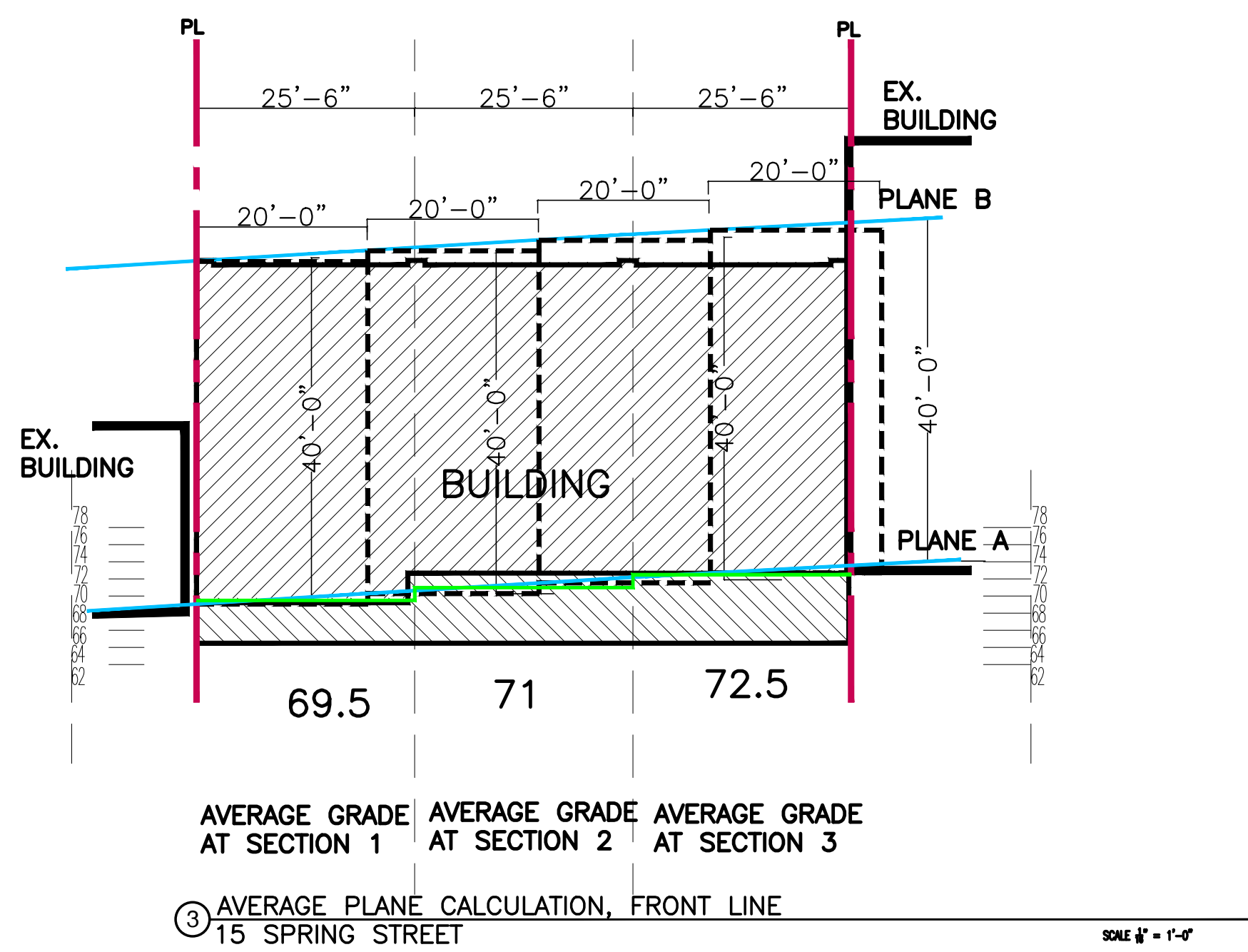


HEIGHT, BUILDING
[Amended 12-16-2008 by L.L. No. 29-2008]

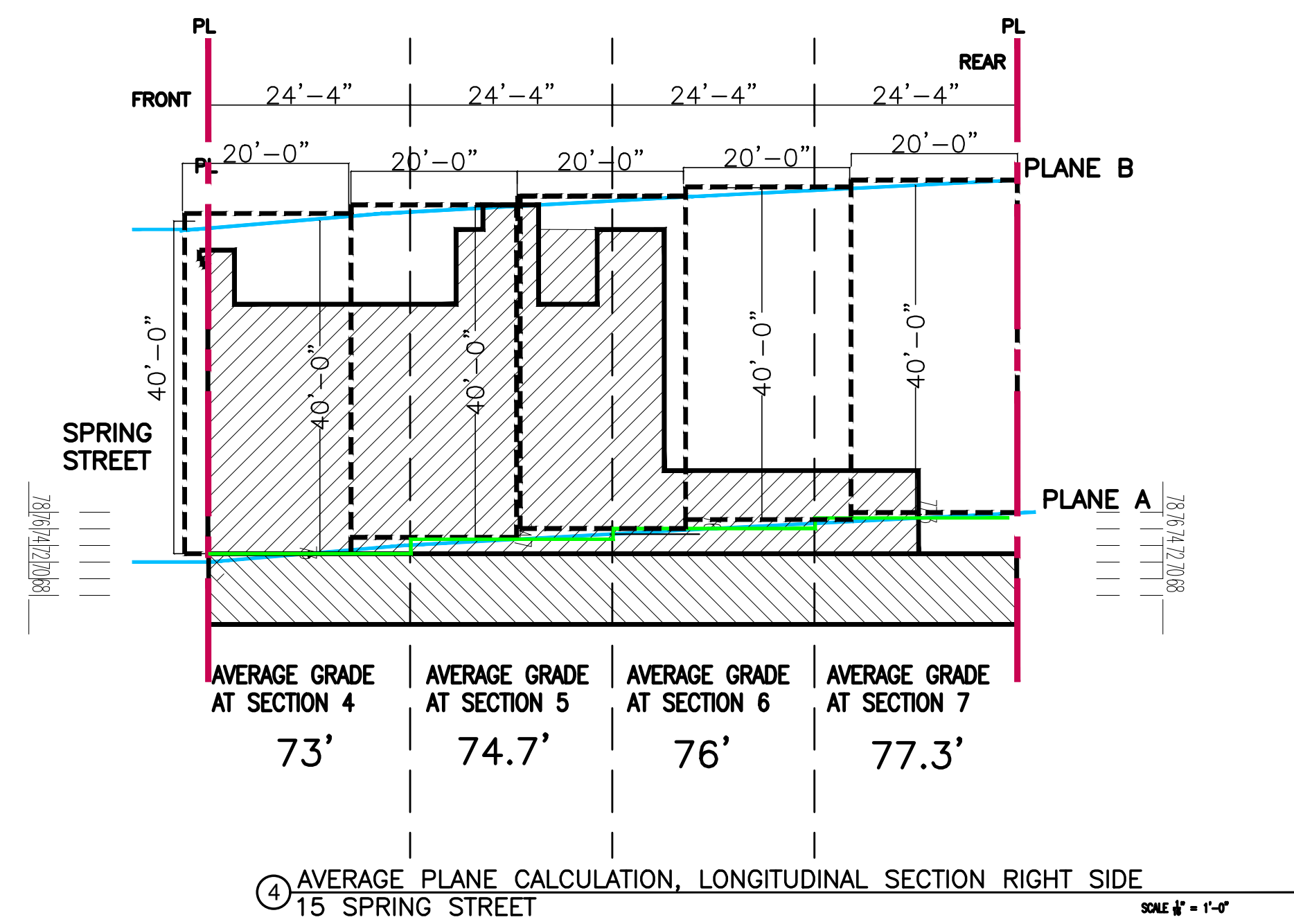
B.
Within the CC and MR-C Districts:
(1)
An imaginary Plane A shall be created, starting at the average grade of the front lot line and ending at the average grade of the rear lot line, and the maximum height of a structure shall be measured vertically from Plane A to an imaginary Plane B, which shall 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.



1 LOT PLAN -AVERAGE GRADE CALCULATION
15 SPRING STREET



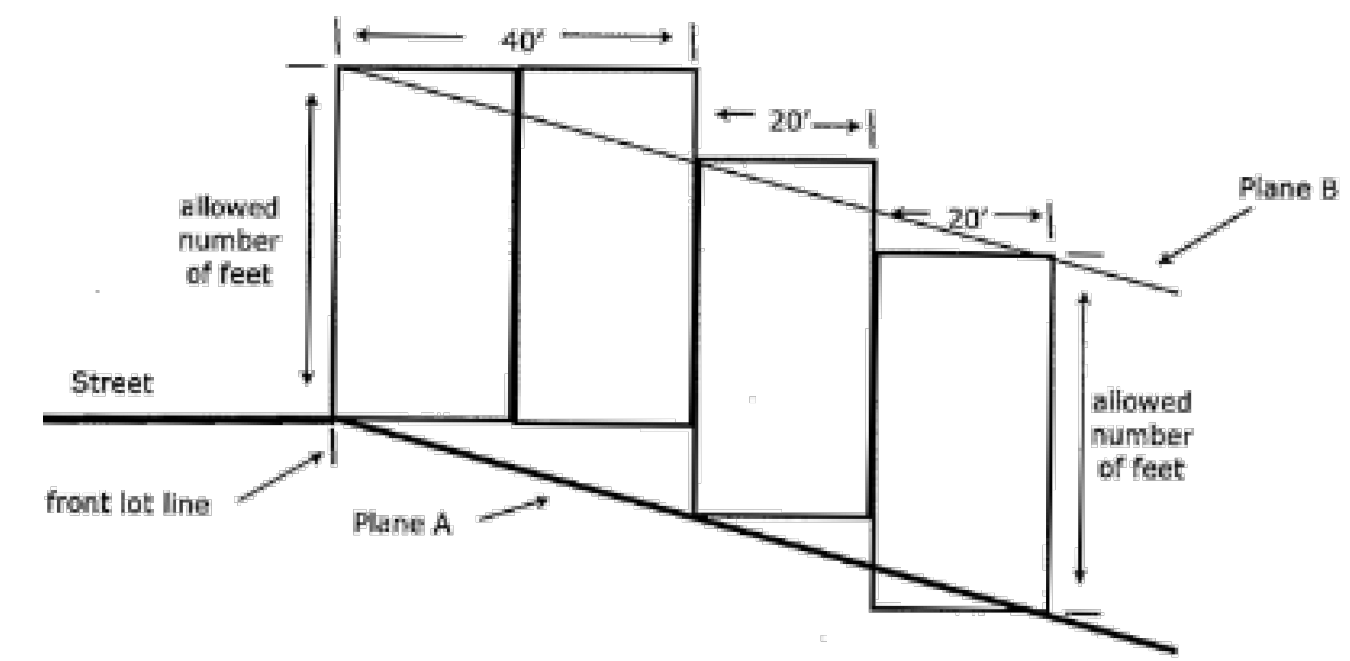
3 AVERAGE PLANE CALCULATION, FRONT LINE
15 SPRING STREET



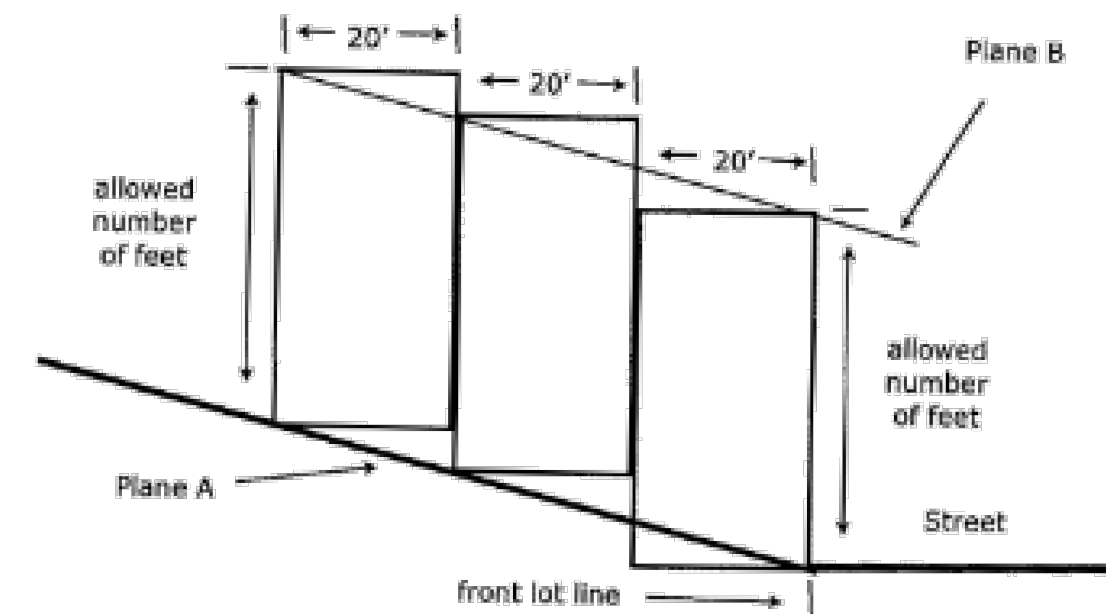
4 AVERAGE PLANE CALCULATION, LONGITUDINAL SECTION RIGHT SIDE
15 SPRING STREET

§ 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.

