

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

January 11, 2018

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.

Submission for January Planning Board meeting.

Dear Chairperson Sullivan and Planning Board:

We are submitting plans to appear before the Planning Board for Subdivision, View Preservation and Steep Slopes Approval.

We appeared before the Zoning Board of Appeals for the area variances; the following variances were granted.

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 72.92 feet, (average at the front and the rear with the rear measure line set parallel with the front line).

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 2 to 74.01 feet (average at the front and the rear with the rear measure line set parallel with the front line).

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

For Lot No. 2 a variance from Section 295-68 F. (2) (a) [2], Development coverage 35% to 39.12 %.

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% (17.03 %) and 35% (23.54%).

Please take note that the site plan before you is a real location of a house and driveway that as I stated at the July 27, 2017 ZBA meeting it is based on a site plan brought before the Planning Board. This plan shows the house to be constructed; it is not a hypothetical.

As a result of the action before the ZBA lots lines were changed.

“ In response to the discussion at the July 27, 2017 ZBA meeting we are submitting a revised subdivision plan for consideration at the next ZBA that addresses the balancing of the average lot widths. We can accomplish the balancing with the average width of Lot -1 at 72.92 and Lot-2 at 74.01.”

The revised lots are balanced in size with Lot-1 being 10,930 square feet and Lot-2 being 11,017 square feet.

As per the request of the board we are submitting north and south side elevations; please note that the north side elevation shows no change from the existing grade on the north side. The south side proposed grade at the building line has been raised to allow for the installation of the new drain line.

Please place this application 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.

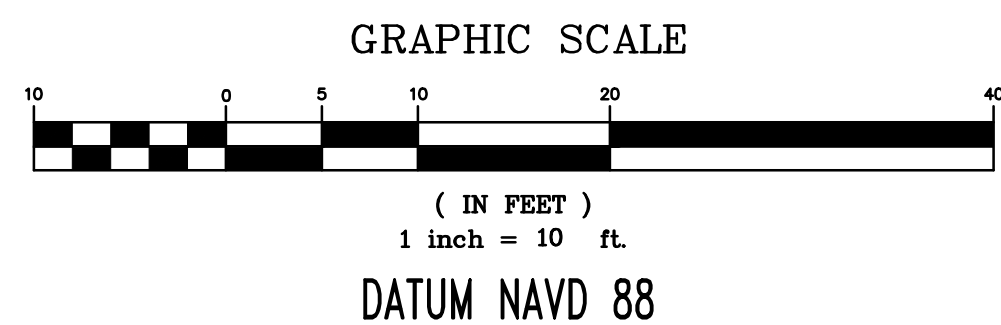
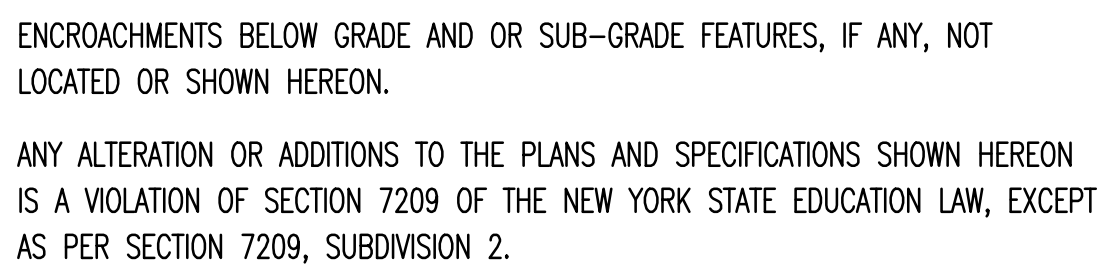
Very truly yours,



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 Representative, Mr. Tomasz Lopinski

