

Donna L. Gutkin  
Landscape Architect  
donnagutkin@gmail.com

February 16, 2023

BY HAND DELIVERY

William O'Reilly, Chairperson  
and the Members of the Hastings on Hudson Planning Board

Re: Application of Nina and Sean Hayes  
Address: 41 Summit Dr., Hastings on Hudson  
SBL:4.40-30-4

Dear Chairperson O'Reilly and Members of the Hastings on Hudson Planning Board,  
This letter is respectfully submitted on behalf of Mr. Sean Hayes and Ms. Nina Hayes, owners of  
41 Summit Dr.

*Project Description*

The existing home is situated between Summit Dr. and Calumet Ave. and enjoys access to both streets. Historically the front of the property faced Calumet Ave., when Summit Drive was built, the front and rear of the house were reversed, and the Summit Dr. entrance became the front as it exists today.

This property and the other homes in this section of Riverview Manor have some of the most spectacular and awe-inspiring views of the Hudson River, Palisades, and New York City skyline. Unfortunately, the extent of usable outdoor space that currently exists in the rear of the property is limited to a narrow level path that allows single file seating in a very limited area.

The proposed site improvements include the design of accessible outdoor garden 'rooms' nestled as much as possible between plantings that allow for outdoor living, a hot tub, and places to enjoy the spectacular views. Also included, improved circulation from within the house and around the property with better access to the lower areas of the rear yard along with the development of green spaces and gardens.

Both decking and extensive plantings are proposed to minimize disturbance and provide larger areas where water can be absorbed and runoff rates reduced. There are several large and medium trees at the north and south sides of the property that will be maintained and protected during construction. Existing plantings consist mostly of barberry and euonymus shrubs, both invasive species. Large natural stones are proposed as cheek walls for proposed steps and to help minimally level some of the garden areas. Stones are backfilled with gravel for improved drainage.



The Owners are asking for (2) variances: (1) for maintaining the third gate allowing access around the perimeter of the property and access to Calumet Ave, (2) for a small section of proposed decking that extends (8") beyond allowable side yard setback.

We thank the Planning Board for its consideration of this application and look forward to appearing before you at the March 16th meeting.

Very truly yours,

Donna L. Gutkin



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## MEMORANDUM

Date: 2/16/2023

Charles Minozzi, Jr  
Building Inspector  
7 Maple Avenue  
Hastings on Hudson, NY 10706

VIA Hand Delivery

Re: Application of Nina and Sean Hayes  
Address: 41 Summit Dr., Hastings on Hudson  
SBL: 4.40-30-4  
STEEP SLOPES CODE SECTION PROVISIONS

Mr. Minozzi,

Please see below statements regarding the above referenced application:

### SECTION 249-7 (4)

- (a) Methods for overcoming foundation and structural logistical complications created by the steep slope conditions will be overcome by primarily constructing the proposed plans via hand tools; light equipment may be used if necessary and only after express written consent of Integral Engineering Services and Hastings Building Department. To limit the amount of disturbance of the natural watershed, all foundation and structural systems will be optimized to reduce the amount of coverage and displacement of soil. Sono-tubes will be hand-dug with post-hole diggers.
- (b) Standard soil erosion mitigation practices shall be used including the use of hay bales, silt fences, and construction entrance as required. Construction entrance to be made up of min 6" depth of 2" stone and shall be maintained & inspected after every rain event.
- (c) No changes to the natural topography are being proposed within the lot set-backs.

### SECTION 249-7 (5) - see sh. L-3

### SECTION 246-7 (6)

To the best of my knowledge and belief, the proposed activity:

- (a) Will disturb the steep slope area to the minimum extent possible.
- (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.





27 Main Street : a  
Dobbs Ferry, NY 10522  
914-274-8874 : t  
info@integralengrg.com : e  
www.integralengrg.com : w

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Should you or your consultants have any other comments, please do not hesitate to reach me on my direct line (914) 774-0343 or via email at [sirus@integralengrg.com](mailto:sirus@integralengrg.com).