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

9-10-19

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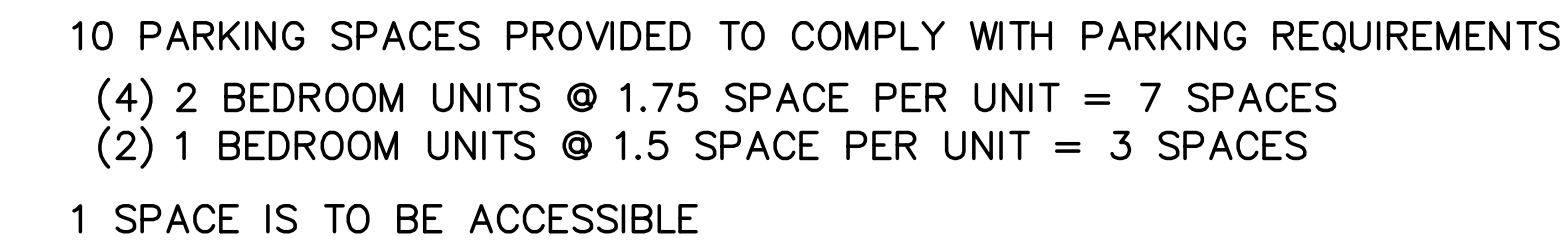
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

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

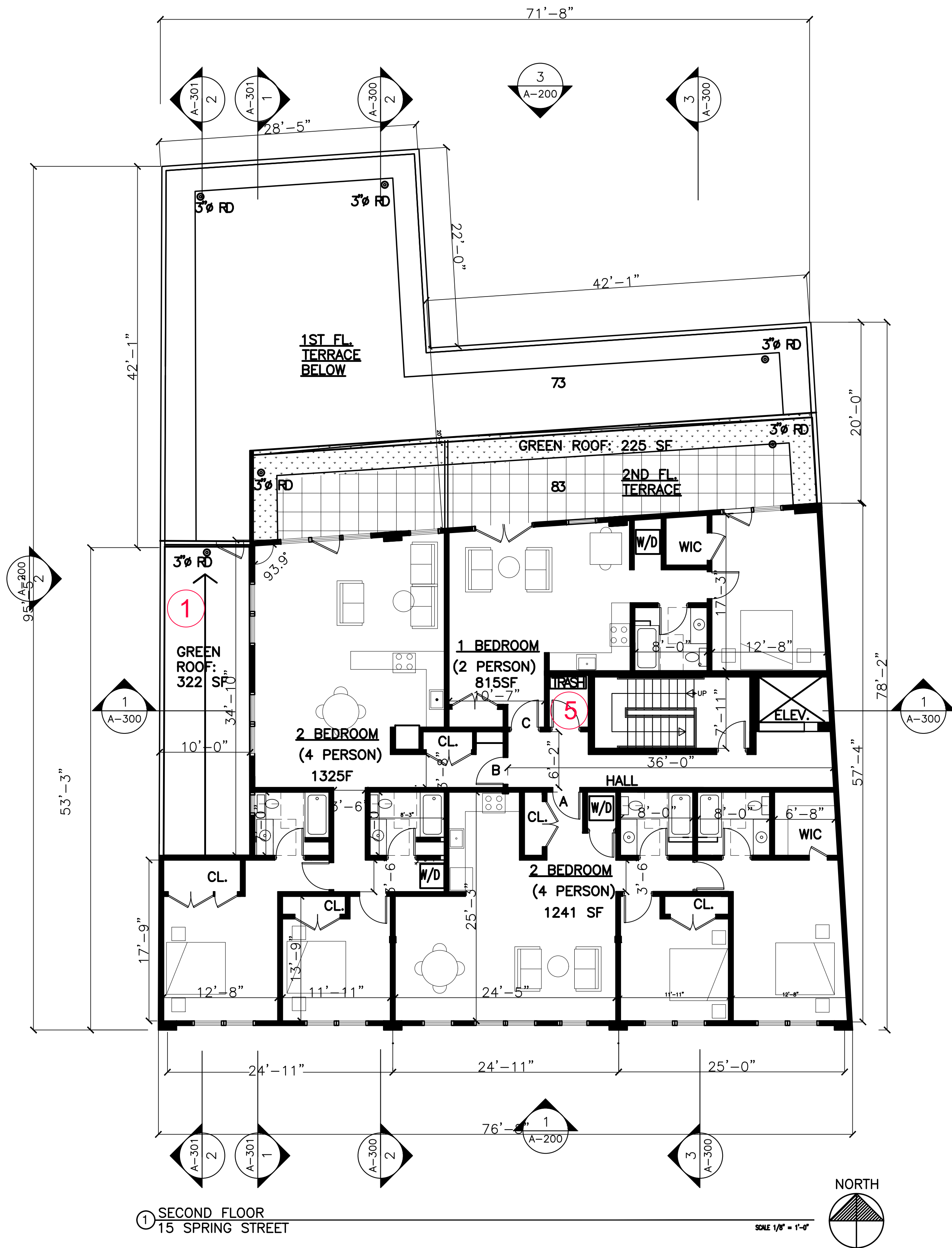


NY STATE CODE COMPLIANCE: TABLE 1004.1					
CELLAR FLOOR OCCUPANCY CALCULATION					
OCCUPANCY TYPE	OCC/SF	FLOOR AREA	No. OF OCCUPANTS		
S-2 PARKING	200 /GROSS SF	5747 SF	29		
CELLAR FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION					
S-2 PARKING	WC	PROVIDED	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
	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



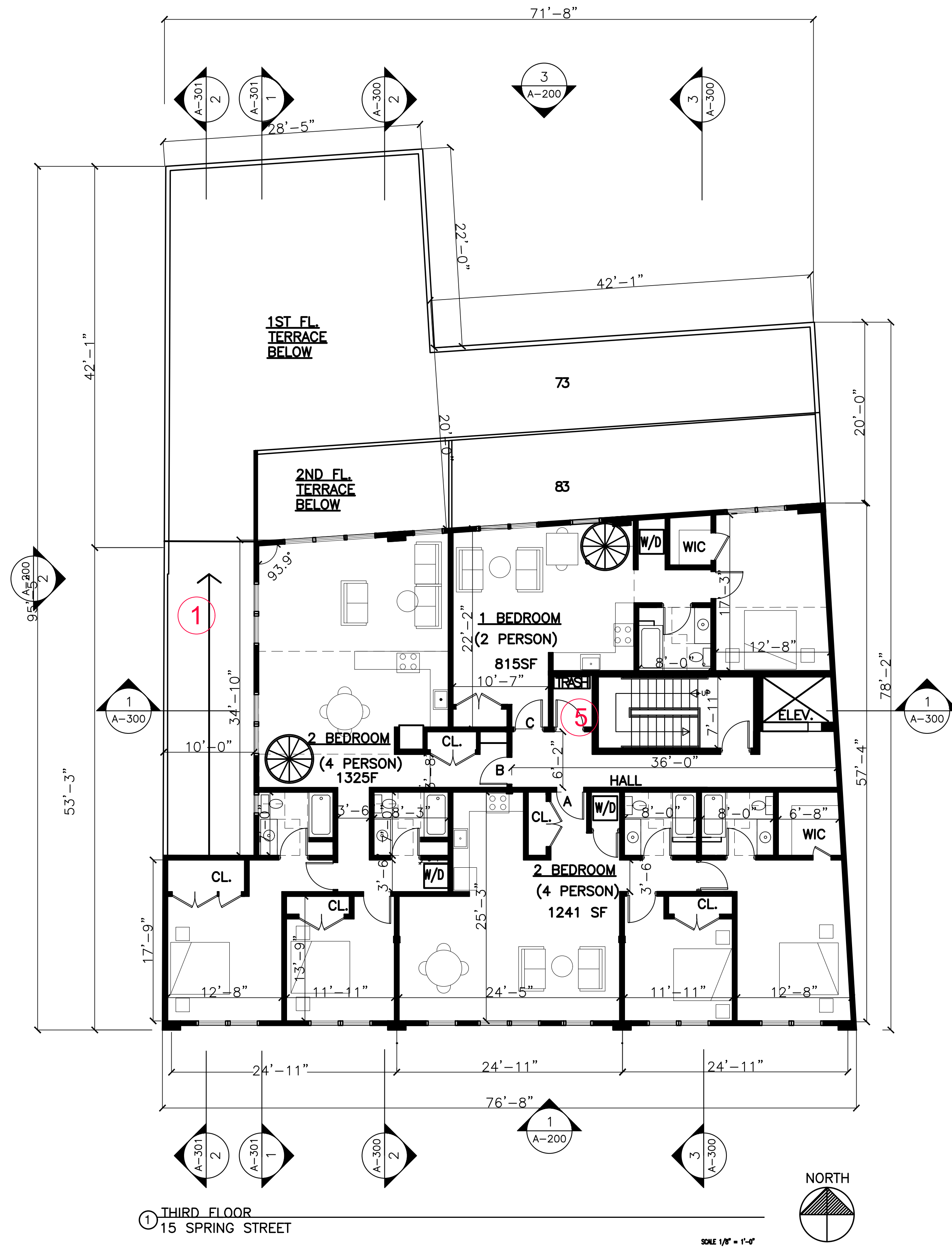
NY STATE CODE COMPLIANCE: TABLE 1004.1									
FIRST FLOOR OCCUPANCY CALCULATION									
OCCUPANCY TYPE	OCC/SF		FLOOR AREA		No. OF OCCUPANTS				
MERCANTILE	60 /GROSS SF		2054 SF		34				
STORAGE /LOBBY	300 /GROSS SF		1087 SF		3				
					37				
FIRST FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION		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

f



① SECOND FLOOR
15 SPRING STREET

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										



① THIRD FLOOR
15 SPRING STREET

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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07-09-19
No. DATE REVISION