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



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 INsofar AS THEY MAY BE DAMAGED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE PROPOSED PLAN, IF THEY 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, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT ARE DAMAGED BY HIS OPERATIONS. HE SHALL 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 PROPER WORKING AND OPERATING CONDITION ALL 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 DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 53," CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES" EFFECTIVE APRIL 1, 1975. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REGULATIONS OF INDUSTRIAL CODE RULE 53. INFORMATION IS AVAILABLE AT 1-800-962-7982.
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 (NYSDDOT) 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 BY 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 (HIS) CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PROPOSED PLAN TO SHOW ONLY MAJOR FEATURES THAT ARE SHOWN OR IDENTIFIED. HOWEVER, 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 OF 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 GUARANTEE 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 UNREVEALED CONDITIONS PRIOR TO ENTERING INTO AGREEMENT TO PERFORM THE WORK SHOWN HEREON.

$$\text{AVERAGE LOT WIDTH} = \frac{82.75 + 65.26}{2} = 74.01'$$
$$\frac{1}{3}$$

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

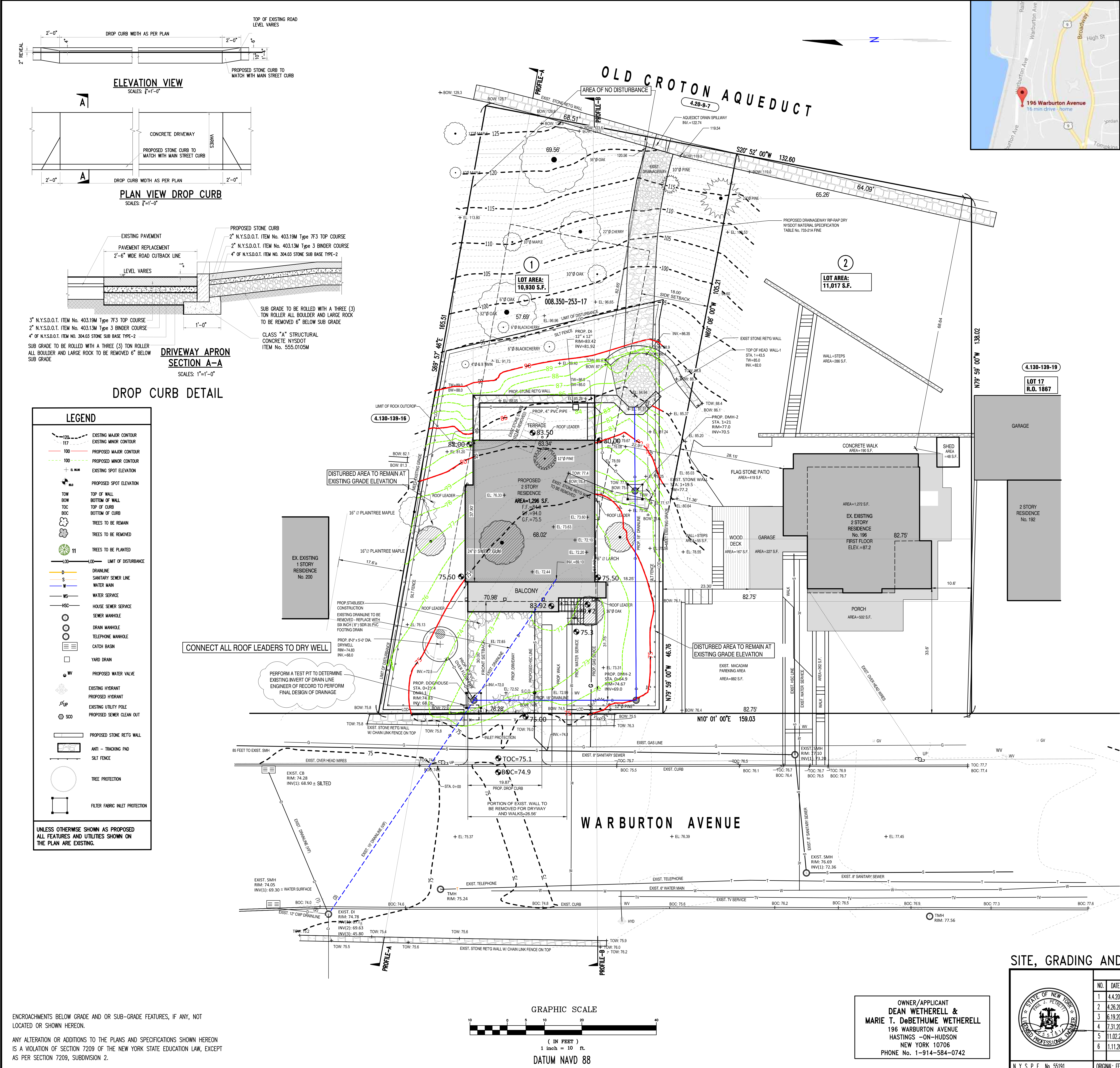


REVISIONS		
NO.	DATE	DESCRIPTION
1	4.4.2017	AS PER PJP
2	4.26.2017	MAY 2017 P.B. MEET
3	6.19.2017	AS PER PJP
4	7.31.2017	FOR ZBA
5	11.02.2017	FOR NOVEMBER P.B.
6	1.11.2018	FOR JANUARY P.B.
ORIGINAL: FEBRUARY 10, 2017		

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

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

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



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 INSOFAR AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE PROPOSED PLAN. IF THEY 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, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERUPTIONS TO UTILITY SERVICE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHETHER UNDERGROUND OR OVERHEAD AND SHALL MAINTAIN IN PROPER WORKING AND OPERATING CONDITION ALL 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 DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 53," 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 53. INFORMATION IS AVAILABLE AT 1-800-962-7962.
