

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

February 21, 2017
Revised April 4, 2017

Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, New York 10707

Attention: Kathleen Sullivan, Chairperson and Planning Board

Re: Subdivision Application of Dean L. Wetherell and Marie T. de Bethune
Wetherell, 196 Warburton Avenue, Hastings-on-Hudson, NY 10706.

Dear Chairperson Sullivan and Planning Board:

This is an application for approval of a two lot subdivision that will create one new building lot and a lot for an existing single-family residence.

We are submitting the application for Planning board action for Site Plan, Steep Slopes and View Preservation with supporting documentation, and a Short Environmental Assessment Form.

This application will create two lots in the R-10 Zoning District, the two lots are 10,088 and 11,858 square feet in size and variances are required for lot width as the two lots are less than 100 feet wide. The new lot will be 65.76 feet wide and the lot for the existing residence will be 81.60 feet wide.

The new lots are deep, in excess of 150 feet deep, with the rear of the lots rising steeply to the embankment that supports the Old Croton Aqueduct. On the land of the new lot there is an intermittent waterway that runs when heavy rainfall event occurs. A letter report was submitted that addresses the issue of drainage and stormwater management.

The plans prepared for the project show a steep slope analysis for this application. Where the activity for new construction will occur steep slopes will be disturbed. The work will be confined to the front of the lot and the steep slopes in rear portion of the lot that rise to the embankment of the Old Croton Aqueduct, a length of approximately 55 feet will not be disturbed by this action.

STEEP SLOPE APPROVAL APPLICATION REQUIREMENTS

To address the requirements in the code:

(4) A statement prepared by a licensed architect, registered landscape architect or engineer describing:

(a)

The methods to be used in overcoming foundation and other structural problems created by slope conditions, in preserving the natural watershed and in preventing soil erosion;

The construction activity will protect the rear of the lot and the intermittent waterway on the slope with no disturbance of the rear of the lot.

(b)

The methods to be used to eliminate or mitigate water runoff on all adjacent properties and any other property that will be naturally affected by increased water runoff; and

Water runoff can be dealt with and I submitted a letter report dated November 3, 2016 that addresses drainage and stormwater management as the Board wanted to know how we would address this most important issue; a copy of the letter report is attached to this application. The report refers to a catchment and drainline that will catch the high rate of flow emanating from the Old Croton Aqueduct drain.

“The new lot on the east side of Warburton Avenue has a depression behind a low stone wall along the line of Warburton Avenue. In the depression is a drain line that catches runoff from the steeply sloping lands that rise to the back of the lot to the right-of-way of the Old Croton Aqueduct (OCA). Along the length of the OCA we find stone culverts that catch and convey runoff under the OCA; at times significant stormwater flows have been observed and we have a video taken at the time of a heavy rainfall event to confirm this.

(c)

The methods used to minimize the impact of changes in topography on adjacent and nearby properties through landscaping, retaining walls and terracing of gardens.

For this application a retaining wall will be constructed in the rear behind the proposed residence. This retaining wall will be integral with the spillway and catchment that will catch the intermittent flow emanating from the Old Croton Aqueduct drain.

The construction plans certify the following:

(5)

A plan submitted under the seal of a licensed professional engineer showing and certifying the following:

(a)

All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion and water.

(b)

The calculated volume of water runoff from the slope(s) and from the lot in question, as unimproved.

(c)

The calculated volume of water runoff from the slope(s) and from the lot in question, as improved.

(d)

The existence, location and capacity of all natural and artificial drainage courses and facilities within 500 feet of the lot which are or will be used to carry or contain the water runoff from the slope(s) and the lot.

(6)

A statement made under the seal of a licensed professional engineer certifying that:

(a)

*The proposed activity will disturb the steep slope area to the minimum extent possible;
and*

(b)

The proposed mitigation measure will prevent, to the maximum extent practical, the adverse effect of any disturbance of the steep slope area on the environment and any neighboring properties.

(7)

Proof that all adjacent property owners have been notified of the steep slope application and of the Planning Board meeting at which it will be considered. Notice shall be provided in accordance with § 295-143C, except that only adjacent property owners need be notified.

The following maps and plans are being submitted with this application:

SUBDIVISION MAP OF PALISADES VIEW, VILLAGE OF HASTING-ON-
HUDSON, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK

SHEET 1/3 SITE, UTILITY AND GRADING PLAN
CONSTRUCTION PLANS PREPARED FOR SUBDIVISION MAP OF
PALISADES VIEW VILLAGE OF HASTINGS-ON-HUDSON, TOWN
OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK

SHEET 2/3 EXISTING CONDITION AND STEEP SLOPE PLAN
CONSTRUCTION PLANS PREPARED FOR SUBDIVISION MAP OF
PALISADES VIEW VILLAGE OF HASTINGS-ON-HUDSON, TOWN
OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK

SHEET 2/3 SITE, UTILITY AND GRADING PLAN CONSTRUCTION PLANS
PREPARED FOR SUBDIVISION MAP OF PALISADES VIEW
VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

VIEW PRESERVATION SUBDIVISION
196 WARBURTON AVENUE
HASTINGS-ON-HUDSDON, NEW YORK
PREPARED BY **TL CONCEPTS**

SUBDIVISION APPLICATION OF DEAN L. WETHERELL AND
MARIE T. DE BETHUNE WETHERELL, 196 WARBURTON
AVENUE, HASTINGS-ON-HUDSON, NY 10706.

Please place this matter on the agenda of the Planning Board at the earliest possible convenience. We appreciate the opportunity to bring this matter before the Planning Board in the Village of Hasting-on-Hudson.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

cc: C:\My Documents\VOH Projects\196 Warburton Avenue\ 196 Warburton Avenue
Correspondence.doc
Applicant Dean L. Wetherell and Marie T. de Bethune
Project architect, Mr. Tomasz Lopinski

30 GOULD AVENUE DOBBS FERRY, NY 10522
914-674-9827 - Fax 693-0124 - Cell 672-1518
E-Mail PJPCELS@aol.com

VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



Case number:.....Date of application:.....

Planning Board action requested for: ☐ Site Plan (§295-104) ☐ Subdivision (Article XIII)
(Check all that apply) ☐ Steep Slopes (§295-147) ☐ View Preservation (§295-82)

Property owner:.....Dean Wetherell and Marie T. DeBethune Wetherell
Property address:.....196 Warburton Avenue
Name all streets on which the property is located:.....East side of Warburton Avenue
SBL:.....004.130-140-17 & 18 Zoning District:.....R-10

Applicant:.....Dean Wetherell and Marie T. DeBethune Wetherell
Standing of applicant if not owner:.....Is the Owner
Address:.....196 Warburton Avenue, Hastings on Hudson, NY 10706
Daytime phone number:.....914-584 0742 Fax number:.....None
E-mail address:.....deanwetherell@gmail.com

Total Area of subject Land/property:.....
Is the subject Property in View Preservation District ?☒ yes ☐ No
Does Property currently contain or will contain Steep Slopes?☒ yes ☐ No
Is the subject property within 500 ft. of any other jurisdiction?☐ yes ☒ No
Will the project affect (remove or injure) any designated trees?☒ yes ☐ No

Please provide brief description of proposed work:

This is an application for the re-subdivision of two lots, lots 18 & 19 as shown on Filed Map 1867
"MAP ONE AT PINECREST ON THE HUDSON" that will require actions before the Planning
Board and the Zoning Board of Appeals.

VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this _____ day
of _____, 2017

Signature of the Applicant

Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

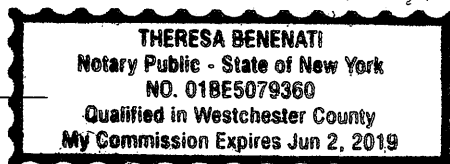
Name : Dean Wetherell & Marie T. de Bethune Wetherell, being duly sworn, deposes and says that he/she resides at 196 Warburton Avenue in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 004.130 Block 140 and Lot 17 & 18 of the tax map, and that he/she hereby authorized _____ to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Sworn to before me this 27th day
of February, 2017

Notary Public

Dean Wetherell

Marie T. de Bethune
Signature of the Owner



Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

June 2016

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
PALISADES VIEW SUBDIVISION							
Name of Action or Project: 196 Warburton Avenue							
Project Location (describe, and attach a location map): Premises is located on the east side of Warburton Avenue xx miles north of the Hastings on Hudson - City of Yonkers Line.							
Brief Description of Proposed Action: This a re-subdivision of two lots, lots 18 & 19 shown on Filed Map 1867 that will require actions before the Planning Board and the Zoning Board of Appeals.							
Name of Applicant or Sponsor: Paul J. Petretti, P.E., L.S., CFM		Telephone: 914-674-9827 E-Mail: PJPCELS@aol.com					
Address: 30 Gould Avenue							
City/PO: Dobbs Ferry, New York		State: New York	Zip Code: 10522				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.5038</u> acres					
b. Total acreage to be physically disturbed?		<u>0.230</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.720</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Paul J. Petretti, P.E.,L.S., CFM</u> Date: <u>February 27, 2017</u></p> <p>Signature: <u></u></p>		

PRINT FORM

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

March 18, 2017
Revised April 4, 2017

Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, New York 10707

Attention: Mr. Matthew Collins, Chairman and Zoning Board of Appeals

Re: Subdivision Application of Dean L. Wetherell and Marie T. de Bethune
Wetherell, 196 Warburton Avenue, Hastings-on-Hudson, NY 10706.

Application for area variances

Dear Mr. Collins and Zoning Board:

As the representative of the applicants this office has an application before the Planning Board to create a two lot subdivision in the R-10 Zone that will create a new building lot and a lot for the existing house at 196 Warburton Avenue. We are appearing before the ZBA to request area variances for the two lots with less than 100 feet of width at front property line. Proposed Lot No. 1, a new building lot will have a mean width of 65.76 feet and proposed Lot No.2 for the existing residence will have a mean width of 81.60 feet. The proposed lots meet the required lot area of 10,000 square feet.