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PROJECT

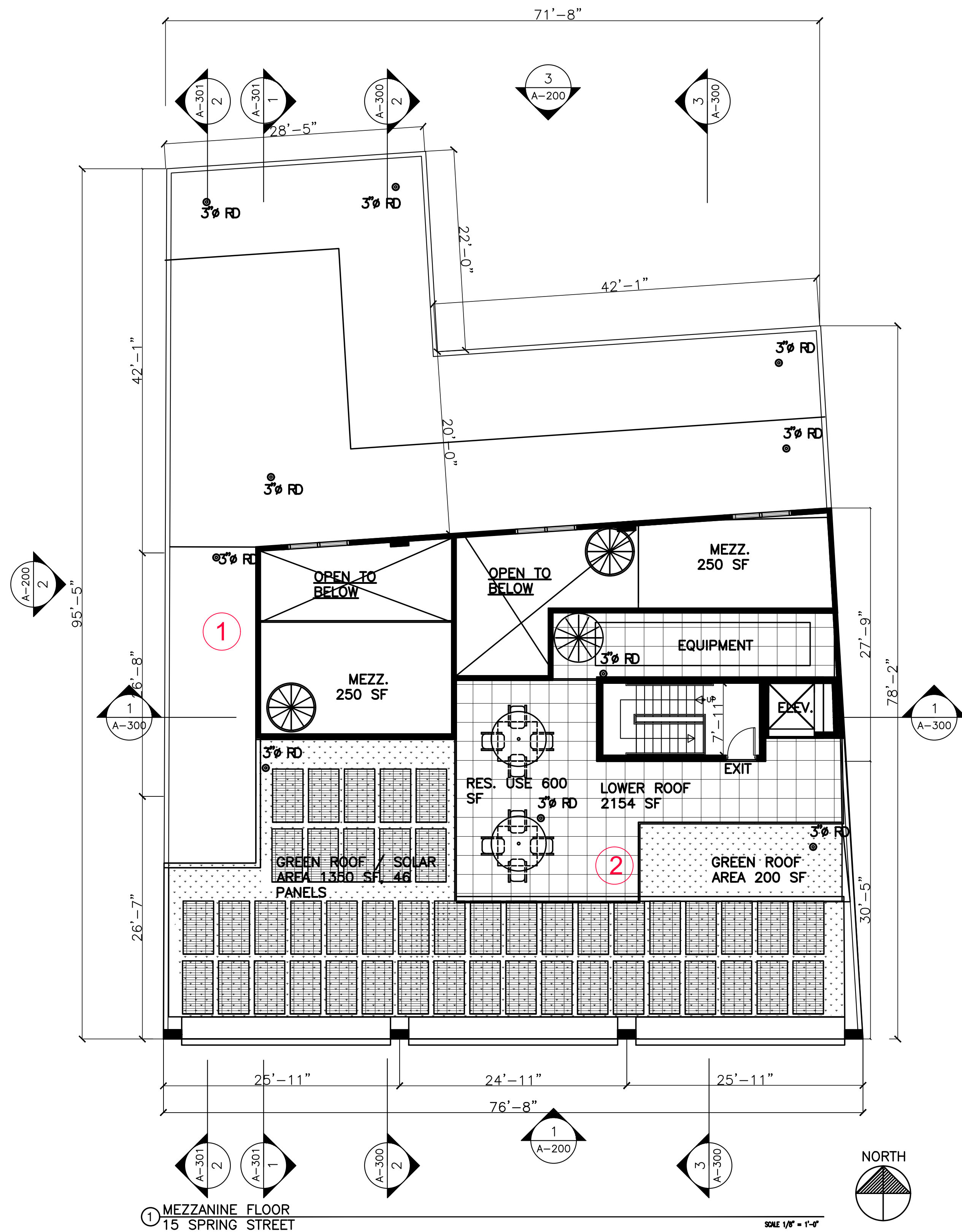
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

SECOND AND THIRD
FLOOR PLANS

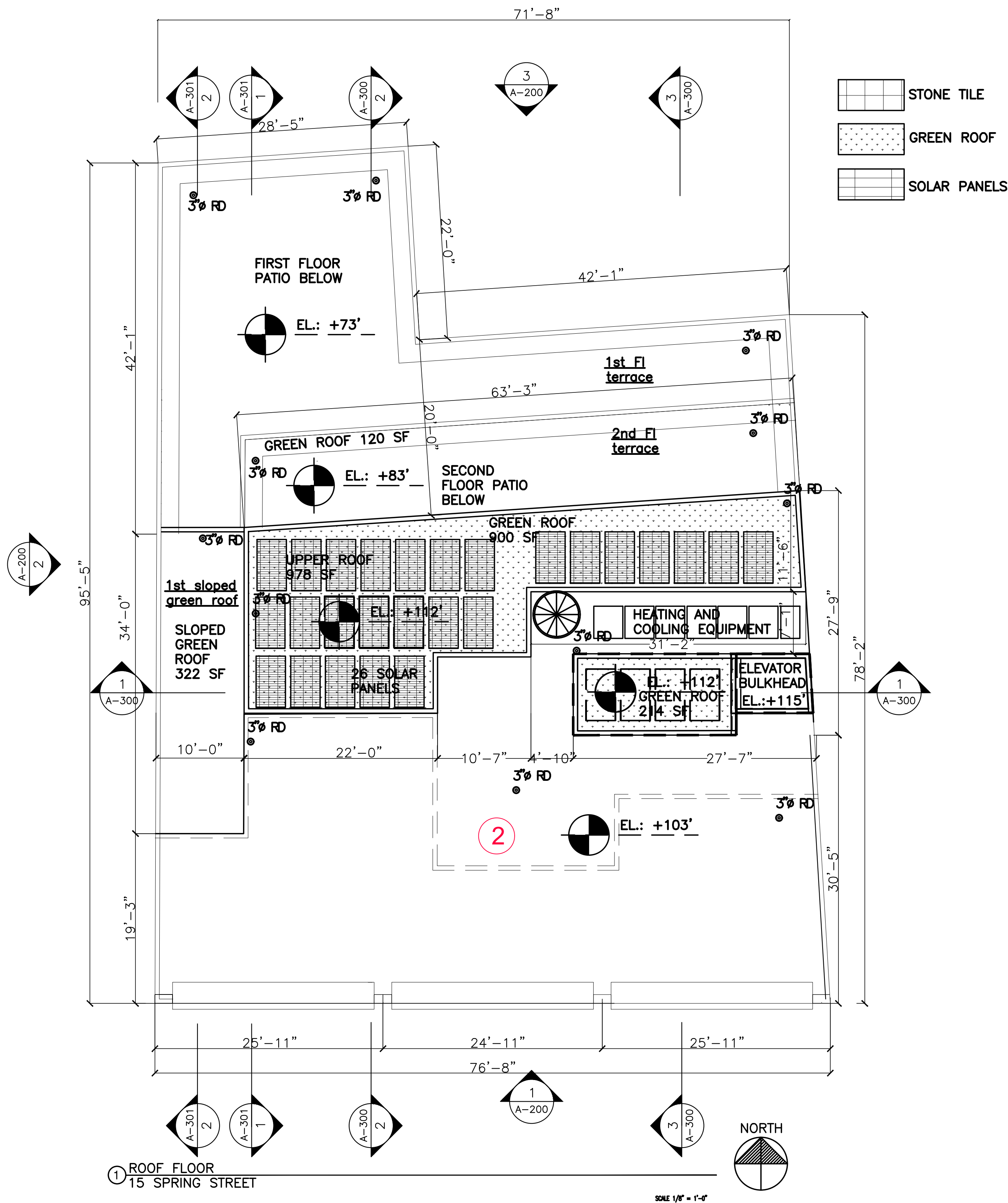
SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SJ
CHK BY: EW
DWG No.:

A-101.00

of



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 800 SF	4	
R-2 ONE EXIT	CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED			



1011.10 Spiral Stairways

Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet (23 m2) in area and serving not more than five occupants, or from technical production areas in accordance with Section 410.6.

A spiral stairway shall have a 71/2-inch (191 mm) minimum clear tread depth at a point 12 inches (305 mm) from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches (1981 mm) minimum, but riser height shall not be more than 91/2 inches (241 mm). The minimum stairway clear width at and below the handrail shall be 26 inches (660 mm).

TAX MAP: 4.30-22-34

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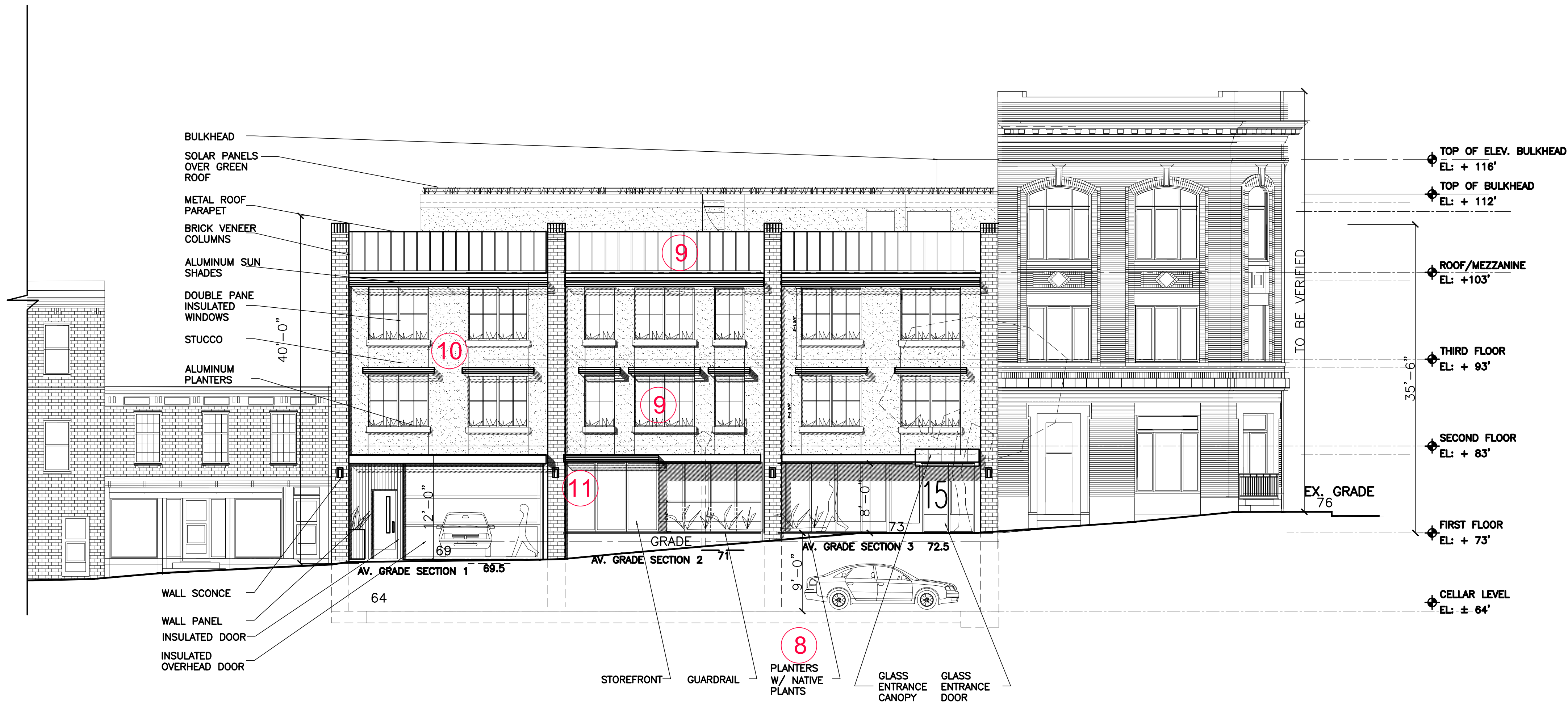
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