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7. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL (OFF-SITE) NATURAL AND MAN MADE FEATURES DISTURBED BY (HIS) CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PROPOSED PLAN TO SHOW ONLY MAJOR FEATURES TO BE PROTECTED, RESTORED OR REPLACED. HOWEVER, 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 NEGLECT 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" = 2,572 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" = 2,572 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 RUN THAT CONVEYS RUNOFF FROM THE OLD CROTON AQUEDUCT 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 AQUEDUCT 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 DRYWELL WITH AN OVERFLOW 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 SITUATION 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

CONSTRUCTION SEQUENCE

1. CUT TREES THEN CLEAR AND GRUB.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENT CONTROL.
3. INSTALL THE DRAIN LINE.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENT CONTROL.
5. EXCAVATE FOR THE FOUNDATION AND INSTALL THE FOUNDATION.
6. BEGIN HOUSE CONSTRUCTION.
7. REMOVE EROSION AND SEDIMENT CONTROL, RESTORATION AND LANDSCAPING.

R-10 Zoning Table Lot-1			
AREA (sq. ft.)	Required	Lot 1	
Width	100	72.92 *	
Front yard (ft.)	30	30.17	
Side Yard (ft.)	12	12.17	
2 Side yards (ft.)	30	30.50	
Rear Yard (ft.)	30	82.65	
Building Coverage (%)	25%	17.03%	
Development Coverage (%)	35%	23.54%	
Height of Building (ft.)	35	34.9	

* VARIANCE REQUIRED

AVERAGE LOT WIDTH = $\frac{76.28+69.56}{2} = 72.92'$

R-10 Zoning Table Lot-2			
AREA (sq. ft.)	Required	Lot 2	
Width	100	74.01 *	
Front yard (ft.)	30	33.6 **	
Side Yard (ft.)	12	10.6 **	
2 Side yards (ft.)	30	33.90	
Rear Yard (ft.)	30	68.64 **	
Building Coverage (%)	25%	15.29%	
Development Coverage (%)	35%	39.12% *	
Height of Building (ft.)	35	<35	

* VARIANCE REQUIRED

** EXISTING

AVERAGE LOT WIDTH = $\frac{82.75+65.26}{2} = 74.01'$

SITE, GRADING AND UTILITY



OWNER/APPLICANT
**DEAN WETHERELL &
MARIE T. O'BETHUNE WETHERELL**
196 WARBURTON AVENUE
HASTINGS - ON - HUDSON
NEW YORK 10706
PHONE No. 1-914-584-0742

REVISIONS		
NO.	DATE	DESCRIPTION
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6	1.11.2018	FOR JANUARY P.B.