Section 295-68 One-Family Residence (R-10) Districts

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 1 to 65.76 feet.

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 2 to 81.60 feet.

A variance for development coverage are required as set forth herein:

For Lot No. 2 a variance from Section 295-68 F. (2) (a) [2], Development coverage 35% to 36.35 %.

Proposed Lot No. 1, the new lot will comply for the minimum side, two sides, building coverage and development coverage with the proposed coverage's well below the required 25% (18.45%) and 35% (25.50%).

The applicant is also appearing before the ZBA to address View Preservation.

Please place this matter on the agenda of the Zoning Boards of Appeals at the earliest possible convenience. We appreciate the opportunity to bring this matter before the Zoning Board of Appeals in the Village of Hasting-on-Hudson.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

cc: C:\My Documents\VOH Projects\196 Warburton Avenue\ 196 Warburton Avenue
Correspondence.doc
Applicant Dean L. Wetherell and Marie T. de Bethune
Project architect, Mr. Tomasz Lopinski

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



- List any previous application or appeal filed with the Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
N/A			

- List pending violations on this property if any:

None

- Is there an approved site plan for this property?: ☐ (Yes) ☐ (No)
- Is there an Accessory Apartment at this property?: ☐ (Yes) ☒ (No)
- Does this property have Boarder's Permit?: ☐ (Yes) ☒ (No)
- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish, you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary, to describe and support your application) with required fee, to the Building Department, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

Sworn to before me this 15th day
of March, 2017

Dean Wetherell
Applicant Dean Wetherell

Marie T. de Bethune Wetherell
Marie T. de Bethune Wetherell

Theresa Benenati
Notary Public
THERESA BENENATI
Notary Public - State of New York
NO. 01BE5079360
Qualified in Westchester County
My Commission Expires Jun 2, 2019

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application & Procedures for Application for Variance/Interpretation/View Preservation



Proposed Subdivision Lot No. 1

Case Number:.....Date of Application: March 14, 2107 Rev. April 4, 2017

Property Owner: Dean Wetherell
Property Address: 196 Warburton Avenue
Name all streets on which the property is located: 196 Warburton Avenue
Sheet: 004.130 Block: 140 Lot/Parcel: 17 & 18 Zoning District: R-10

Applicant: Dean Wetherell
Standing of applicant if not owner: Applicant is the owner
Address: 196 Warburton Avenue
Daytime phone number: 914-584-0742 Fax number: N/A
Email address: deanwetherell deanwetherell@gmail.com

ZBA action requested for (See §295-146B & C):
☐ Use Variance/s; ☐ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68 E	Min. Lot Width, 100'	N/A	65.76
.....
.....
.....
.....
.....

*See example below:

295-68F 1a	Front Yard Min. 30 ft. deep	26.5 ft.	19.5 ft.
295-68A	Permitted Principal Use	Single Family Home	Conversion to Dental Office

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)	Proposed Subdivision Lot 1		
--	----------------------------	--	--

	REQUIRED	EXISTING	PROPOSED
FRONT	30.00	N/A	30.17
REAR	30.00	N/A	65.76
SIDE ONE	12.00	N/A	12.17
SIDE TWO			
TOTAL OF TWO SIDES	30.00	N/A	30.00

YARD SETBACKS (Accessory Structure)
--

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR	N/A	N/A	N/A
SIDE	N/A	N/A	N/A

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	N/A	2 1/2
FEET	35	N/A	Less Than 35

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	N/A	10,088 S.F.
BLDG. COVERAGE/ % OF LOT AREA	25%	N/A	18.45%
DEVELOPMENT COVERAGE / % OF LOT AREA	35.00%	N/A	25.50%

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1- Family	1-Family	1-Family

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals Application & Procedures for Application for Variance/Interpretation/View Preservation



Proposed Subdivision Lot No. 2

Case Number:..... Date of Application: March 14, 2107

Property Owner: Dean Wetherell
Property Address: 196 Warburton Avenue
Name all streets on which the property is located: 196 Warburton Avenue
Sheet: 004.130 Block: 140 Lot/Parcel: 17 & 18 Zoning District: R-10

Applicant: Dean Wetherell
Standing of applicant if not owner: Applicant is the owner
Address: 196 Warburton Avenue
Daytime phone number: 914-584-0742 Fax number: N/A
Email address: deanwetherell deanwetherell@gmail.com

ZBA action requested for (See §295-146B & C): ☐ Use Variance/s; ☐ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68 E.	Min. Lot Width, 100'	N/A	81.60
295-68 F.(2)(a)	Development Coverage	N/A	36.35
[2]			

*See example below:

295-68F.1a	Front Yard Min. 30 ft. deep	26.5 ft.	19.5 ft.
295-68A	Permitted Principal Use	Single Family Home	Conversion to Dental Office

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)	Proposed Subdivision lot No. 2		
--	--------------------------------	--	--

	REQUIRED	EXISTING	PROPOSED
FRONT	30.00	33.6	33.6
REAR	30.00	68.6	68.6
SIDE ONE	12.00	10.6	10.6
SIDE TWO			
TOTAL OF TWO SIDES	30.00	N/A	30.00

YARD SETBACKS (Accessory Structure)
--

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR	N/A	N/A	N/A
SIDE	N/A	N/A	N/A

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	N/A	2 1/2
FEET	35	Less Than 35	Less Than 35

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	N/A	11,858 S.F.
BLDG. COVERAGE/ % OF LOT AREA	25.00%	N/A	14.21%
DEVELOPMENT COVERAGE / % OF LOT AREA	35.00%	N/A	36.35%

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1- Family	1-Family	1-Family

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents
Application Fee	Prescribed fee for the requested review/action
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work <u>SHEET A1</u>
	A plan showing the location from where the photos were taken and general direction of the field of vision <u>SHEET A1</u>
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work <u>SHEET A2</u>
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs <u>SHEET A2</u>
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisionsTo be provided as and if needed...

*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

[Signature] 2/16/17 THOMAS LEPINSKI DESIGN CONSULTANT
 Signature Date Name Title

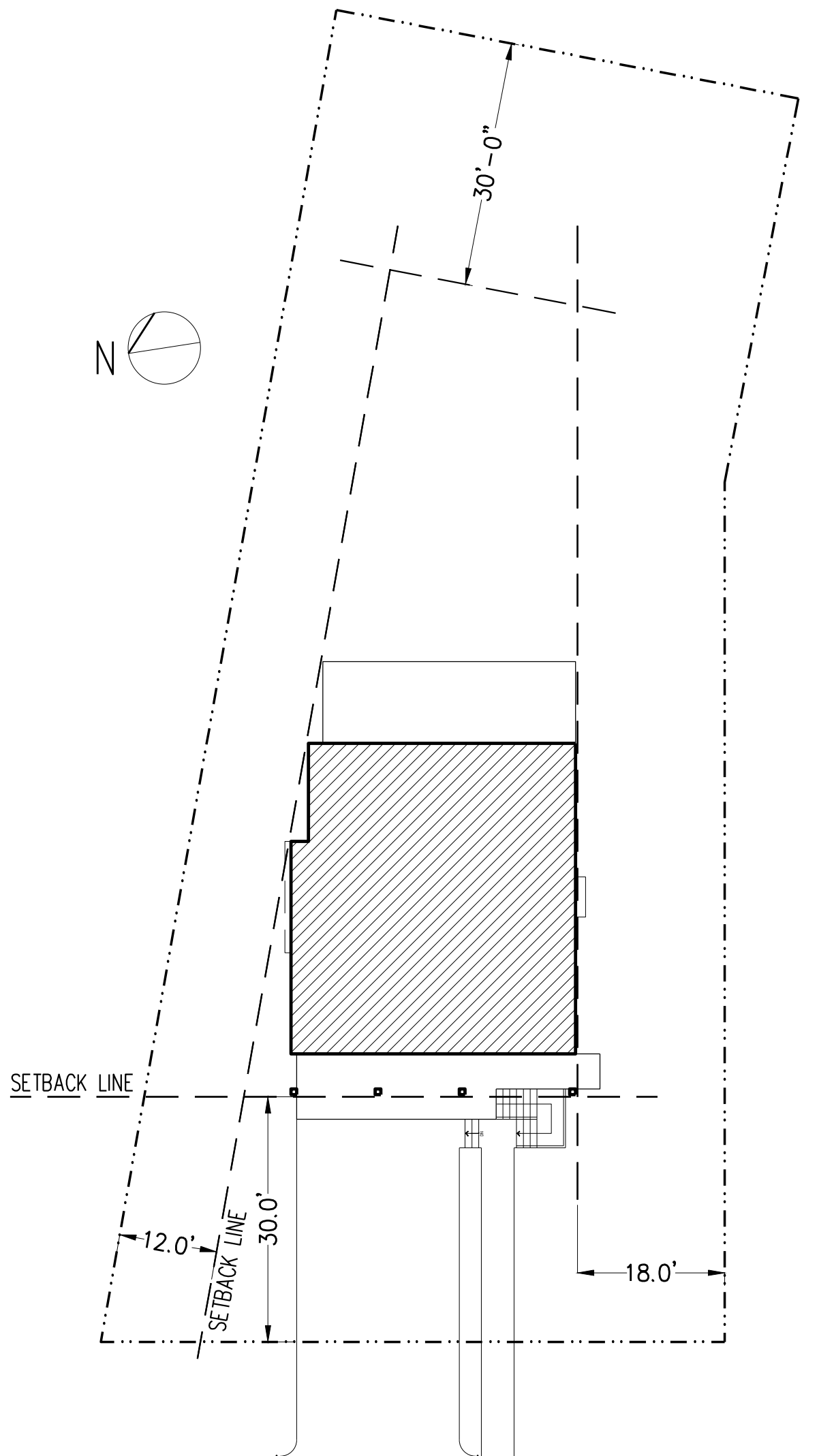
RESUBDIVISION
to 196 Warburton Ave.
Hastings-on-Hudson,
New York, 10706

