

Gabriel E. Senor, P.C.

Engineers Planners Surveyors

90 N Central Park Avenue

Hartsdale, NY 10530

Tel: (914) 422-0070

Fax: (914) 422-3009

E-Mail: Eliot@gesenor.com

June 19, 2018

Revised June 26, 2018

Kathleen Sullivan, Chairperson
Planning Board
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10707

Re: Resubdivision Application
98 Old Broadway and 2 Goodwin St.

Dear Chairperson Sullivan and Members of the Planning Board:

This is an application for approval of a resubdivision to place the common property line between 98 Old Broadway and 2 Goodwin St. along the existing chain link fence which has been in place for many years.

Both properties are located in the R-10 Zoning District and both lot areas are currently in excess of the 10,000 square feet minimum required and will remain after the resubdivision.

The lot widths of both properties will be reduced and will require variances from the 100 feet minimum required. For 2 Goodwin St., the width will be reduced to 87.75 feet and for 98 Old Broadway, the width will be reduced to 96.8 feet.

All setbacks are in conformance with the minimum requirements. For 98 Old Broadway, we have used Goodwin St. as the front yard to minimize the variances required.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Eliot Senor', written over a horizontal line.

Eliot Senor, P.E., L.S.

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: June 20, 2018

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: 1. Eileen Hershenov and Daniel Pool
2. Heather Baum and Daniel Baum
Property address: 98 Old Broadway and
2 Goodwin Street
Name all streets on which the property is located: Old Broadway and Goodwin Street
SBL: 4.140-146-27 and 4.140-146-28 Zoning District: R-10

Applicant: Eileen Hershenov and Daniel Pool
Heather Baum and Daniel Baum
Standing of applicant if not owner:
Address: Eileen Hershenov and Daniel Pool, 98 Old Broadway, Hastings-on-Hudson, NY 10706
Heather Baum and Daniel Baum, 2 Goodwin Street, Hastings-on-Hudson, NY 10706
Alan Harris (Attorney for Pool) 914-747-9393 Fax (914) 747-9394
Daytime phone number: Richard Cohan 914-949-2826 Fax number: Fax (914) 949-2822
(Attorney for Baum)
E-mail address: Alan@AlanHarrisLaw.com
Cohan@rcdlp.com

Total Area of subject Land/property: 32,724.96
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:

Applicants seek approval of a resubdivision to place the common property line along the existing chain link fence.

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



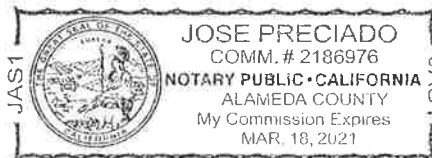
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 08th day
of June, 2018

Daniel Pool
Signature of the Applicant

Jose Preciado
Notary Public



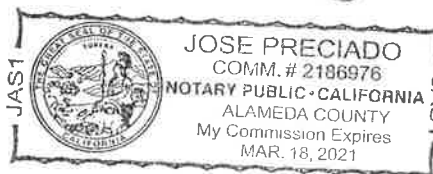
STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : Daniel Pool, being duly sworn, deposes and says that he/she resides at 98 Old Broadway 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 4.140 Block 146 and Lot 28 of the tax map, and that he/she hereby authorized Gabriel E. Senior, P.C. 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 08th day
of June, 2018

Daniel Pool
Signature of the Owner

Jose Preciado
Notary Public



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.

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

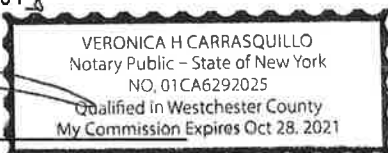


STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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Sworn to before me this 29 day
of Nov, 2018

Notary Public



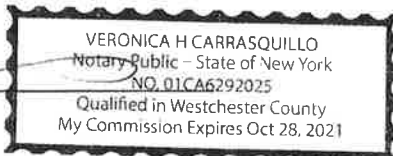
Signature of the Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : Daniel Baum, being duly sworn, deposes and says that he/she resides at 2 Goodwin St. 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 4.140 Block 146 and Lot 27 of the tax map, and that he/she hereby authorized Gabriel E. Senor, P.C. 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 29 day
of Nov, 2018

Notary Public



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.