MEZZANINE AND
ROOF PLANS

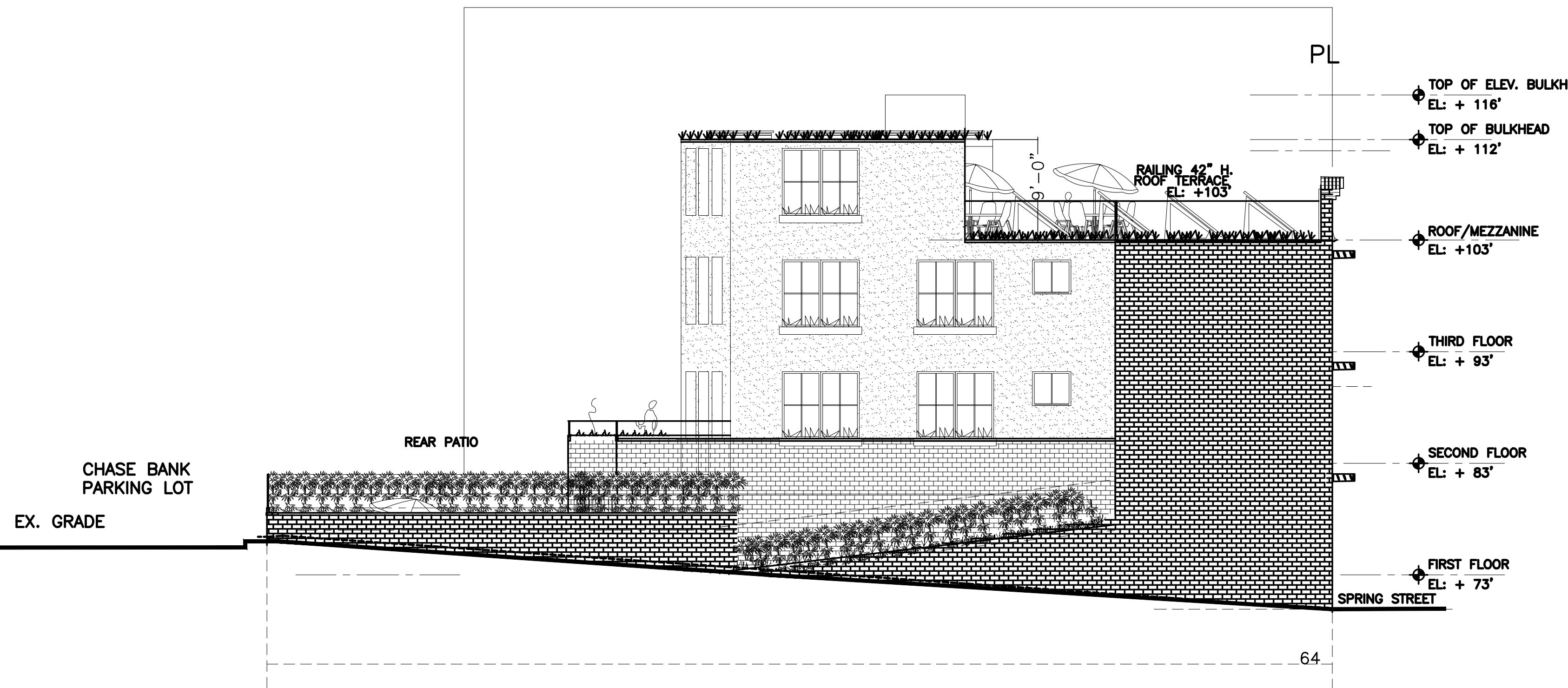
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DWG No.:

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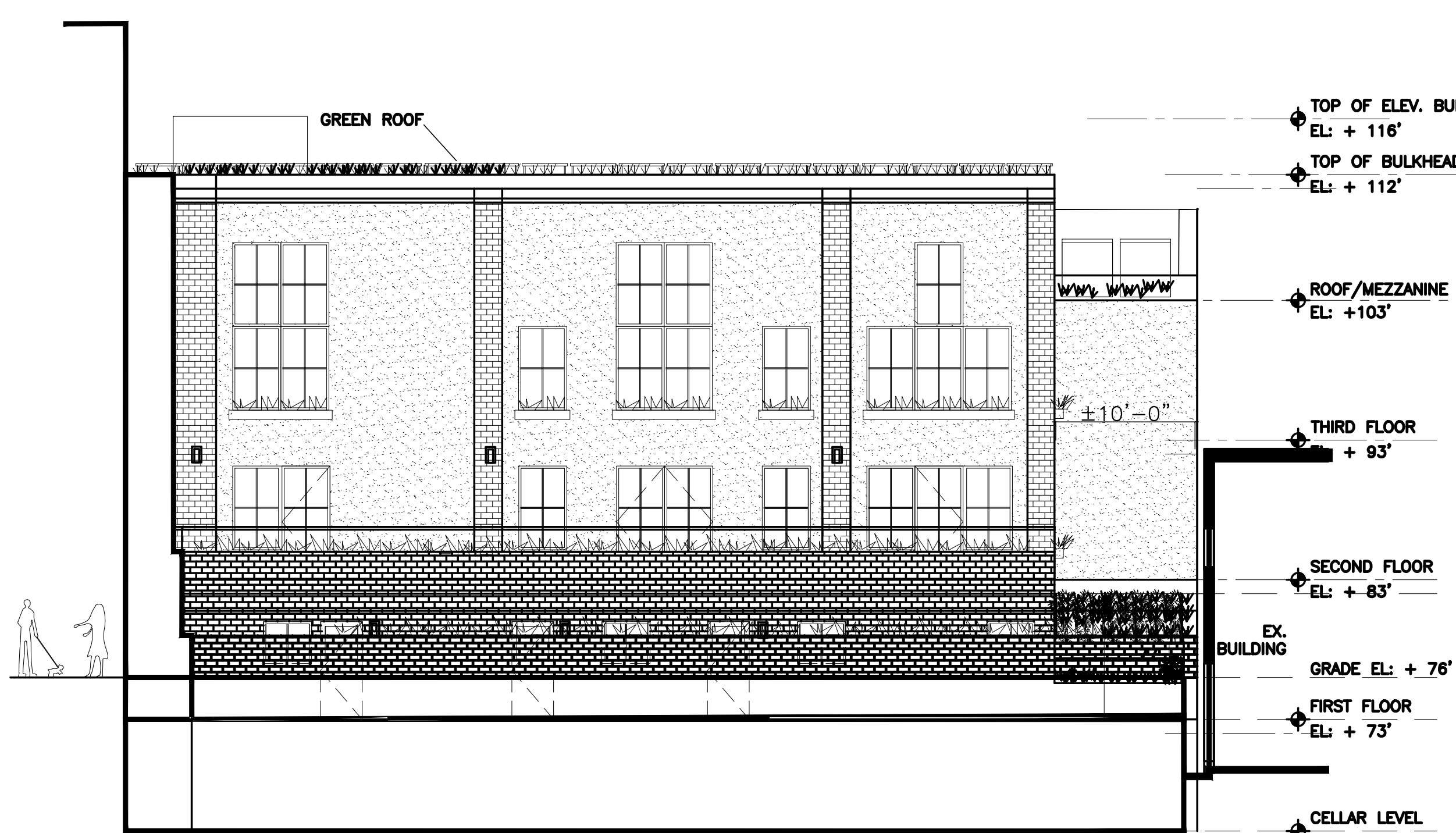
of



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

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

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

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DOB SCAN

DOB EMPLOYEE STAMP

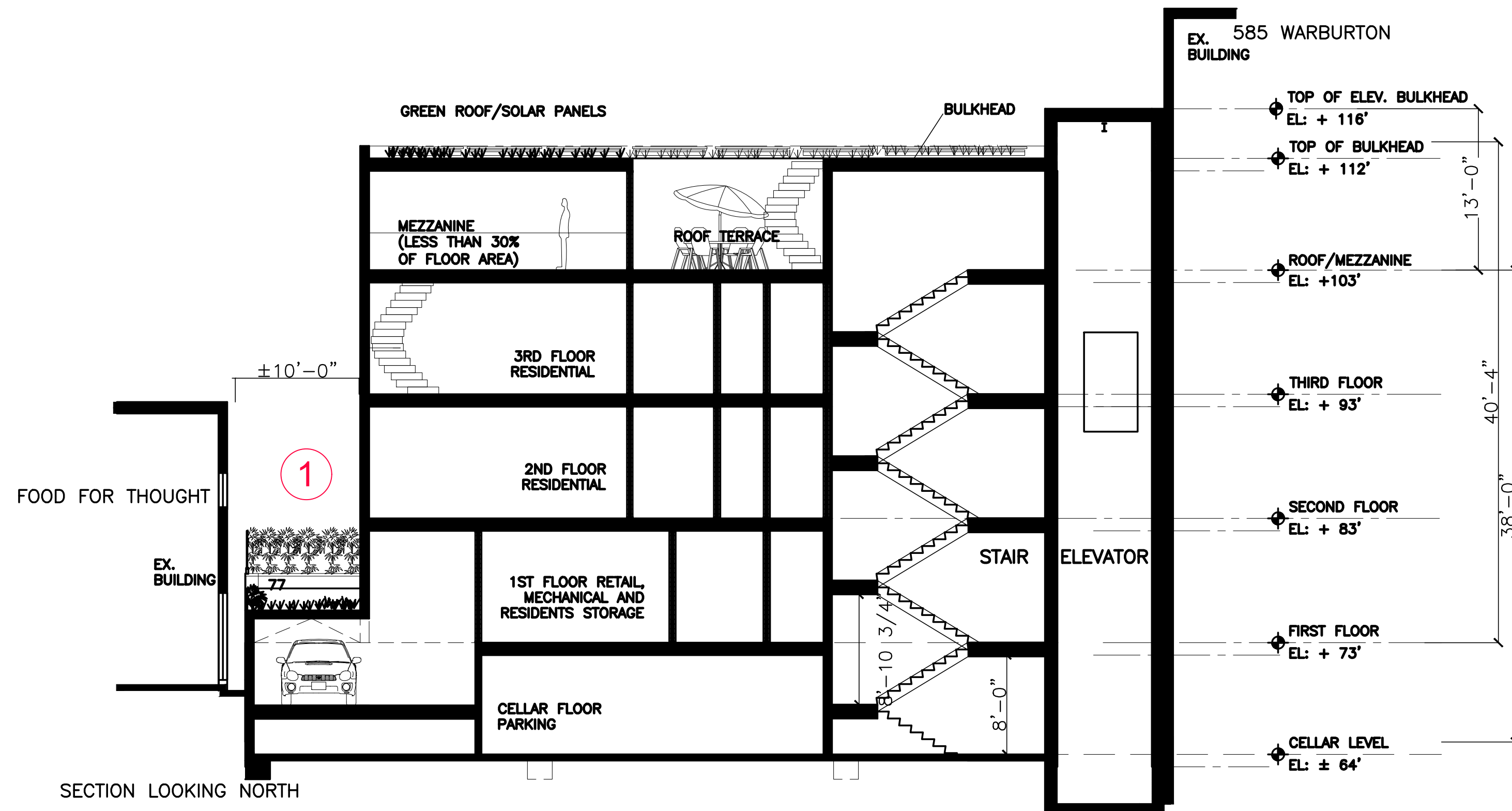
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