PAUL J. PETRETTI

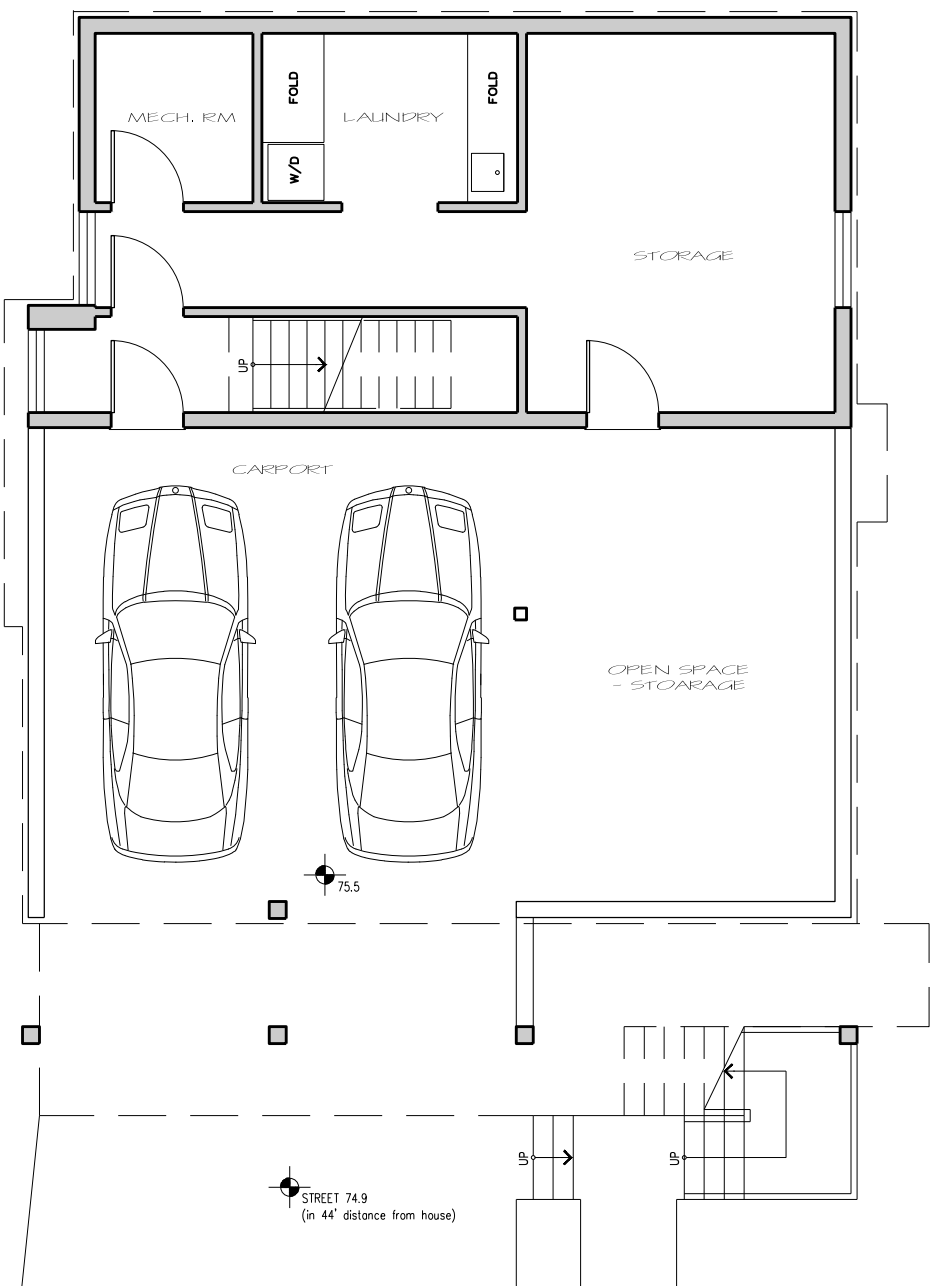
CIVIL ENGINEER & LAND SURVEYOR
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522

SITE PLAN
PLAN
SECTION
FRONT ELEVATION

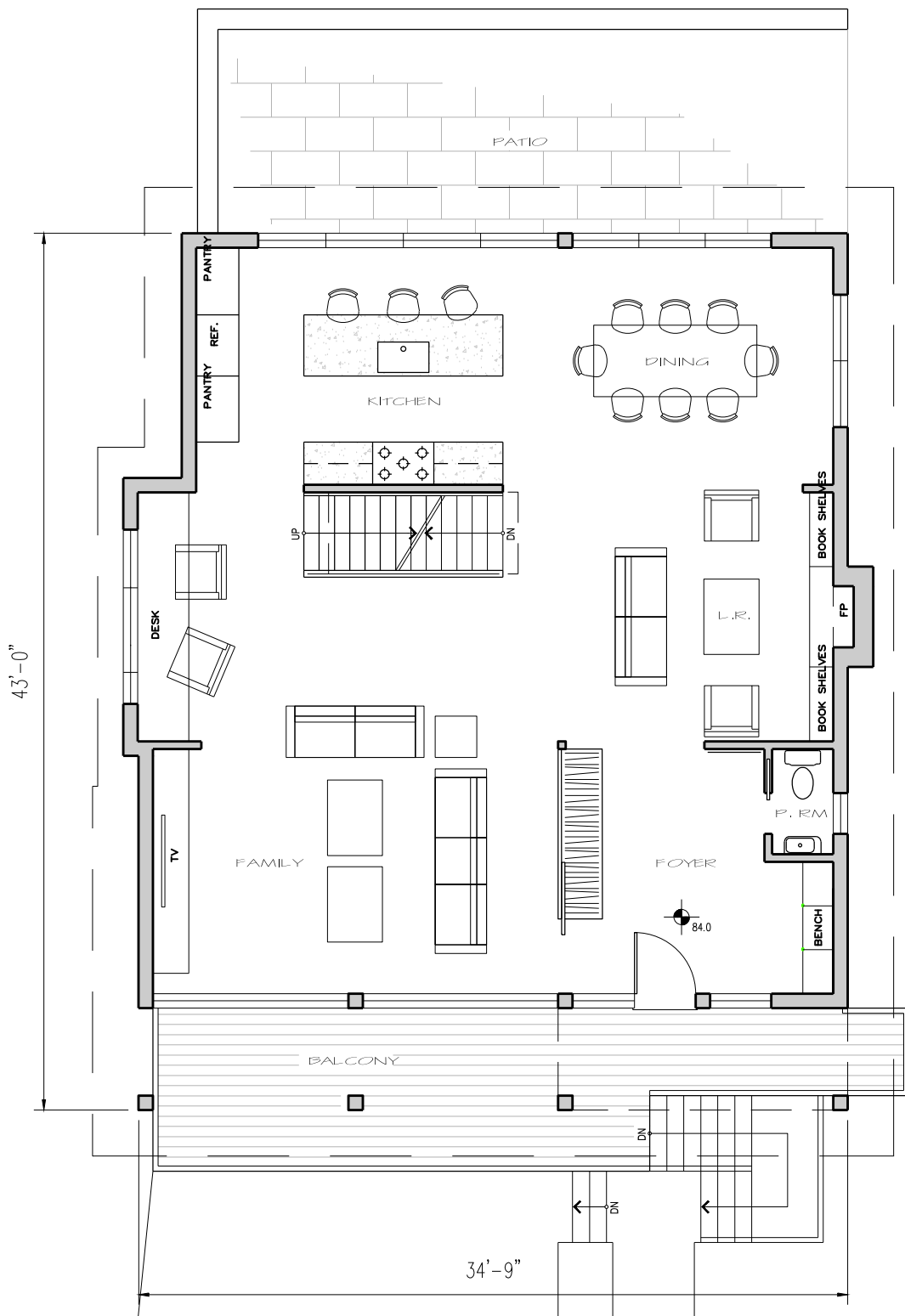
10.20.2016 PB - INITIAL CONFERENCE
_____.2017 RE - SUBDIVISION



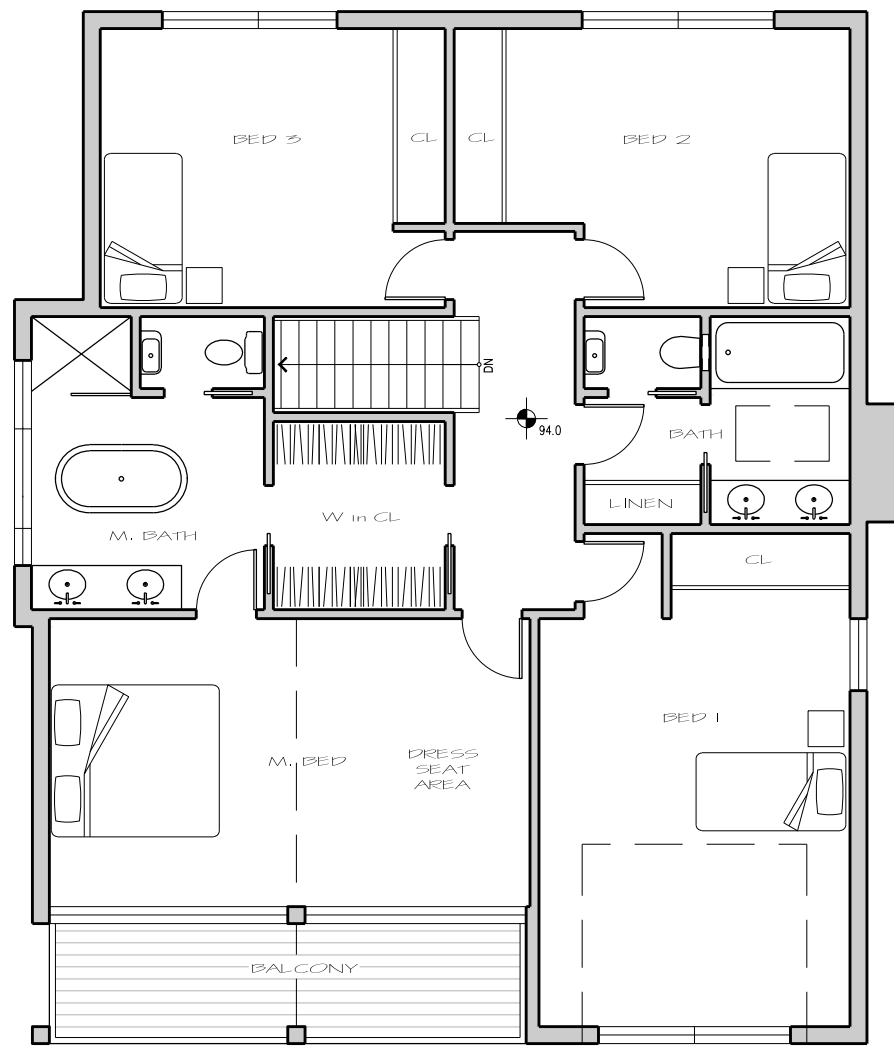
1 SITE PLAN
SCALE: 1/16"=1'-0"