February 2018

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

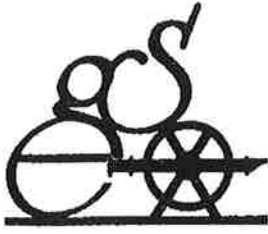
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Resubdivision at 98 Old Broadway and 2 Goodwin St.			
Project Location (describe, and attach a location map): 98 Old Broadway and 2 Goodwin St., Hastings-on-Hudson NY 10706			
Brief Description of Proposed Action: Resubdivision to place the common property line along the existing chain link fence			
Name of Applicant or Sponsor: Alan Harris, Attorney		Telephone: 914-747-9393	
		E-Mail: Alan@AlanHarrisLaw.com	
Address: 427 Manville Road			
City/PO: Pleasantville		State: NY	Zip Code: 10570
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.			NO <input checked="" 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: Hastings-on-Hudson Planning and Zoning Board Approval			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			0.75 acres
b. Total acreage to be physically disturbed?			0.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.75 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: <u>The westerly edge of 98 Old Broadway is within the Hudson River Area</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input 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 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: <u>6/20/18</u> Signature: <u>[Signature]</u>		



Gabriel E. Senor, P.C.

Engineers Planners Surveyors

90 N Central Park Avenue

Hartsdale, NY 10530

Tel: (914) 422-0070

Fax: (914) 422-3009

E-Mail: info@gesenor.com

June 26, 2018

Matthew Collins, Chairperson
Zoning Board of Appeals
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10707

Re: Variance Application
98 Old Broadway and 2 Goodwin St.

Dear Chairperson Collins and Members of the Zoning Board of Appeals:

This is an application for approval of area variances in connection with a current application that has been submitted to the Planning Board for a resubdivision at 98 Old Broadway and 2 Goodwin St. The resubdivision request is to place the common property line between the two properties along the existing chain link fence which has been in place for many years.

Both properties are located in the R-10 Zoning District and both lot areas are currently in excess of the 10,000 square feet minimum required and will remain after the resubdivision. Each property will have less than the minimum required lot width after the resubdivision.

The area variances requested are as follows:

- A variance from section 295-68 E. for the lot width of 2 Goodwin St., which will be reduced to 87.75 feet from 100 feet after the resubdivision where the minimum required is 100 feet.
- A variance from section 295-68 E. for the lot width of 98 Old Broadway, which will be reduced to 96.8 feet from 104.52 feet after the resubdivision where the minimum required is 100 feet.

All setbacks are in conformance with the minimum requirements. For 98 Old Broadway, we have used Goodwin St. as the front yard to minimize the variances required.

Very truly yours,

Eliot Senor, P.E., L.S.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number: Date of application: June 26, 2018

Property owner: 1. Eileen Hershenov and Daniel Pool
2. Heather Baum and Daniel Baum
98 Old Broadway and
Property address: 2 Goodwin Street
Name all streets on which the property is located: Old Broadway and Goodwin Street
Sheet: 4.140 Block: 146 Lot/Parcel: 27 & 28 Zoning District: R-10

Applicant: Eileen Hershenov and Daniel Pool
Heather Baum and Daniel Baum
Standing of applicant if not owner:
Eileen Hershenov and Daniel Pool, 98 Old Broadway, Hastings-on-Hudson, NY 10706
Address: Heather Baum and Daniel Baum, 2 Goodwin Street, Hastings-on-Hudson, NY 10706
Alan Harris (Attorney for Pool) 914-747-9393 Fax 914-747-9394
Daytime phone number: Richard Cohan 914-949-2826 Fax number: (914) 949-2822
(Attorney for Baum)
E-mail address: Alan@AlanHarrisLaw.com, Cohan@rcdlp.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 ft.	100 ft.	87.75 ft. 2 Goodwin St.
295-68 E	Min. Lot Width, 100 ft.	104.52 ft.	96.8 ft. 98 Old Broadway
.....
.....
.....
.....