ELEVATIONS

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

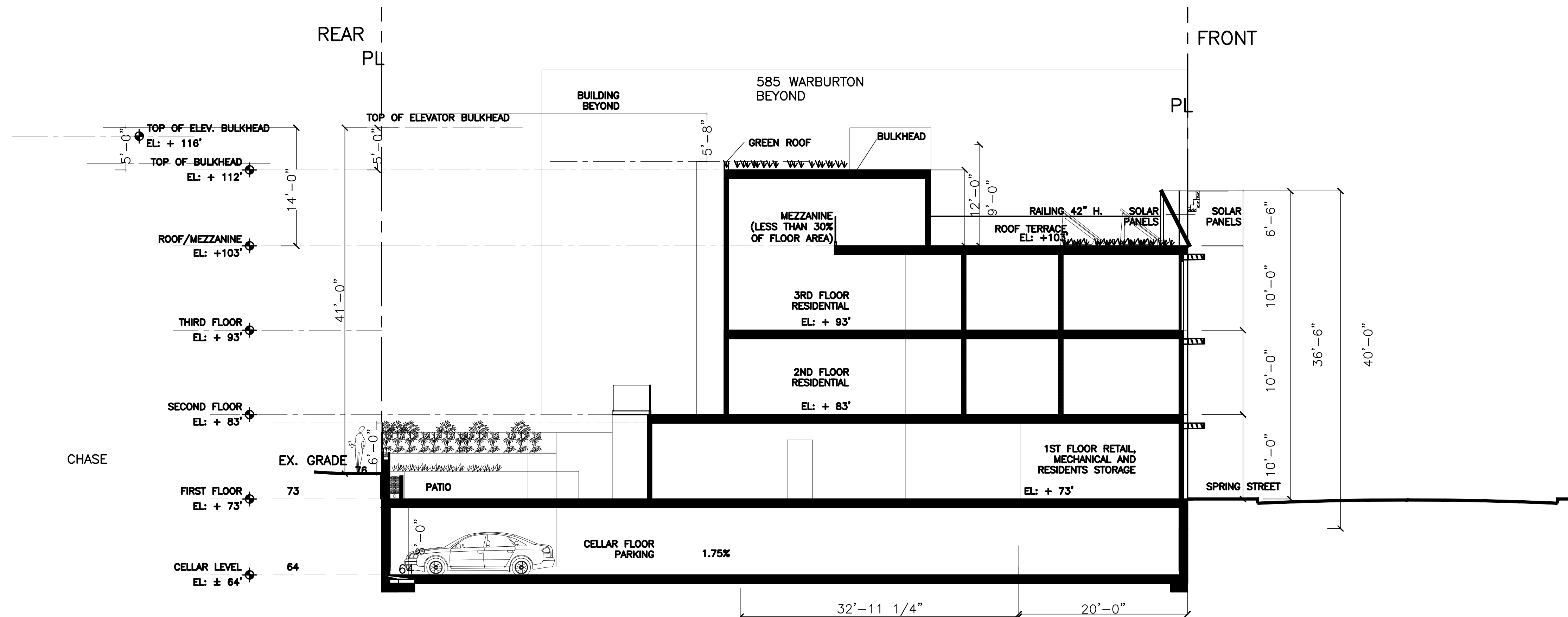
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of



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"

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

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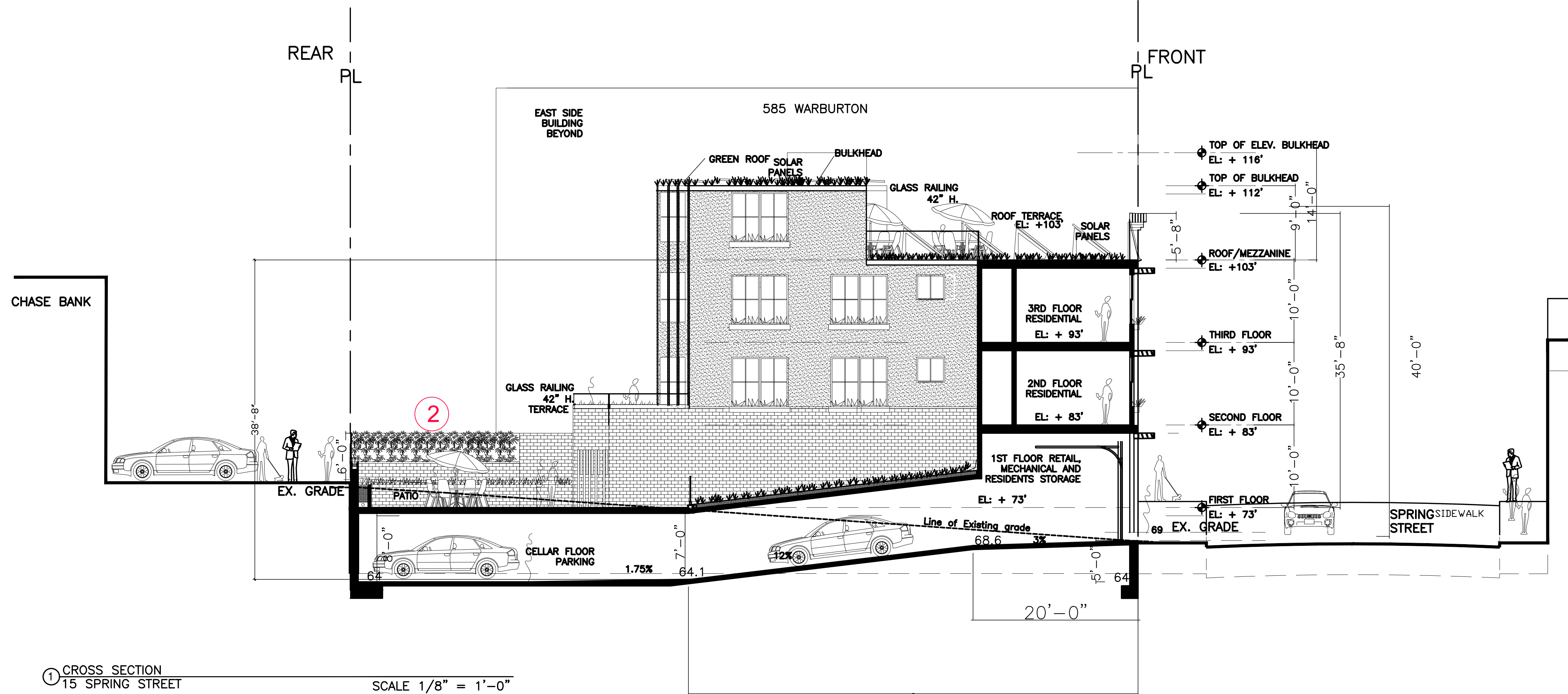
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

SECTIONS

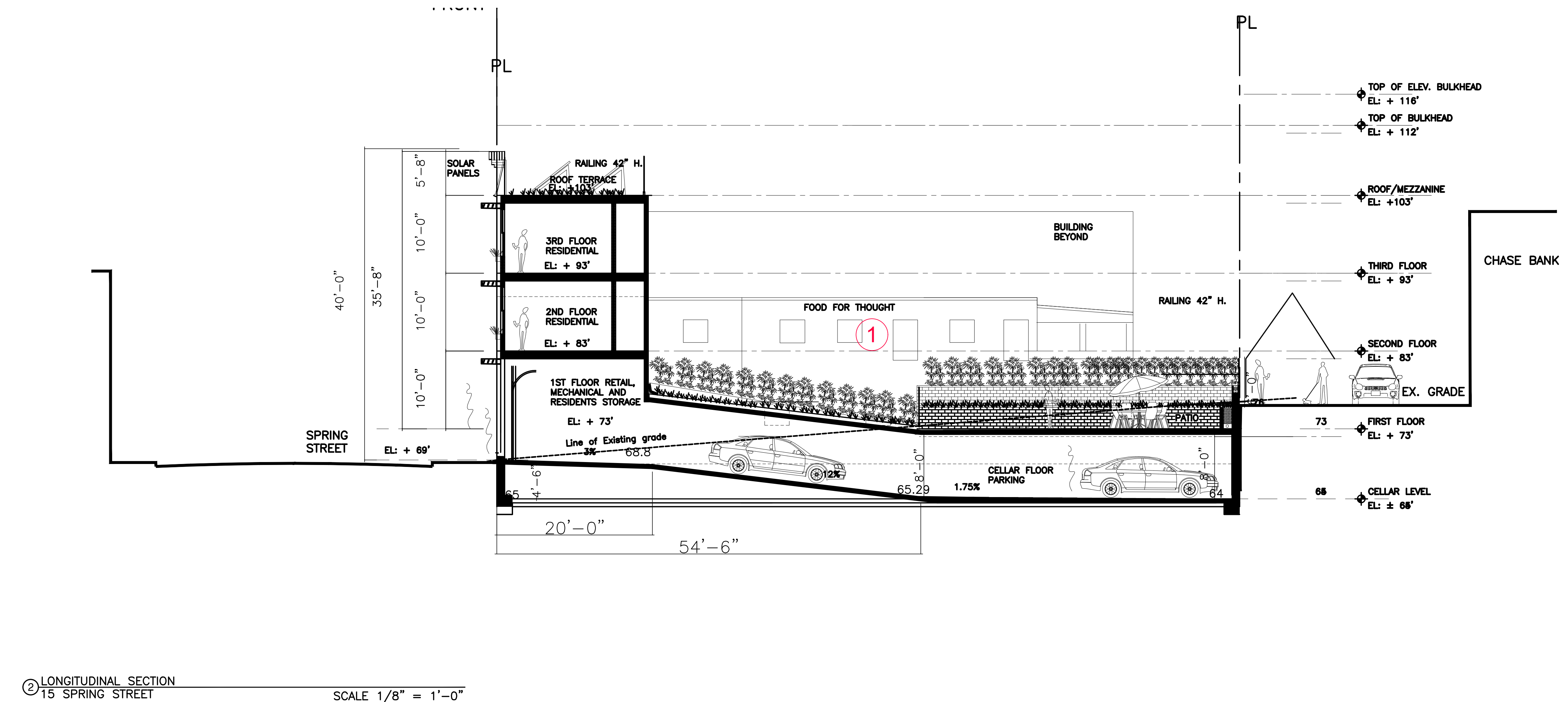
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DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SJ
CHK BY: EW
DWG No.:

A-300.00

of



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
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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: SJ CHK BY: EW DWG No.: A-301.00 of