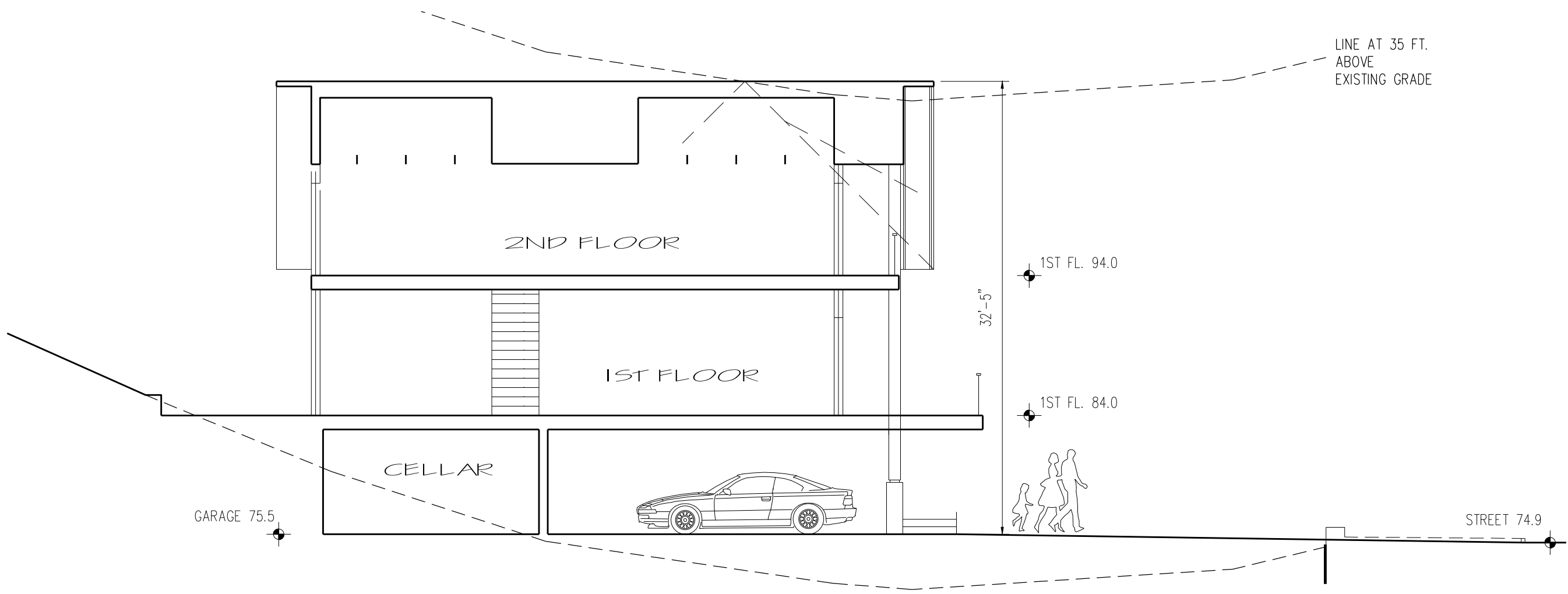
2 GROUND FL. PLAN
SCALE: 1/8"=1'-0"



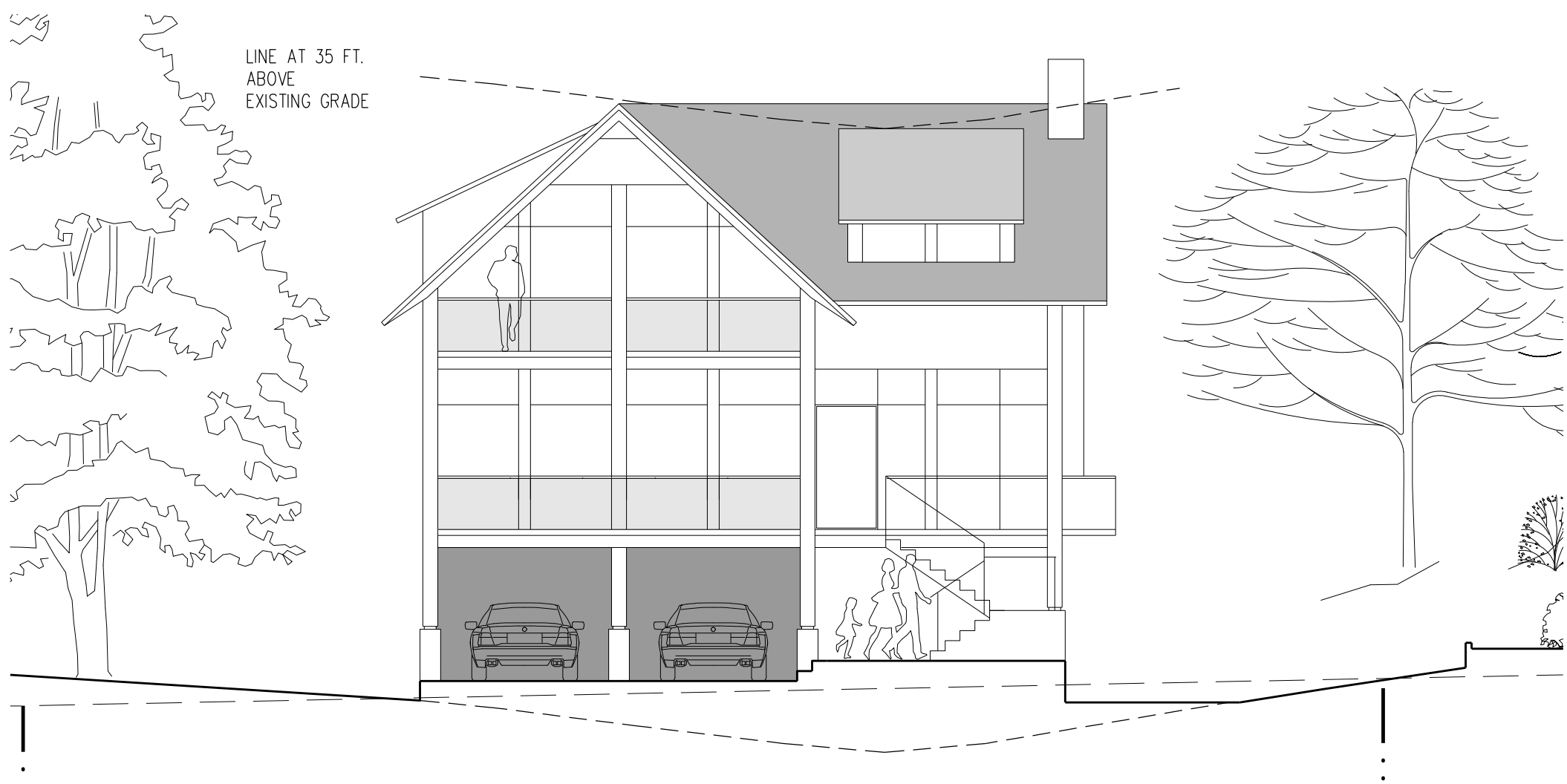
3 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



4 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



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



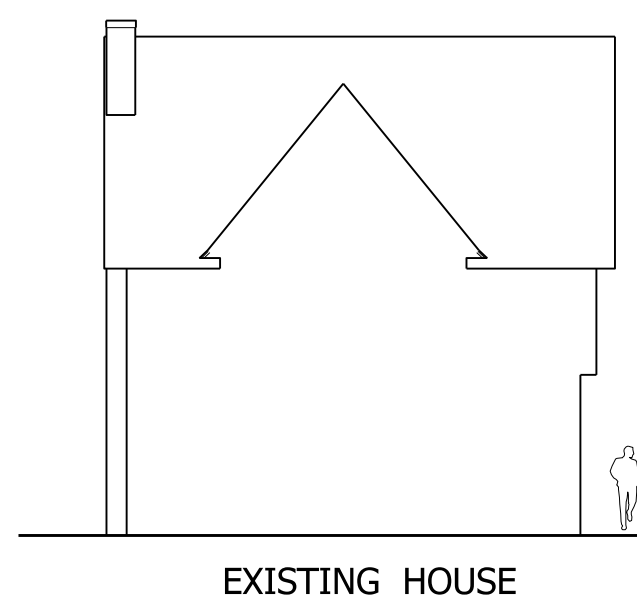
5 FRONT ELEVATION
SCALE: 1/8"=1'-0"