CONSTRUCTION PLANS SUBDIVISION MAP OF PALISADES VIEW

PREPARED FOR
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

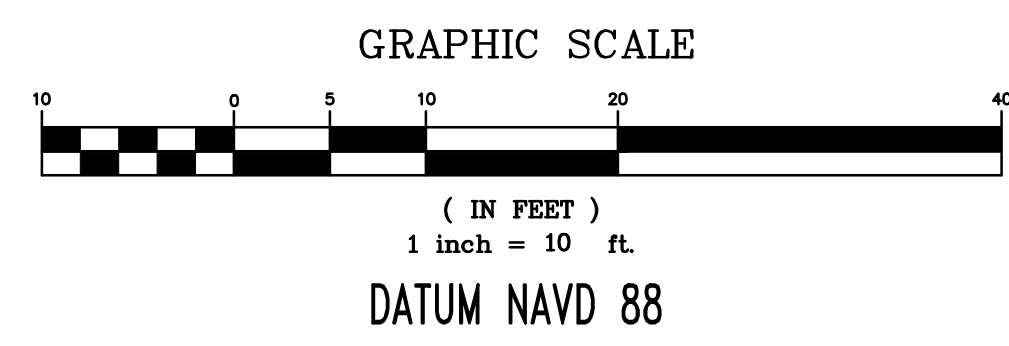
PAUL J. PETRETTI
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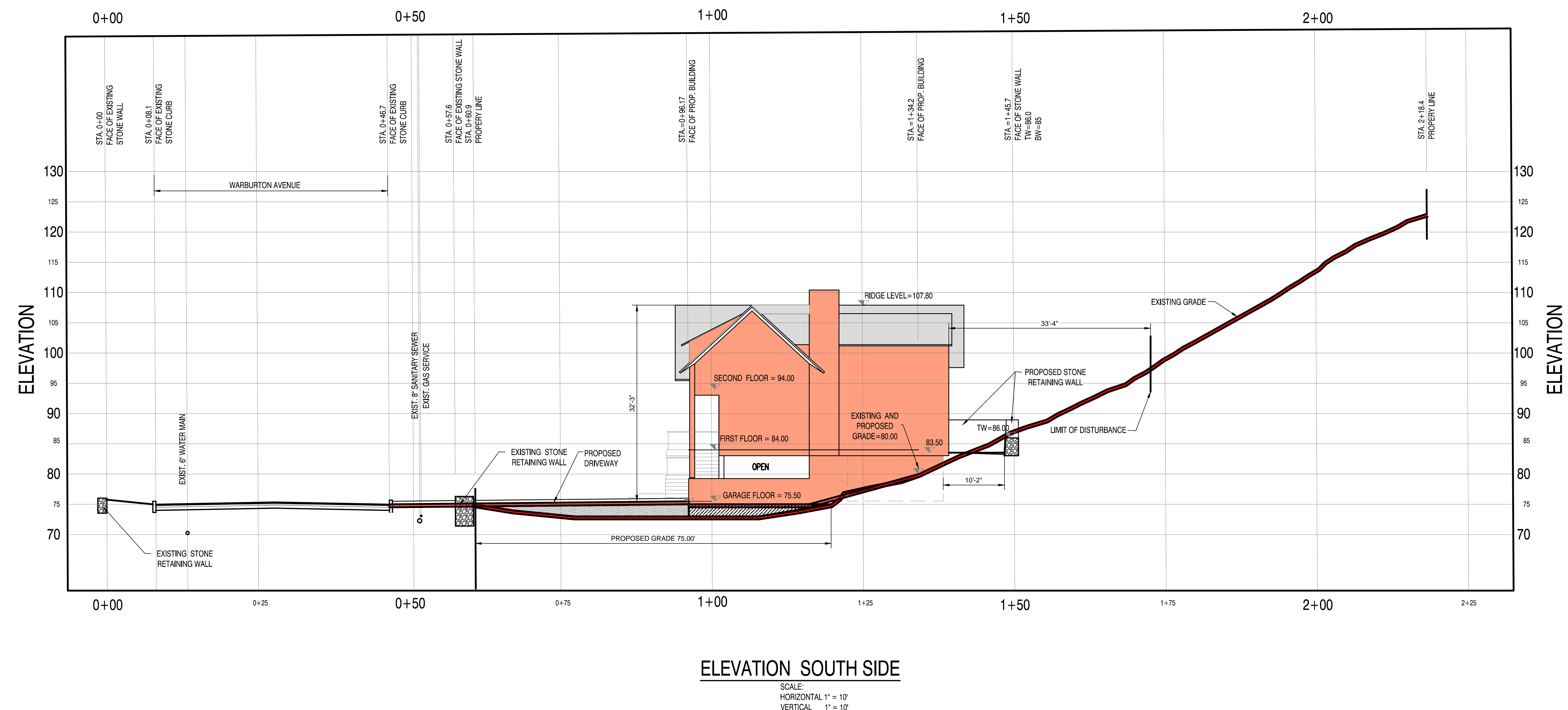
CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
Phone Number 914-674-9827 Cell 914-672-1518 E-Mail: PJP@CSLmail.com