15 SPRING STREET VIEW PRESERVATION



ZONING BLOCK: 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
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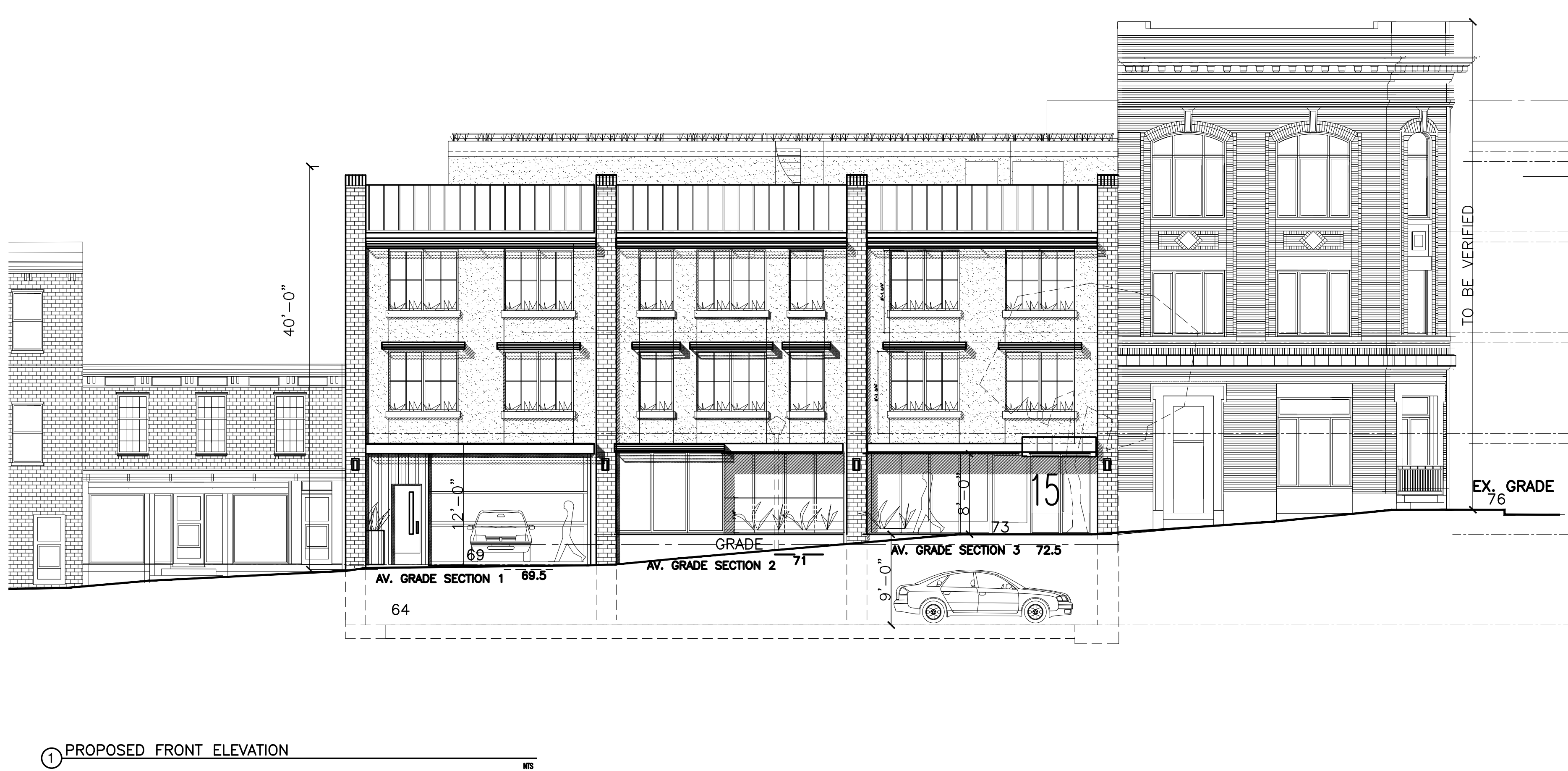
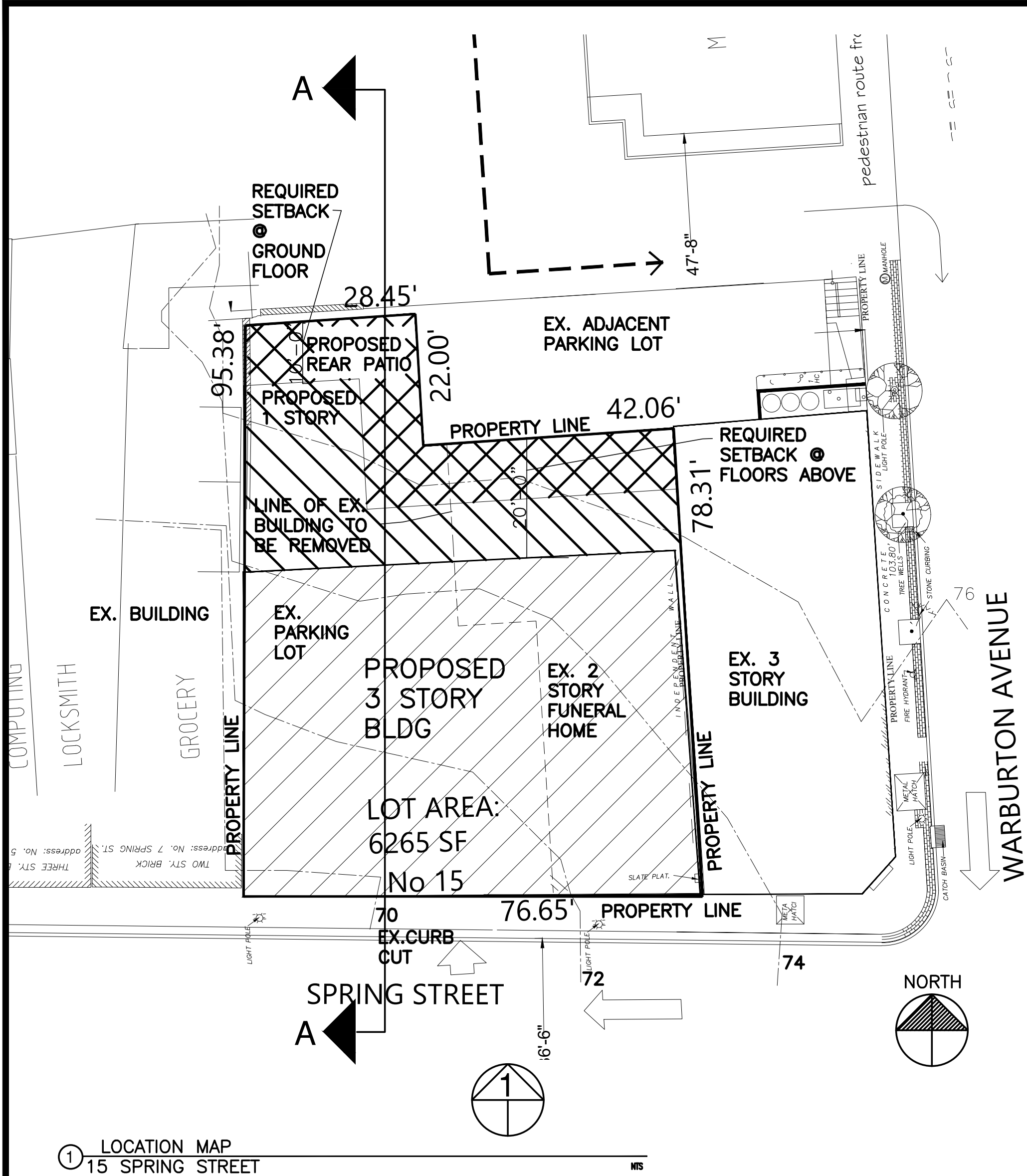
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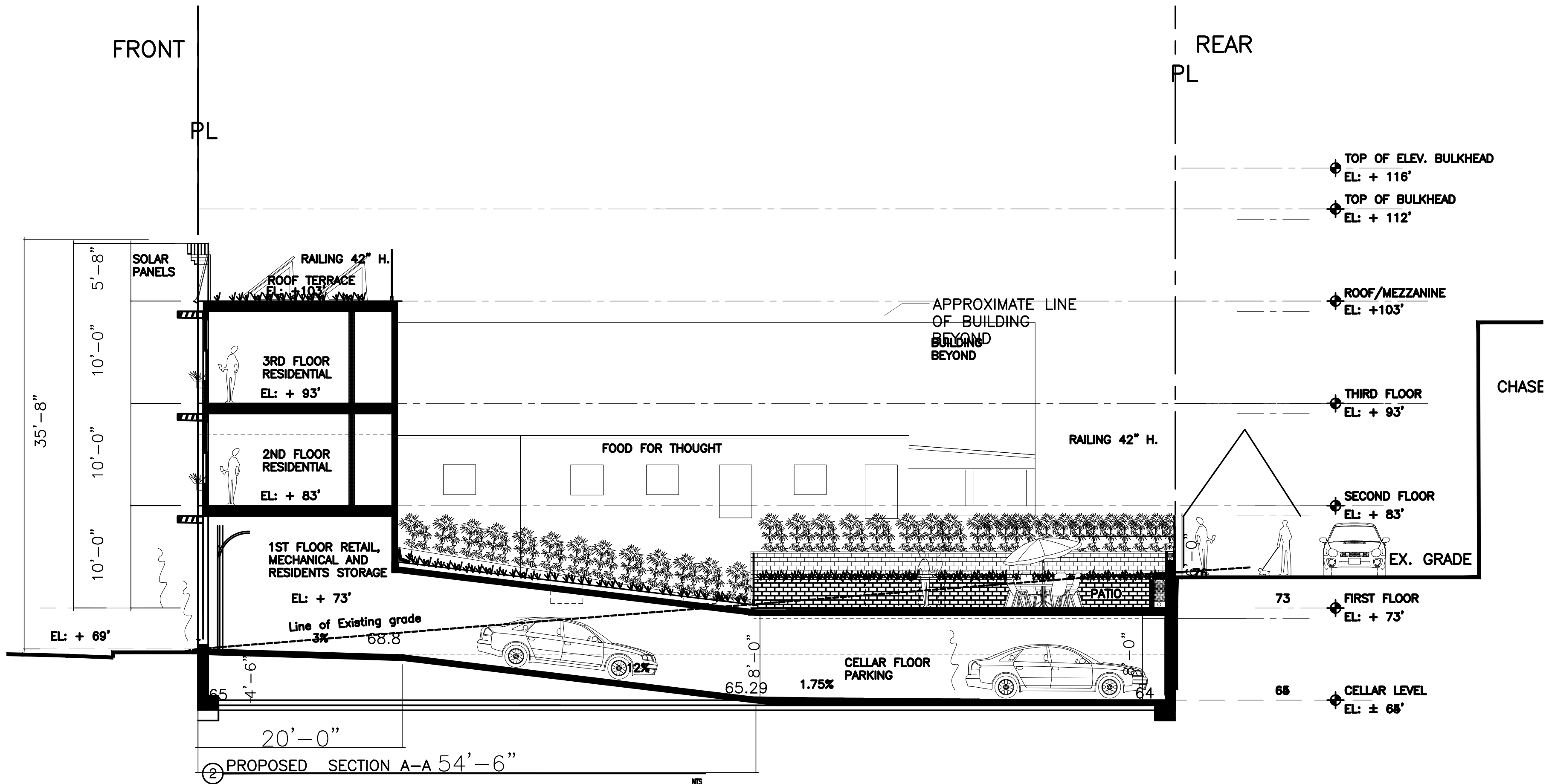
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

VIEW PRESERVATION

SCALE:	AS NOTED
DATE:	06-17-19
PROJECT No.:	19511
DRAWING BY:	SI
CHK BY:	EW
DWG No.:	
VP	.00
	of



1 PROPOSED RENDERING
15 SPRING STREET



ZONING BLOCK: 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
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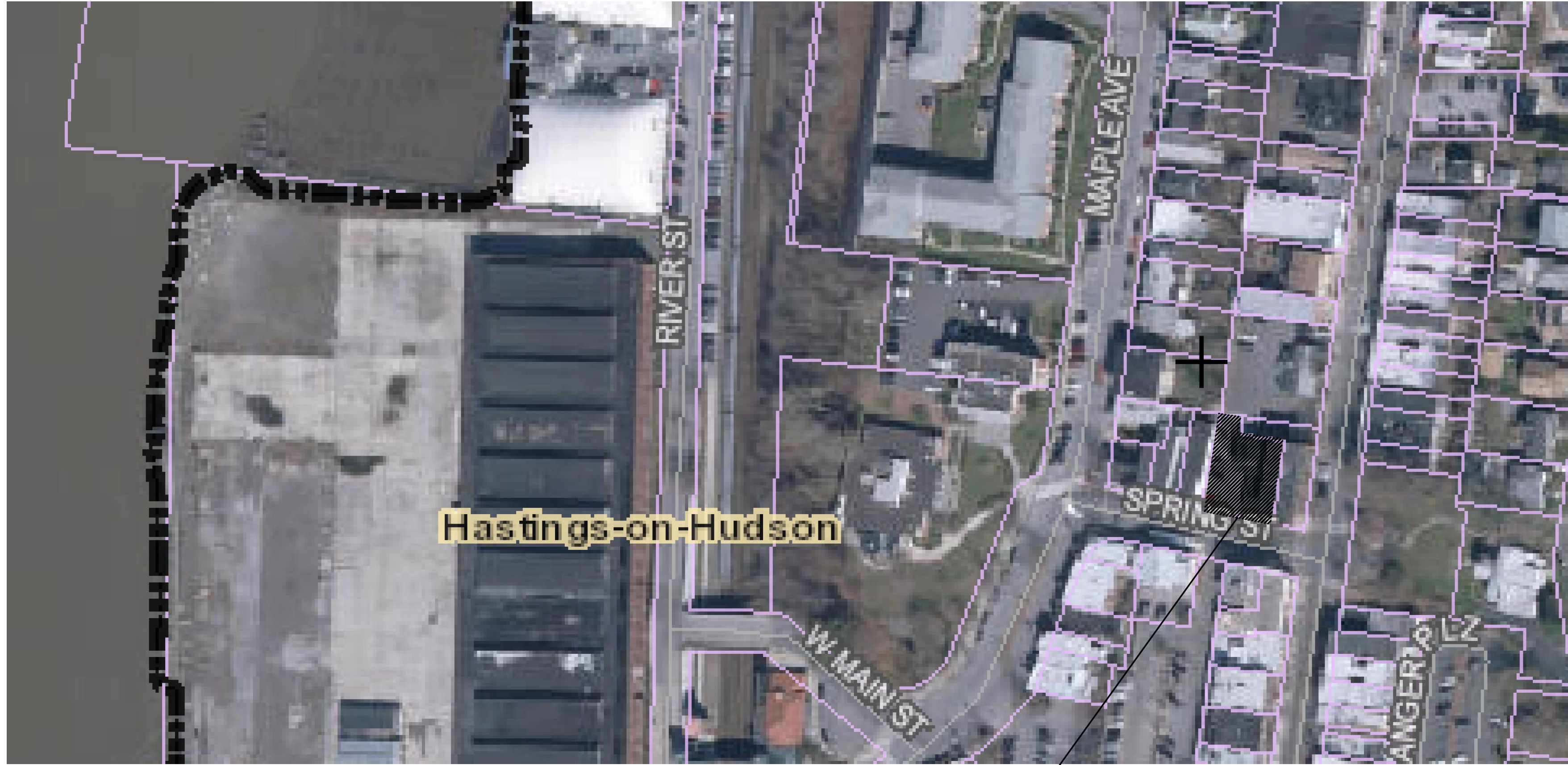
PROJECT
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15 SPRING STREET
HASTINGS ON HUDSON