1 VIEWS MAP
SCALE: NTS



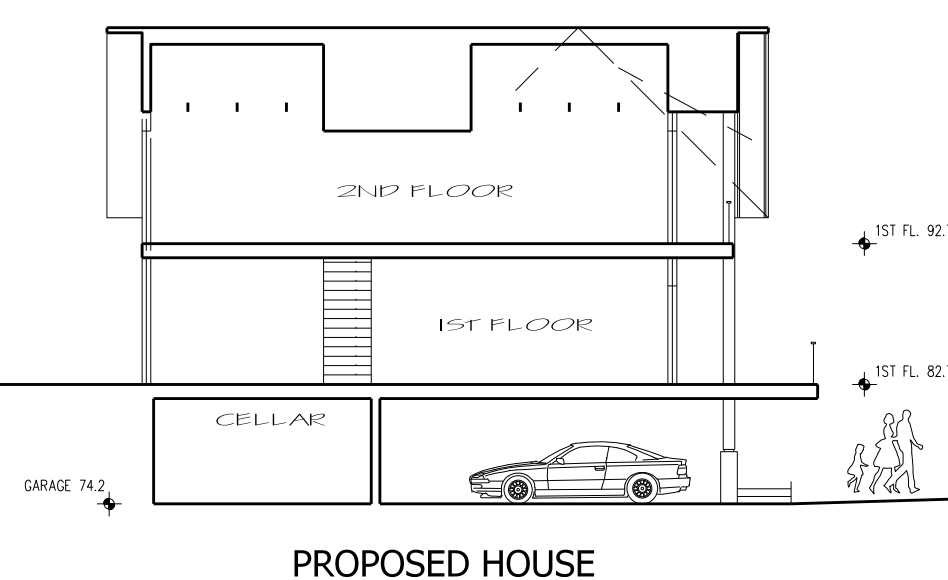
2 FRONT ELEVATION
SCALE: NTS



3 AREA CROSS SECTION
SCALE: NTS

CROTON
AQUEDUCT

RIVER VIEW



RIVER VIEW

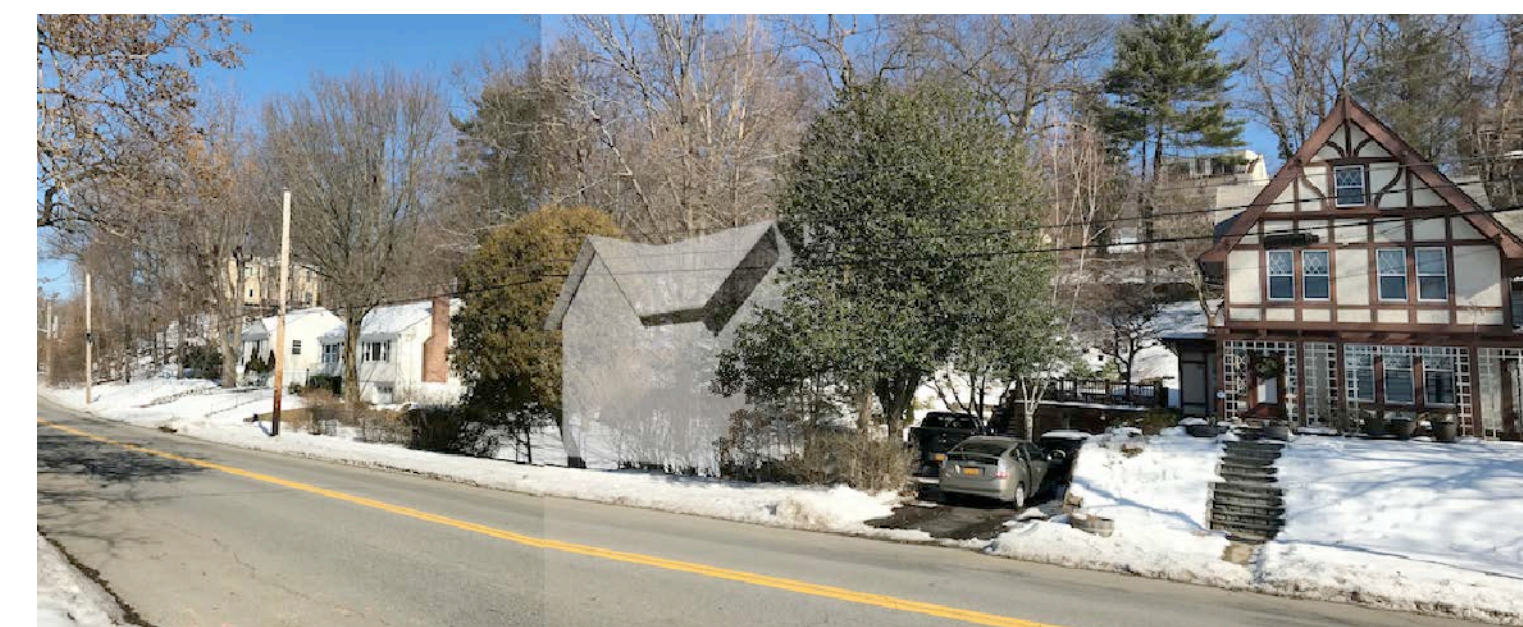
4 VIEWS
SCALE: NTS



view A



view B



view C



view D



view E

TLCONCEPT LLC

269 BROADWAY 4G, DOBBS FERRY, NEW YORK 10522
ph. 973 689 45 96 thomas@tlconcept.com

DRAWN:

RESUBDIVISION
to 196 Warburton Ave.
Hastings-on-Hudson,
New York, 10706

PROJECT:

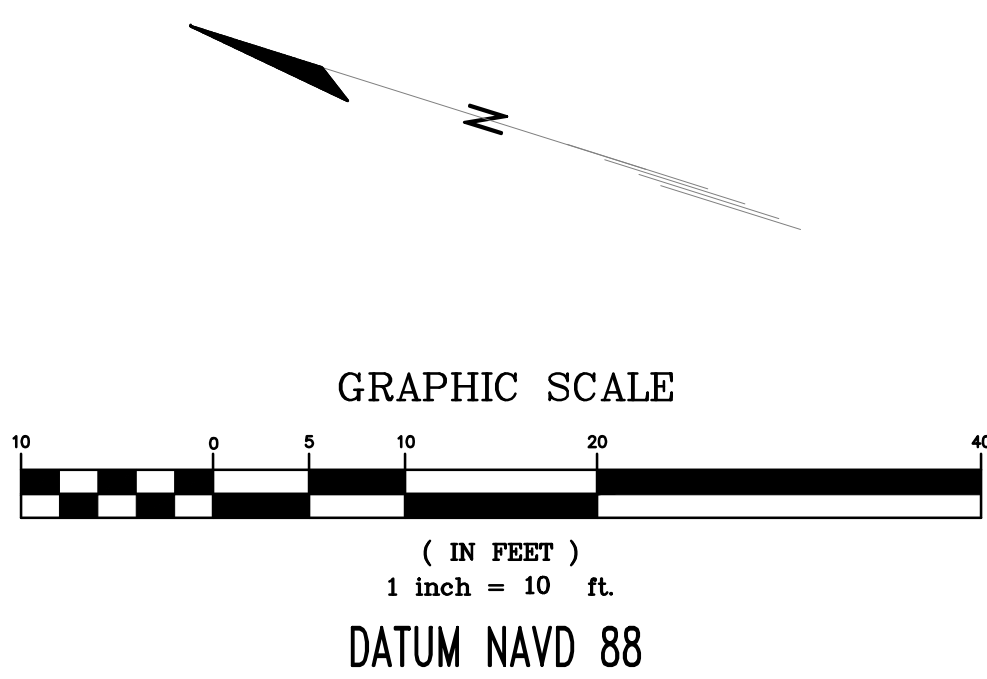
CHECKED:

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

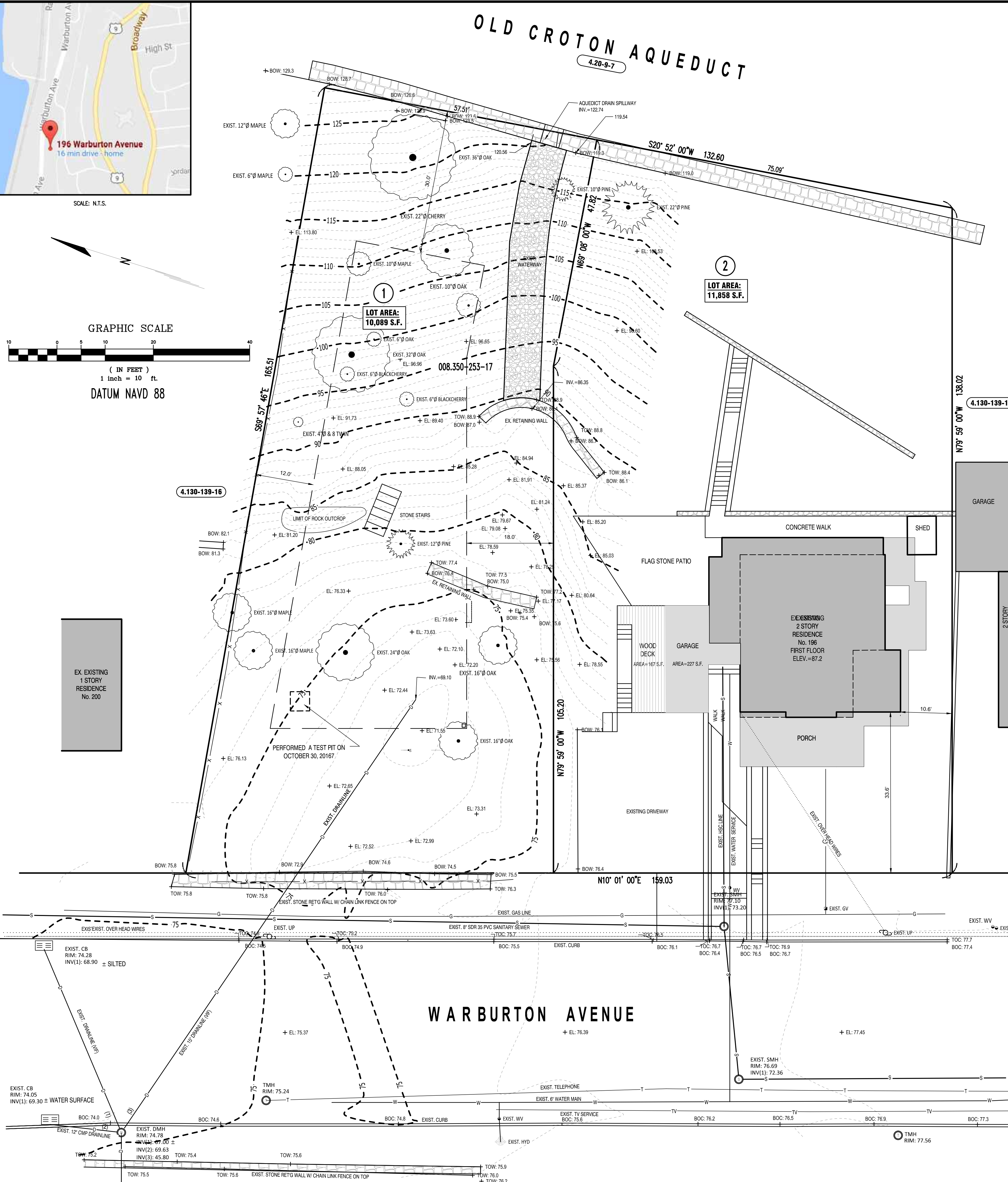
CIVIL ENGINEER

view preservation
analysis

10.20.2016 PB - INITIAL CONFERENCE
___2017 RE - SUBDIVISION



OLD CROTON AQUEDUCT



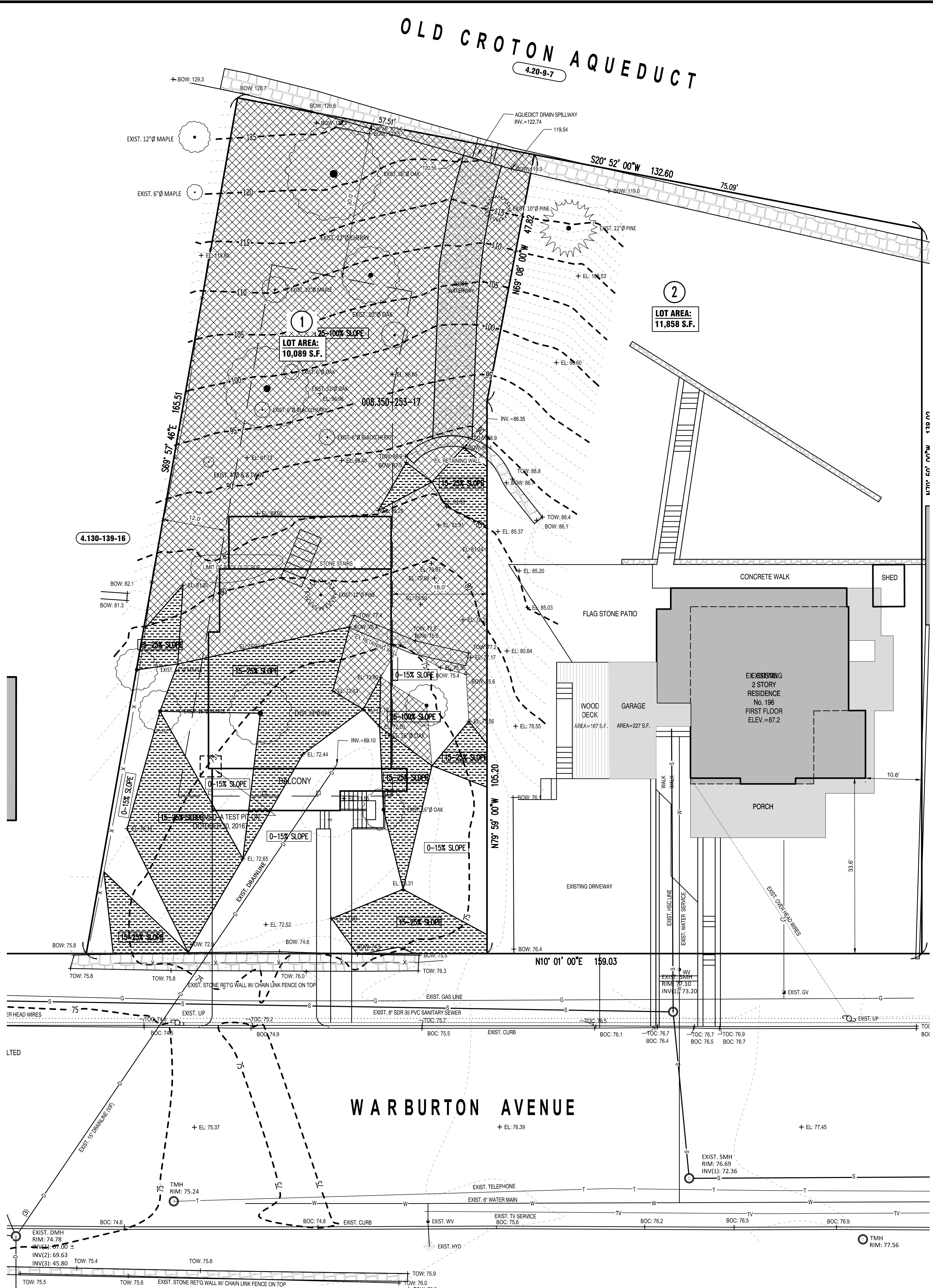
EXISTING CONDITIONS PLAN

Slopes Table - Total Site						
Number	Minimum Slope	Maximum Slope	Area (sq. ft.)	Percent	Disturbed area (sq. ft.)	Percent Area Disturbed Allowed
1	0	15	2,148	21.30%	2,148	100%
2	15	25	1,913	19.00%	1,913	35%
3	25	10	6,028	59.70%	2,311	25%
				100%	6,372	
			TOTAL LOT AREA		10,089	

ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

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

OLD CROTON AQUEDUCT



STEEP SLOPE PLAN

EXISTING CONDITIONS & STEEP SLOPE PLANS

NO.	DATE	DESCRIPTION
1	4.4.2017	AS PER PIP

CONSTRUCTION PLANS
PREPARED FOR
SUBDIVISION MAP OF PALISADES VIEW
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK
PAUL J. PETRETTI
CIVIL ENGINEER & LAND SURVEYOR
30 GOLD AVENUE, DOBBS FERRY, NEW YORK 10522.
Phone Number 914-674-8827
Cell 914-672-1518
E-Mail: PJP@JSPRO.COM

2

3

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
N.Y.S.P.E. No. 55191
ORIGINAL: FEBRUARY 27, 2017

SUBDIVISION MAP
OF
PALISADES VIEW
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

COUNTY SHEET No. 40, COUNTY BLOCK No. 4391

A RE-SUBDIVISION OF LOTS 18 & 19, AND PART OF AN UNNUMBERED LOT BLOCK AS SHOWN ON A CERTAIN FILED MAP ENTITLED "MAP ONE OF PINECREST-ON-THE-HUDSON, HASTINGS, WESTCHETSER COUNTY, NEW YORK PROPERTY OF METROPOLIS EXTENSION CO. DATED JULY 1 ST. 19099, MADE BY M. LORIN, C.E., AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JULY 26, 1909 AS MAP NO. 1867.

THE PREMISES SHOWN HEREON BE LOTS 17 & 18, BLOCK 140, MAP 004.130 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

EXISTING PUBLIC WATER/PUBLIC SEWER

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING ENDORSEMENT, ANY EXAMINERS, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

DATE:
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON BY
RESOLUTION DATED

KATHLEEN SULLIVAN, CHAIRPERSON DATE

OWNERS CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND THE LEGENDS, NOTES AND CONDITIONS SHOWN HEREON, THE CONDITIONS OF THE APPROVAL, THE SEORA FINDINGS AND DETERMINATION, THE RESOLUTION FOR THE APPROVAL OF THIS SUBDIVISION AND PERMITS REQUIRED AND APPROVES THE SAME FOR FILING WITH THE COUNTY CLERKS OFFICE, DIVISION OF LAND RECORDS.

MARIE T. DUBETHUNE WETHERELL DATE

DEAN WETHERELL DATE

ALL TAXES DUE TO DATE HAVE BEEN PAID

ANNE M. POVELLA RECEIVER OF TAXES TOWN OF GREENBURGH DATE

SUSAN MAGGIOTTO VILLAGE CLERK DATE

SUEZ WATER NEW YORK INC.
360 WEST WYACK ROAD
NEW YORK 10994
PROPOSED WATER MAIN AND APPEARANCES APPROVED BY UNITED WATER NEW ROCHELLE
DATE:
BY: FRANK MCGLYNN NEW BUSINESS MANAGER.