*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

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:

N/A

- 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 Office of the Building Inspector, 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:


Applicant

Sworn to before me this 26th day
of June, 2018



Notary Public

CAROL I DALMIDA

NOTARY PUBLIC-STATE OF NEW YORK

No. 01DA6291960

Qualified in Bronx County

My Commission Expires October 28, 2017

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

98 Old Broadway

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	30	30
REAR	30	41.8	41.8
SIDE ONE	12	33.0	25.2
SIDE TWO			
TOTAL OF TWO SIDES	30	67.9	60.1

YARD SETBACKS
(Accessory Structure)

N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

N/A

	PERMITTED	EXISTING	PROPOSED
STORIES			
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	18,944.50 sf	18,828.35 sf
*BLDG. COVERAGE/ % OF LOT AREA	25%	14.85%	14.95%
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	28.13%	28.30%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Single Family	Single Family	Single Family

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

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

2 Goodwin St.

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	42.4	42.4
REAR	30	85.6	85.6
SIDE ONE	12	15.5	18.2
SIDE TWO			
TOTAL OF TWO SIDES	30	33.7	39.3

YARD SETBACKS
(Accessory Structure)

N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

N/A

	PERMITTED	EXISTING	PROPOSED
STORIES			
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	13,780.46 sf	13,896.66 sf
*BLDG. COVERAGE/ % OF LOT AREA	25%	9.59%	9.51%
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	16.75%	16.61%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Single Family	Single Family	Single Family

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

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



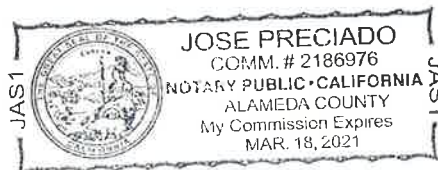
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STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

Daniel Pool
Owner

SWORN TO BEFORE ME THIS 08th DAY
OF June 2018

Jose Preciado
Notary Public Jose Preciado



NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

VILLAGE OF HASTINGS-ON-HUDSON

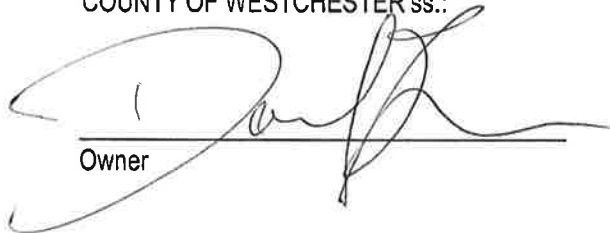
Zoning Board of Appeals

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



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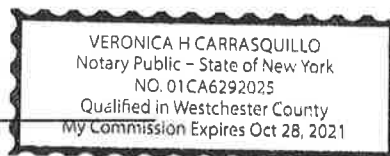
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:


Owner

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OF Nov 2018

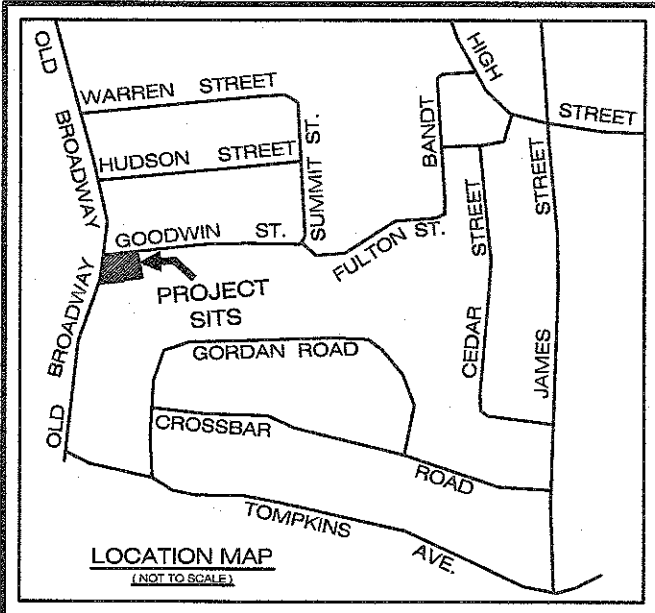


Notary Public



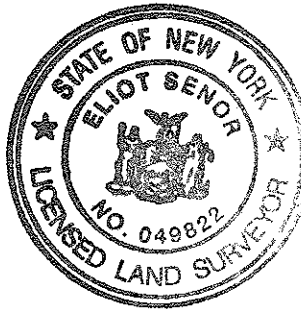
NOTICE

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ZONE ANALYSIS CHART - R-10					
ZONE	REQUIRED	EXISTING LOT No.1 tax lot 27	PROPOSED LOT No.1	EXISTING LOT No.2 tax lot 28	PROPOSED LOT No.2
R-10					
LOT AREA	10,000 sq.ft.	13,780.46 sq.ft.	13,896.66 sq.ft.	18,944.50 sq.ft.	18,828.35 sq.ft.
LOT WIDTH	100	100	87.75*	104.52	96.8**
BUILDING SETBACK					
FRONT YARD	30	42.4	42.4	30	30
REAR YARD	30	85.6	85.6	41.8	41.8
SIDE YARD/ TOTAL	12/30	15.5/33.7	18.2/39.3	33.0/67.9	25.2/60.1
LOT COVERAGE	25%		14.85		14.95
DEVELOPMENT COVERAGE	35%		28.13		28.30