VIEW PRESERVATION

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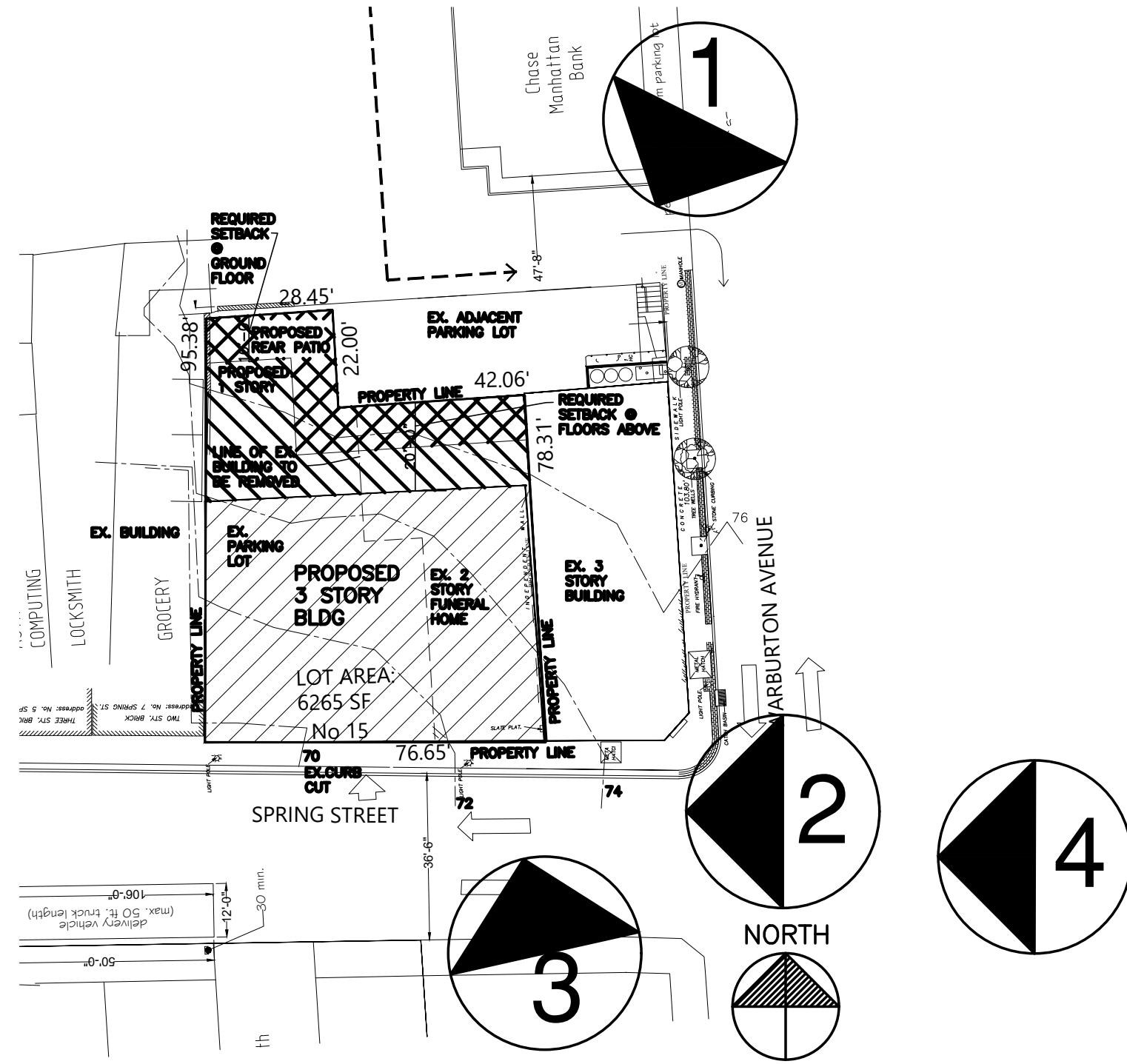
VP 1 .00

of



① LOCATION MAP
15 SPRING STREET

15 SPRING STREET



② VIEWS KEY MAP



VIEW #1 : FROM CHASE DRIVEWAY
ON WARBURTON AVE



VIEW #2 : NORTH EAST CORNER OF
SPRING ST AND WARBURTON AVE



VIEW #3 : FROM SOUTH EAST CORNER
OF SPRING ST AND WARBURTON AVE



VIEW #4 : FROM VETERANS PARK
ACROSS WARBURTON AVE

ZONING BLOCK: 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		
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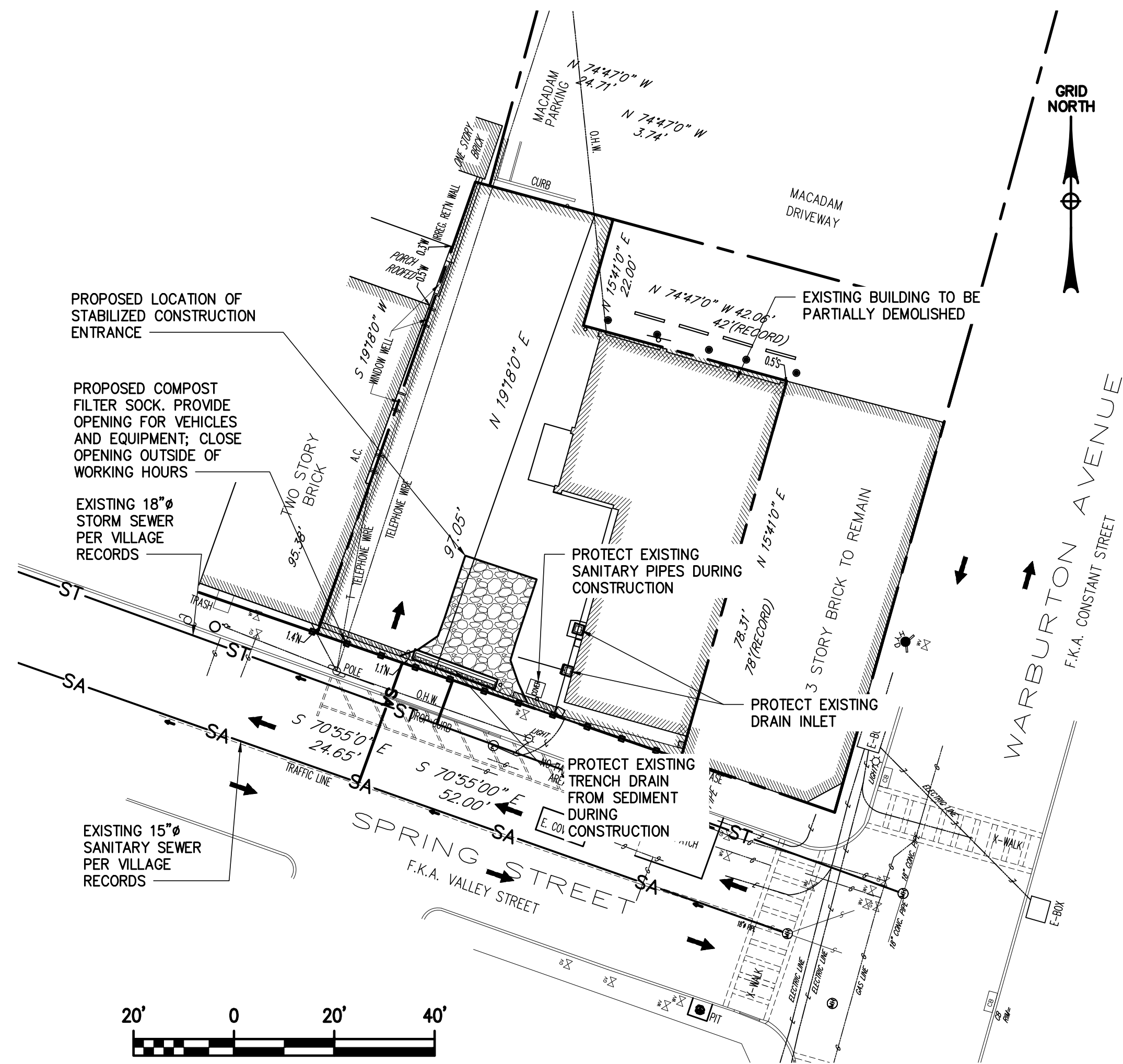
DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

VIEW PRESERVATION

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:
VP 2 .00
of



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'-0"

EROSION AND SEDIMENT CONTROL NOTES:

- 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.
- ANY PROPOSED CHANGES TO THE EROSION AND WATER POLLUTION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEING IMPLEMENTED.
- NO MORE THAN FIVE (5) ACRES OF SOIL MAY BE DISTURBED AT ANY GIVEN TIME WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN.
- 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.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SECTION 401 BLANKET WATER QUALITY CERTIFICATION PERMIT AS APPLICABLE.
- 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.
- 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.
- 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

- 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 ON SITE.
- 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.
- 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.
- FIBER LOGS ARE USED TO CAPTURE SEDIMENT DEPOSITS THAT BREAK FREE FROM THE EROSION CONTROLS.
- 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.

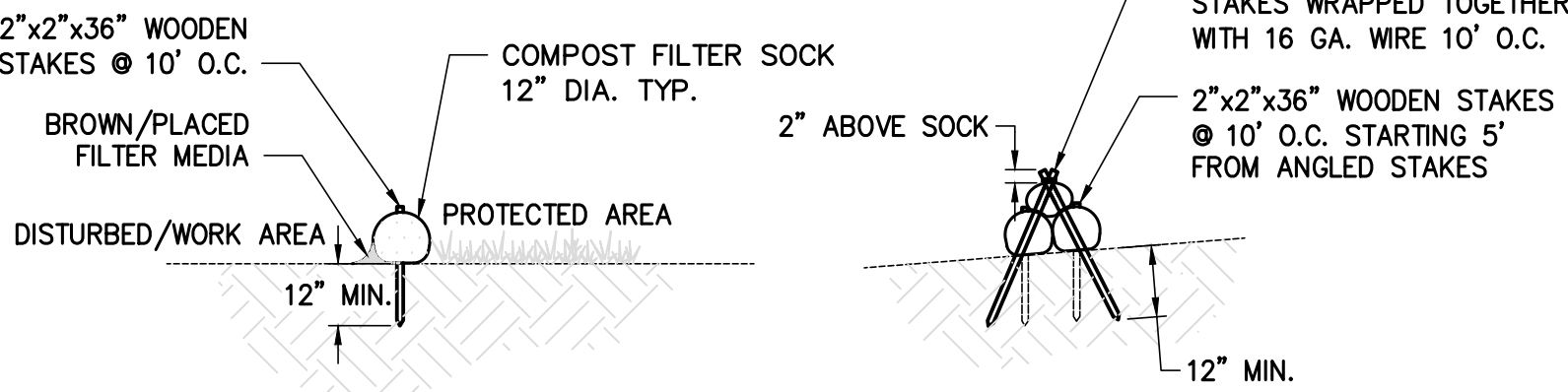
- ROLLED EROSION CONTROL PRODUCT (RECP) IS FOR EROSION PREVENTION.
- STREETS/DRIVEWAYS SHALL BE CLEANED DAILY IN A MANNER WHICH WILL MINIMIZE DUST.
- THE CONTRACTOR SHALL FURNISH AND APPLY WATER FOR DUST CONTROL, AS NEEDED. NO SEPARATE PAYMENT FOR DUST CONTROL SHALL BE MADE.
- CONTRACTOR SHALL PROTECT ALL STOCKPILED SOILS WITH APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- FILTER FABRIC SHALL SATISFY THE REQUIREMENTS OF SECTION 207-02 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- THERE ARE NO LOCATIONS WITHIN THE PROJECT LIMITS FOR THE DISPOSAL OF CONSTRUCTION DEBRIS OR SPOILS.