1
3

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.

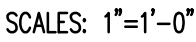




SCALE:
HORIZONTAL 1" = 10'
VERTICAL 1" = 10'

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
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Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PJPCE@aol.com




$$\frac{3}{3}$$

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 EXAMINATIONS, 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

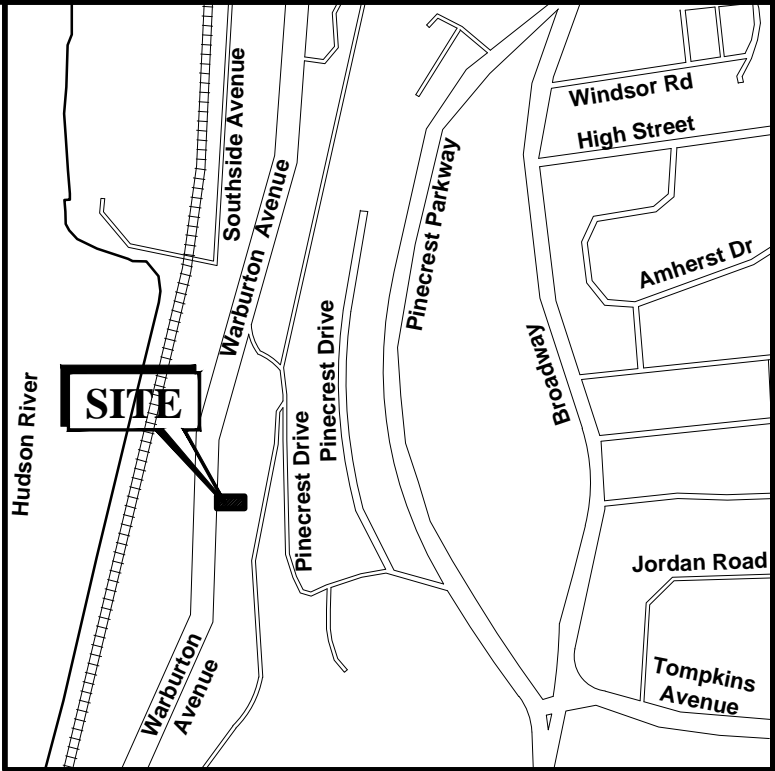
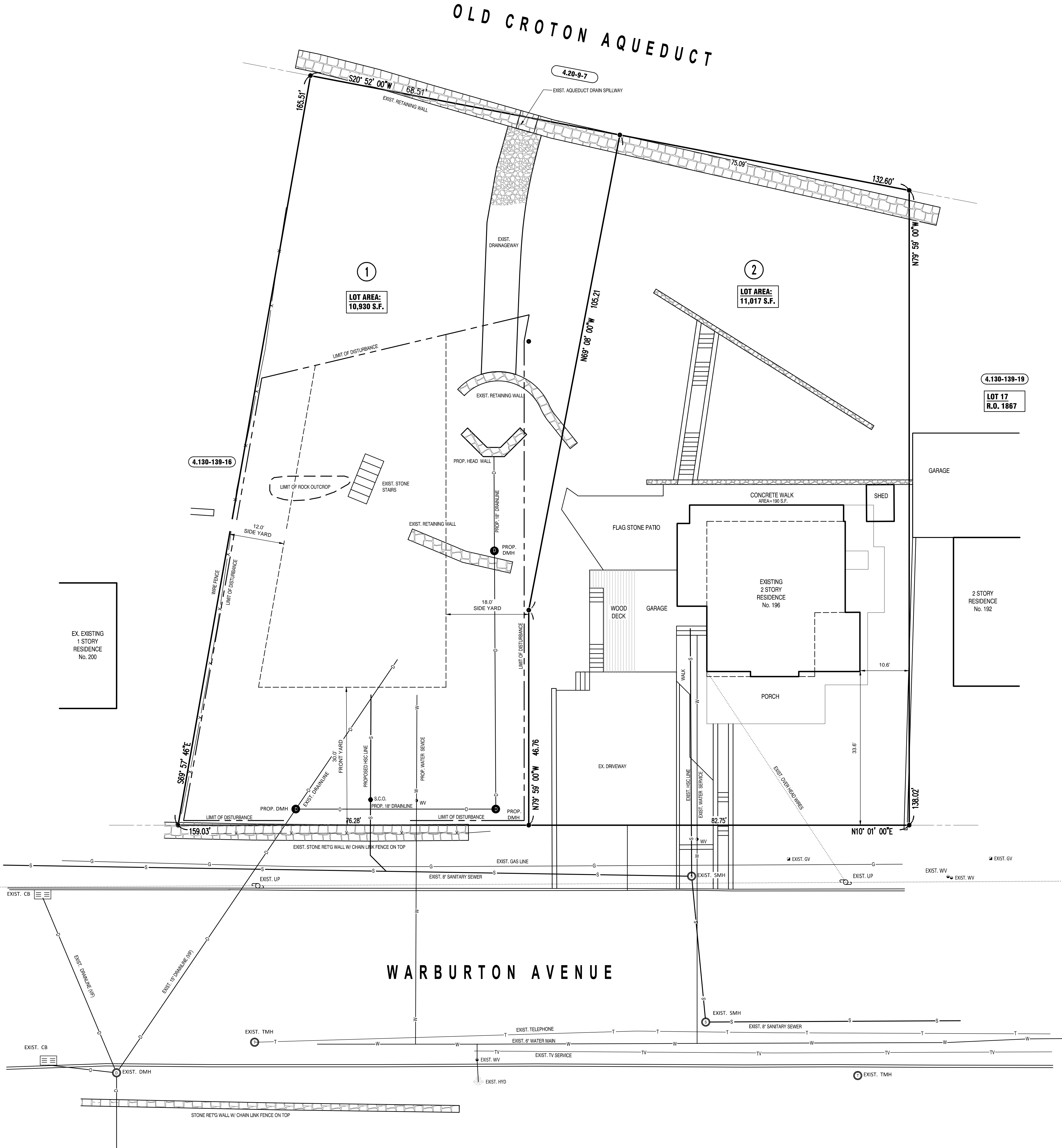
I, PAUL J. PETRETTI, P.E., THE SURVEYOR WHO MADE THIS MAP
DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN
HEREON IS BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 28, 2017
REVISED ON APRIL 4, 2017, REVISED ON JULY 31, 2017,
REVISED ON SEPTEMBER 30, 2017.