SUBDIVISION MAP PREPARED BY:

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
30 CLOUD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJP@CSE8@aol.com

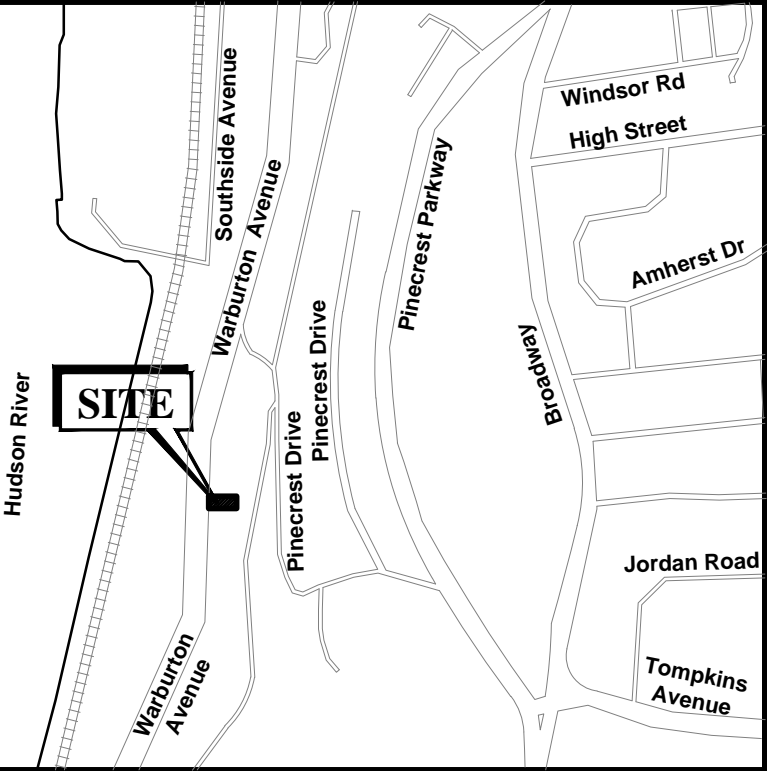
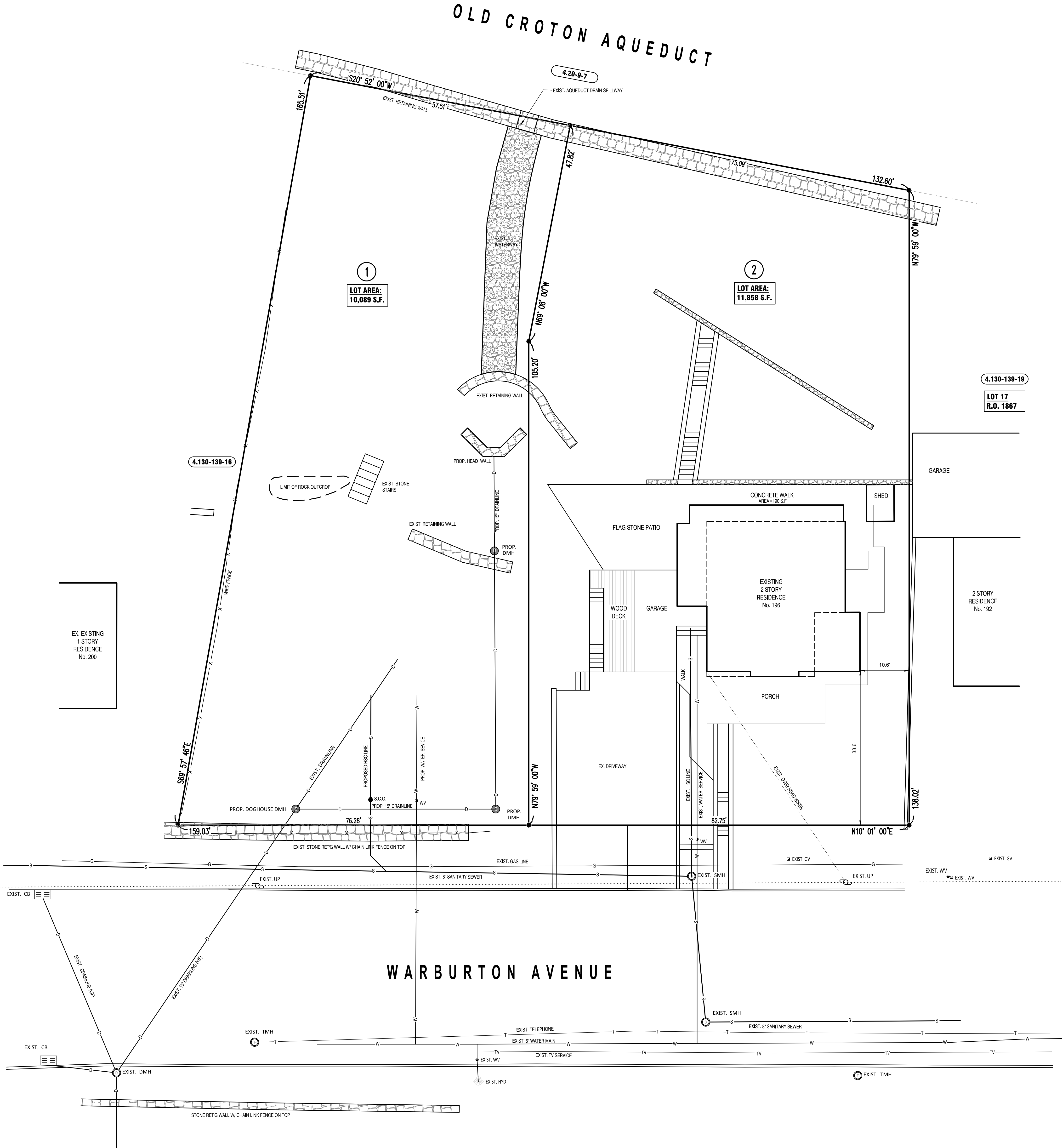
I, PAUL J. PETRETTI, P.E., THE SURVEYOR WHO MADE THIS MAP
DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN
HEREON IS BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 28, 2017
REVISED ON APRIL 4, 2017



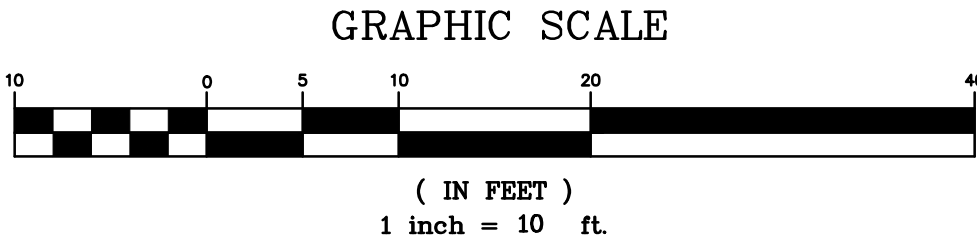
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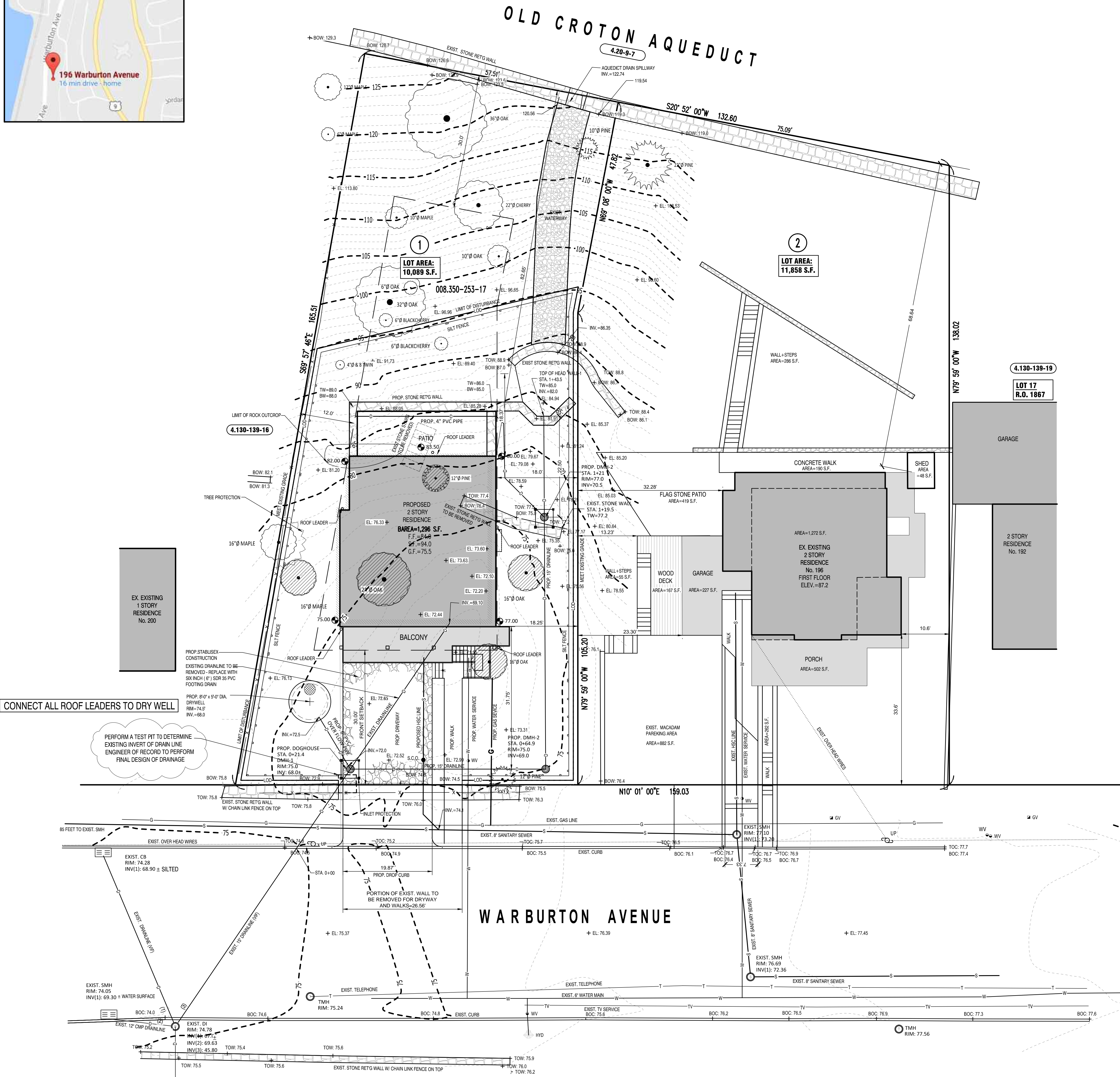


N. Y. S. L. S. LIC. NO. 049371



SITE LOCATION MAP
SCALE: N.T.S.





LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CURB
	BOTTOM OF CURB
	TREES TO BE REMAIN
	TREES TO BE REMOVED
	TREES TO BE PLANTED
	LIMIT OF DISTURBANCE
	DRAINAGE
	SANITARY SEWER LINE
	WATER MAIN
	WATER SERVICE
	HOUSE SEWER SERVICE
	SEWER MANHOLE
	DRAIN MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	YARD DRAIN
	PROPOSED WATER VALVE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING UTILITY POLE
	PROPOSED SEWER CLEAN OUT
	PROPOSED STONE RET'G WALL
	ANTI - TRACKING PAD
	SILT FENCE
	TREE PROTECTION
	FILTER FABRIC INLET PROTECTION

UNLESS OTHERWISE SHOWN AS PROPOSED
ALL FEATURES AND UTILITIES SHOWN ON
THE PLAN ARE EXISTING.

VILLAGE OF HASTINGS-ON-HUDSON GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF THE CONSTRUCTION WORKS AS THEY MAY BE ENCOUNTERED BY HIS OPERATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER SUCH UTILITIES OR STRUCTURES ARE SHOWN ON THE PROPOSED PLAN. THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNNECESSARY INTERRUPTIONS TO UTILITY SERVICE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHETHER UNDERGROUND OR OVERHEAD AND SHALL MAINTAIN IN ORDER WORKING AND OTHER GOOD CONDITIONS OF THE UTILITIES. IF TEMPORARY UTILITIES CONNECTIONS SERVICES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENTS OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 5-17 CONSTRUCTION EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES' EFFECTIVE APRIL 1, 1975. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENT OF INDUSTRIAL CODE RULE 5-17. INFORMATION IS AVAILABLE AT 1-800-962-7952.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE VILLAGE OF HASTING ON HUDSON, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) OR ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE VILLAGE OF HASTING ON HUDSON OR ANY OTHER AGENCY WITH JURISDICTION OVER THIS PROJECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL (OFF-SITE) NATURAL AND MAN MADE FEATURES DISTURBED BY (HAS) CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE CONTRACTOR TO PROVIDE FOR THE PROTECTION, PRESERVATION OR REPLACEMENT OF ALL SUCH FEATURES. OTHER PHYSICAL FEATURES MAY BE ENCOUNTERED WHICH WILL REQUIRE RESTORATION OR REPLACEMENT WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL VERIFY ALL THE FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FITTING AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
9. I HEREBY ACKNOWLEDGE THAT SUBSURFACE INVESTIGATIONS AND BORINGS HAVE NOT BEEN PERFORMED. SUBSURFACE INFORMATION IS NOT AVAILABLE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SUBSURFACE CONDITIONS AND SATISFYING ALL CONTRACTUAL CONDITIONS WITH RESPECT TO UNFORESEEN CONDITIONS PRIOR TO ENTERING INTO AGREEMENT TO PERFORM THE WORK SHOWN HEREON.

STEEP SLOPE CERTIFICATION

- (5)
- A PLAN SUBMITTED UNDER THE SEAL OF A LICENSED PROFESSIONAL ENGINEER SHOWING AND CERTIFYING THE FOLLOWING:
- (A)
- ALL EXISTING AND PROPOSED NATURAL AND ARTIFICIAL DRAINAGE COURSES AND OTHER FEATURES FOR THE CONTROL OF DRAINAGE, EROSION AND WATER.
- THE PLANS SHOW ALL NATURAL DRAINAGE PATHS AND FEATURES.
- (B)
- THE CALCULATED VOLUME OF WATER RUNOFF FROM THE SLOPE(S) AND FROM THE LOT IN QUESTION, AS UNIMPROVED.
- VOLUME OF RUNOFF FROM THE SLOPES = AREA X RUNOFF COEFFICIENT X
6 INCHES OF RAINFALL = AREA X 0.60 X 6/12' = 2,672 S.F. X 0.60 X 6/12' = 771.6 CUBIC FEET.
- (C)
- THE CALCULATED VOLUME OF WATER RUNOFF FROM THE SLOPE(S) AND FROM THE LOT IN QUESTION, AS IMPROVED.
- VOLUME OF RUNOFF FROM THE SLOPES = AREA X RUNOFF COEFFICIENT X
6 INCHES OF RAINFALL = AREA X 0.60 X 6/12' = 2,672 S.F. X 0.60 X 6/12' = 1,157.4 CUBIC FEET.
- (D)
- THE EXISTENCE, LOCATION AND CAPACITY OF ALL NATURAL AND ARTIFICIAL DRAINAGE COURSES AND FACILITIES WITHIN 500 FEET OF THE LOT WHICH ARE OR WILL BE USED TO CARRY OR CONTAIN THE WATER RUNOFF FROM THE SLOPE(S) AND THE LOT.
- THE PLANS SHOW ALL NATURAL AND ARTIFICIAL DRAINAGE COURSES AND FACILITIES.
- (E)
- A STATEMENT MADE UNDER THE SEAL OF A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT:
- (A)
- THE PROPOSED ACTIVITY WILL DISTURB THE STEEP SLOPE AREA TO THE MINIMUM EXTENT POSSIBLE; AND
- THE PROPOSED ACTION, THE CONSTRUCTION OF A HOUSE AND RELATED FEATURES WILL IMPACT THE STEEP SLOPES TO THE MINIMUM EXTENT POSSIBLE, THE STEEPEST AND WOODED PORTION OF THE LOT WITH THE DRAINAGE WAY THAT CONVEYS RUNOFF FROM THE OLD CROTON ADJACENT WILL NOT BE DISTURBED.
- (B)
- THE PROPOSED MITIGATION MEASURE WILL PREVENT, TO THE MAXIMUM EXTENT PRACTICAL, THE ADVERSE EFFECT OF ANY DISTURBANCE OF THE STEEP SLOPE AREA ON THE ENVIRONMENT AND ANY NEIGHBORING PROPERTIES.
- RUNOFF FROM THE STEEP SLOPES, ESPECIALLY THAT FROM THE OLD CROTON ADJACENT DRAIN WILL BE CONVEYED TO THE EXISTING DRAINAGE WORKS BY WAY OF A NEW DRAIN LINE AND THE LAND DISTURBANCE WILL NOT HAVE ANY ADVERSE IMPACT ON THE STEEP SLOPES, THE ENVIRONMENT AND ANY NEIGHBORING PROPERTIES.
- RUNOFF FROM THE DISTURBED STEEP SLOPES, THE IMPROVED AREA WITH THE HOUSE AND DRIVEWAY AND RELATED IMPERVIOUS AREA WILL BE CONNECTED TO A DRENCHWELL WITH AN OVEFLOW TO THE PROPOSED DRAINAGE DRAIN LINE.

APPROVAL NOTES

"THE VILLAGE ENGINEER AND BUILDING INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS."

"AS BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATION OF OCCUPANCY.

"NO DEMOLITION MATERIAL TO BE BURIED ON SITE".

CUT AND FILL

CUT = 115 CUBIC YARDS
FILL = 12 CUBIC YARDS
NET EXPORT = 103 CUBIC YARDS

R-10 Zoning Table Lot-1		
	Required	Lot 1
AREA (sq. ft.)	10,000	10,088
Width	100	65.76 *
Front yard (ft.)	30	30.17
Side Yard (ft.)	12	12.17
2 Side yards (ft.)	30	30.00
Rear Yard (ft.)	30	72.81
Building Coverage (%)	25%	18.45%
Development Coverage (%)	35%	25.50%
Height of Building (ft.)	35	>35

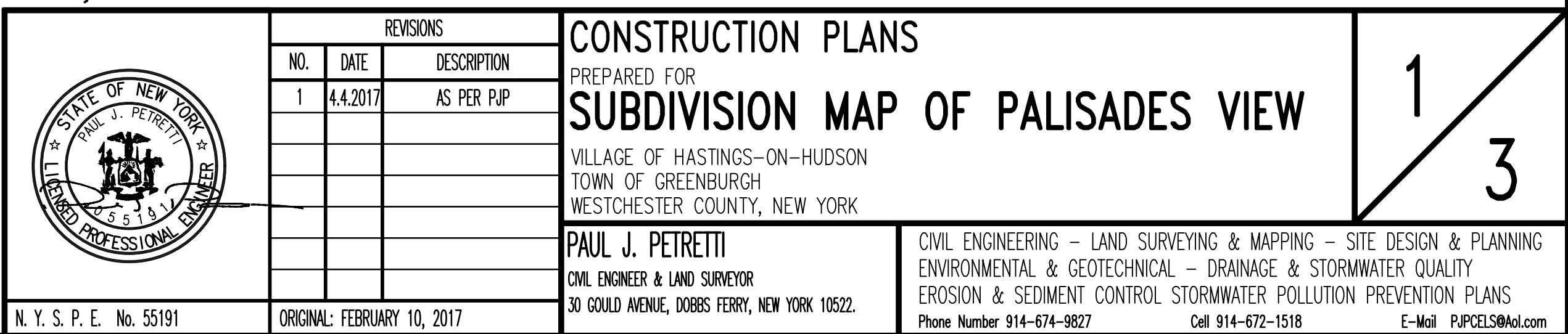
* VARIANCE REQUIRED

R-10 Zoning Table Lot-2		
	Required	Lot 2
AREA (sq. ft.)	10,000	11,858
Width	100	81.60 **
Front yard (ft.)	30	33.6 * *
Side Yard (ft.)	12	10.6 * *
2 Side yards (ft.)	30	23.8 * *
Rear Yard (ft.)	30	82.7 * *
Building Coverage (%)	25%	14.21%
Development Coverage (%)	35%	36.35% **
Height of Building (ft.)	35	<35

* VARIANCE REQUIRED

*** VARIANCE REQUIRED

SITE, GRADING AND UTILITY



ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT
LOCATED OR SHOWN HEREON.

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IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT
AS PER SECTION 7209, SUBDIVISION 2.

OWNER/APPLICANT
DEAN WETHERELL &
MARIE T. DeBETHUME WETHERELL
196 WARBURTON AVENUE
HASTINGS -ON-HUDSON
NEW YORK 10706
PHONE No. 1-914-584-0742