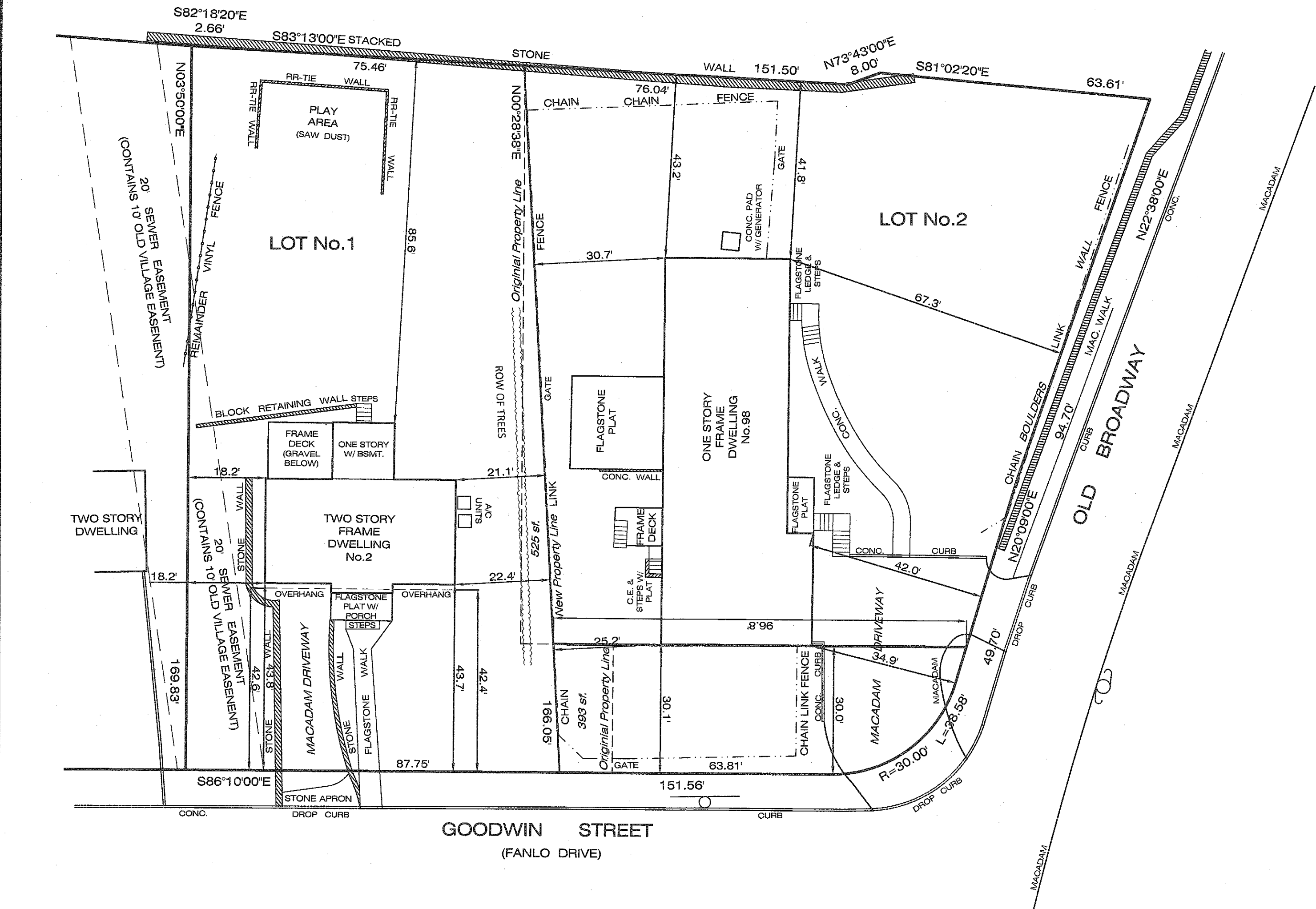
* 12.25% VARIANCE
** 3% VARIANCE



I, ELIOT SENOR, THE SURVEYOR WHO MADE THIS MAP DO
HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON
WAS COMPLETED MAY 21, 2018, AND THAT THIS MAP WAS COMPLETED
APRIL 25, 2018

ELIOT SENOR, L.S. LICENSE # 049822

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE
DIVISION OF LAND RECORDS.



NOTE : 1. LOCATION OF SANITARY SEWER AND WATER MAINS ARE SCHEMATIC ONLY.

2. UNAUTHORIZED ALTERATION OR ADDITIONS TO THE SURVEY MAP
IS A VIOLATION OF SECTION 7209 SUB-SECTION 2 OF THE NEW YORK
STATE EDUCATION LAW

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER & LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

ALL TAXES DUE TO DATE HAVE BEEN PAID.

RECEIVER OF TAXES TOWN OF GREENBURGH

JOSEPH L. CERRETANI
TAX ASSESSMENT MAP DESIGNATION :
TAX LOT 27 & 28
SECTION 4.140
BLOCK 146

EILEEN HERSHENOV
98 OLD BROADWAY
HASTINGS ON HUDSON
N.Y. 10706-3802

DANIEL POOL
98 OLD BROADWAY
HASTINGS ON HUDSON
N.Y. 10706-3802

HEATHER BAUM
2 GOODWIN STREET
HASTINGS ON HUDSON
N.Y. 10706-3913

DANIEL BAUM
2 GOODWIN STREET
HASTINGS ON HUDSON
N.Y. 10706-3913

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 THIS ENDORSMENT. ANY ERASURES,
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.

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

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED
BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS ON HUDSON

TOWN OF GREENBURGH, PLANNING BOARD APPLICATION #
APPROVAL:

KATHLEEN SULLIVAN, CHAIRPERSON

SUBDIVISION OF LOT KNOWN AS "NOW OR FORMERLY
FABRIANI"
AS SHOWN ON SUBDIVISION MAP OF
OAKRIDGE ESTATES
SITUATE IN THE VILLAGE OF
HASTING - ON - HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

Said "Map" is filed in the Westchester County Clerk's
office, Division of Land Records, on April 9, 1959
as R.O. Map number 11957.

SCALE: 1" = 20'

MAY 24, 2018
JUNE 26, 2018 ZONE CHART