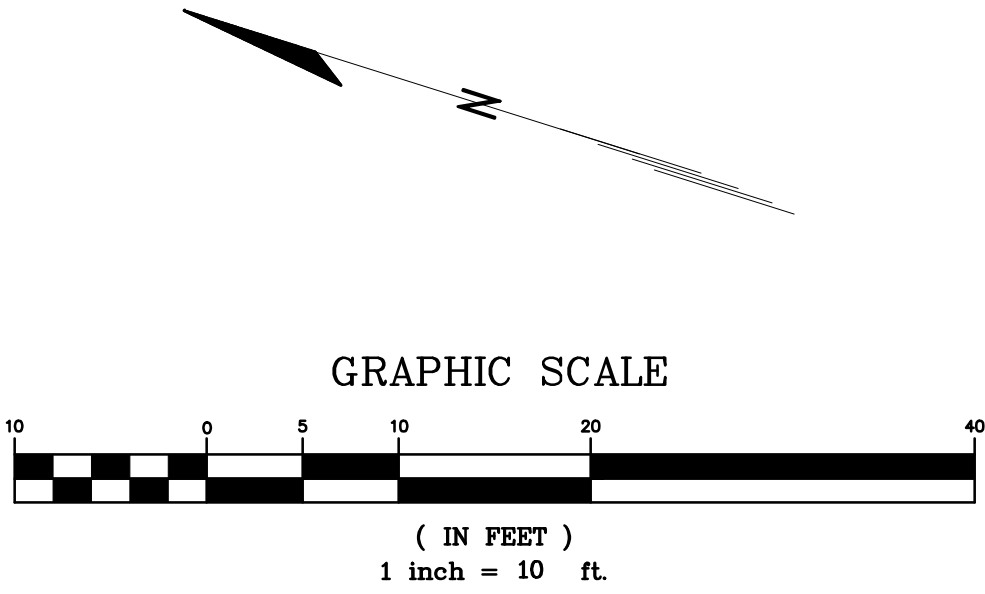
N. Y. S. P. E. LIC. NO. 055191

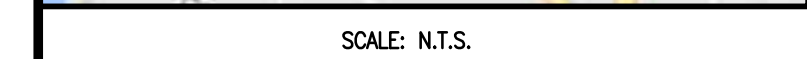


N. Y. S. L. S. LIC. NO. 049371




SITE LOCATION MAP
SCALE: N.T.S.





STEEP SLOPE PLAN

CONSTRUCTION PLANS
PREPARED FOR
SUBDIVISION MAP OF PALISADES VIEW

	<div style="text-align: right;">REVISONS</div>		
	NO.	DATE	DESCRIPTION
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	5	1.11.2018	FOR JANUARY P.B.
N. Y. S. P. E. No. 55191		ORIGINAL: FEBRUARY 27, 2017	

16	CONSTRUCTION PLANS PREPARED FOR SUBDIVISION MAP OF PALISADES VIEW VILLAGE OF HASTINGS-ON-HUDSON TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK		2 3
	PAUL J. PETRETTI CIVIL ENGINEER & LAND SURVEYOR 30 GOLD AVENUE, DOBBS FERRY, NEW YORK 10522	CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PAPJ@PETRETTI.COM	

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.

C:\CIVIL 3D PROJECTS\NAD83-NAVODR\VILLAGE OF HASTINGS\004.130\Block 139\Lot 16 - 196 Warburton.dwg,20170731 - EXISTING CONDITION PLAN.dwg, SHEET 1, 1/11/2018 11:02:57 AM
G To Pdf.pc3, ARCH expand E1 (30.00 x 42.00 inches)