SEEDING & STABILIZATION

- RESTORE ALL SURFACES TO AS GOOD AS OR BETTER CONDITION THAN BEFORE CONSTRUCTION AS SOON AS POSSIBLE FOLLOWING COMPLETION OF WORK IN ANY AREA.
- 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.
- 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.
- 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 CONTRACTOR'S EXPENSE. IT IS HIGHLY RECOMMENDED THAT THE SEEDING BE DONE PRIOR TO INSTALLING THE RECP.
- ALL SLOPES SHALL BE BROUGHT TO FINISHED GRADE AND TRIMMED AS SOON AS POSSIBLE.
- 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.
- 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.
- 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.

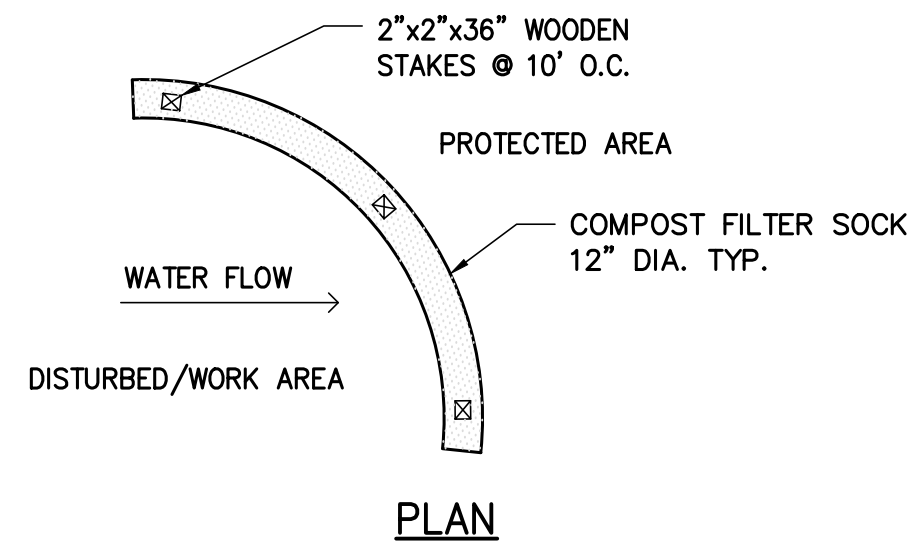
INSPECTION AND MAINTENANCE

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



SECTION

STACKING DETAIL

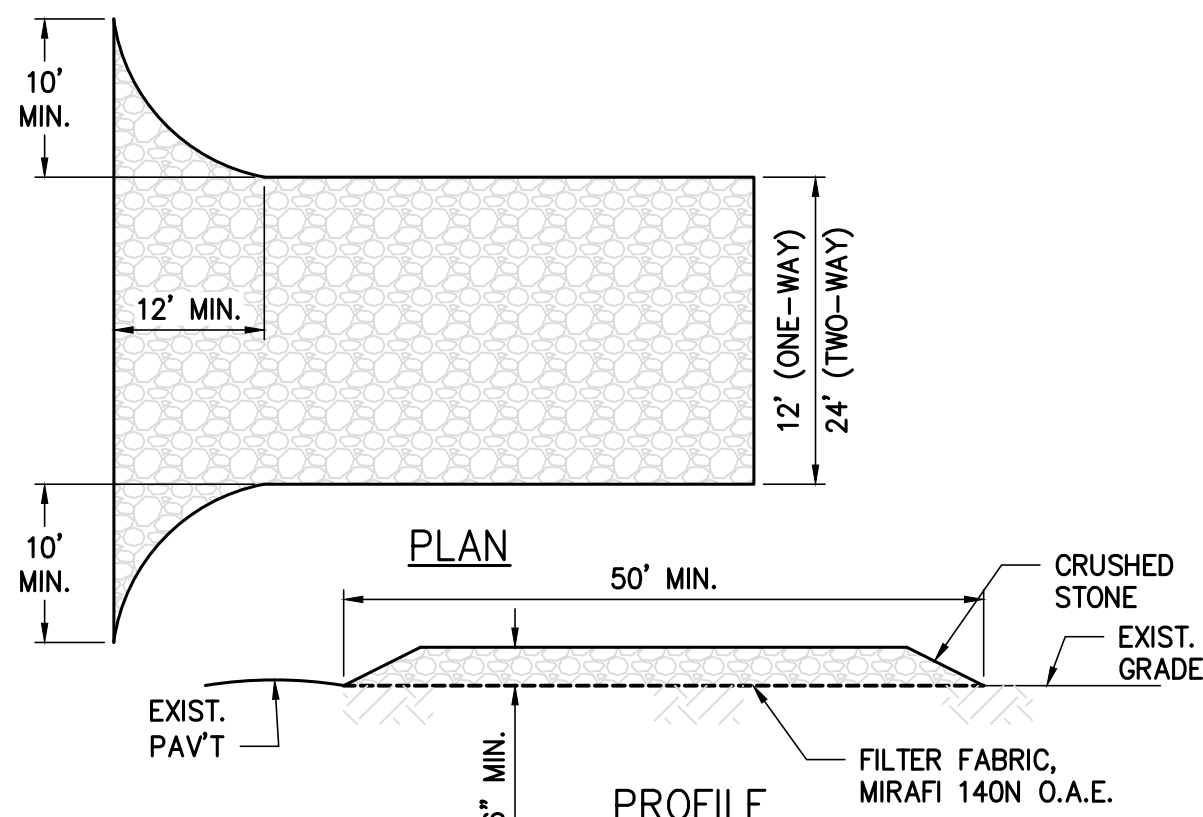


COMPOST FILTER SOCK

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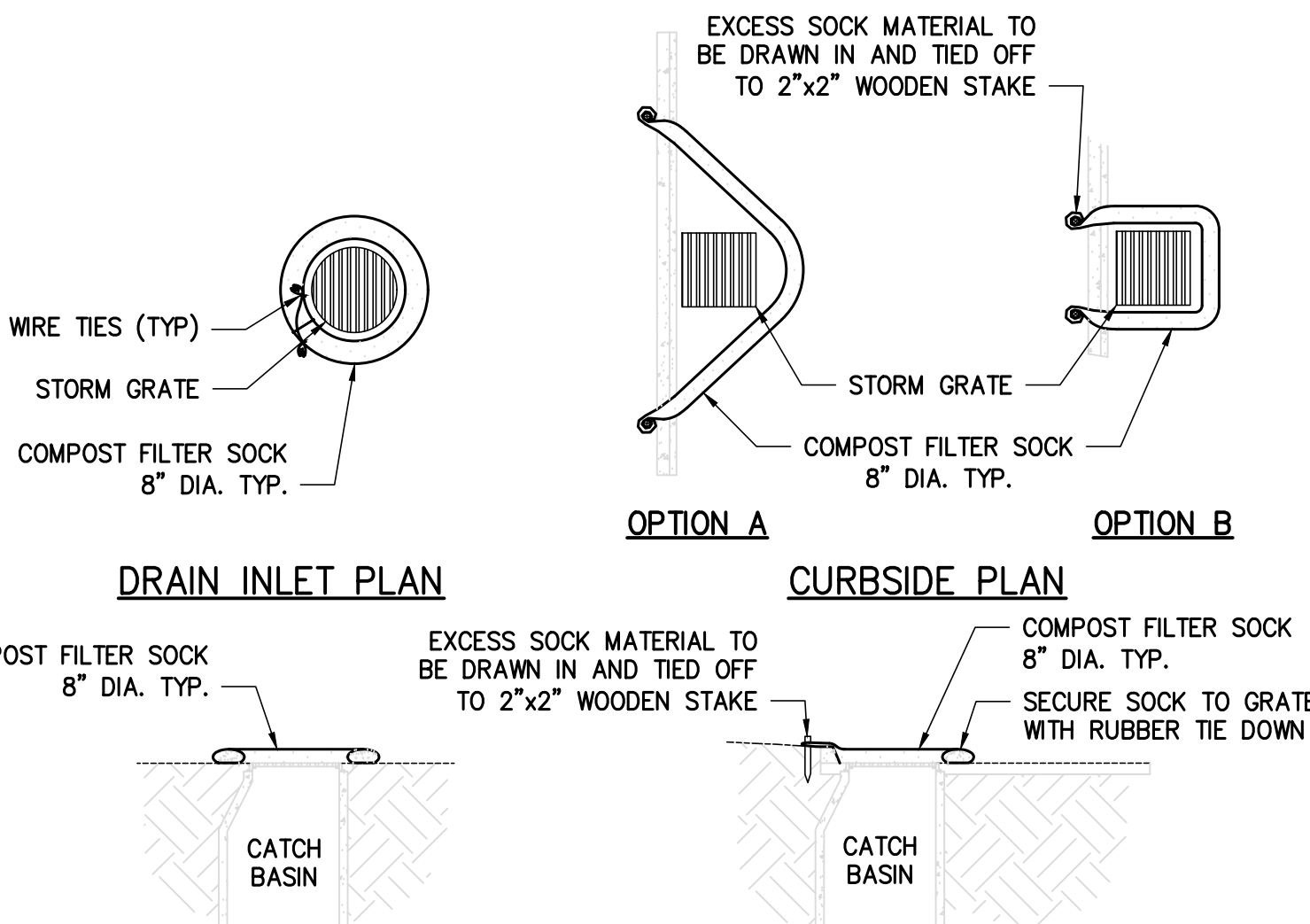
STABILIZED CONSTRUCTION ACCESS NOTES:

- MODIFICATIONS MAY BE REQUIRED TO MEET FIELD CONDITIONS.
- PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS.
- ALTERNATIVE WAYS OF TRANSPORTING DITCH DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
- 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.
- GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA OF STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACING STONE. STONE SHALL MEET THE REQUIREMENTS OF NYSOT ITEM 623.12, CRUSHED STONE #3.
- ALL SURFACE WATER SHALL BE DIVERTED AWAY FROM CONSTRUCTION ENTRANCE. A MOUNTABLE BERM WITH 5:1 SLOPE IS PERMITTED.
- 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.
- 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).
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE DONE REGULARLY AND FOLLOWING EACH RAINFALL.



STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE



DRAIN INLET PLAN

CURBSIDE PLAN

DRAIN INLET SECTION

CURBSIDE SECTION

DRAIN INLET PROTECTION

NOT TO SCALE

COMPOST FILTER SOCK NOTES:

- 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.
- FILTER SOCKS CAN BE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
- 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 UP SLOPE AT A 30° ANGLE TO PREVENT BYPASS FLOW.
- FILTER SOCKS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL. REFER TO CHECK DAM DETAIL AND SPECIFICATION.
- FILTER SOCKS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE SILT/SOXX IN A CONCENTRATED MANNER.
- 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.
- 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.
- 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'			

- 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.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF OF THE ABOVE GROUND HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
- 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.
- MAXIMUM DRAINAGE AREA TRIBUTARY TO 100' OF SILT/SOXX SHALL BE 0.5 ACRE

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

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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: 09/17/2019
PROJECT No.: 19511
DRAWING BY: RPC
CHK BY: RCT
DWG No.:

C-102

of