Thank you for your time and consideration,



Sirus Miandoabi, PE  
President/Founder  
Integral Engineering Service, PLLC

CC: Donna Gutkin, PLA



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:  
(Check all that apply)

☐ Site Plan (§295-104)  
☒ Steep Slopes (§295-147)

☐ Subdivision (Article XIII)  
☐ View Preservation (§295-82)

Property owner: NINA AND SEAN HAYES

Property address: 41 SUMMIT DR.

Name all streets on which the property is located: SUMMIT DRIVE, CALUMET AVE

SBL: 4.40 - 30 - 4 Zoning District: R-10

Applicant: DONNA L. GUTKIN

Standing of applicant if not owner: LANDSCAPE ARCHITECT

Address: 349 WARBURTON AVE

Daytime phone number: 917-797-6408

Fax number:

E-mail address: donnagutkin@gmail.com

Total Area of subject Land/property: 14,040 SF

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:

PROPOSED DECKS, HOT TUB, PLANTINGS



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 16 day  
of February, 2013

  
Notary Public

DANA A LANYO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01LA6428683  
Qualified in Nassau County  
My Commission Expires 01-31-2026

\_\_\_\_\_  
Signature of the Applicant

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name : SEAN HAYES, being duly sworn, deposes and says that he/she resides at 41 SUMMIT DR. 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 4.40 Block 30 and Lot 4 of the tax map, and that he/she hereby authorized DONNA GUTKIN 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 16 day  
of February, 2013

  
Notary Public

DANA A LANYO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01LA6428683  
Qualified in Nassau County  
My Commission Expires 01-31-2026

  
\_\_\_\_\_  
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



# VILLAGE OF HASTINGS-ON-HUDSON

## Steep Slopes Application Checklist



Code Section	Code Section Provisions	Indicate how the provisions are addressed*
§ 249-7(1)	<p>A detailed site plan of the property showing, at a scale of not less than 10 feet equals one inch, the applicant's entire property, the adjacent properties, and existing streets and showing the following information:</p> <p>(a) The location of all existing and proposed structures and paved surfaces on the applicant's property and any existing septic systems and wells on such property;</p> <p>(b) The location of the proposed area of disturbance on the applicant's property and its relation to neighboring properties' structures, roads, watercourses and wetlands;</p> <p>(c) The location on the applicant's property of all existing watercourses, wetlands, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, and all other significant existing land features; and</p> <p>(d) The existing grades on the applicant's property with contour lines at two-foot intervals and proposed grades within the area of the proposed construction or alteration.</p>	<p>SITE PLAN L-3</p> <p>.....</p> <p>.....</p> <p>SH.L-3</p> <p>.....</p> <p>SH. L-3</p> <p>.....</p> <p>SH-L-3</p> <p>.....</p> <p>SH L-3</p> <p>.....</p>
§ 249-7(2)	A landscaping plan for the applicant's property, indicating proposed paved areas, storm drainage facilities, retaining walls and ground cover, as well as the location of trees and ornamental shrubs.	<p>SSH. L-3</p> <p>.....</p> <p>.....</p>
§ 249-7(3)	Architectural plans, elevations, sections of the structures and related improvements.	<p>SH. L-3</p> <p>.....</p>
§ 249-7(4)	<p>A statement prepared by a licensed architect, registered landscape architect or engineer describing:</p> <p>(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;</p> <p>(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</p> <p>(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</p>	<p>STEEP SLOPE STATEMENT</p> <p>249-7-(4)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
§ 249-7(5)	<p>A plan submitted under the seal of a licensed professional engineer showing and certifying the following:</p> <p>(a) All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion and water.</p> <p>(b) The calculated volume of water runoff from the slope(s) and from the lot in question, as unimproved.</p> <p>(c) The calculated volume of water runoff from the slope(s) and from the lot in question, as improved.</p> <p>(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.</p>	<p>SH. L-3</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
§ 249-7(6)	<p>A statement made under the seal of a licensed professional engineer certifying that:</p> <p>(a) The proposed activity will disturb the steep slope area to the minimum extent possible; and</p> <p>(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.</p>	<p>ENGINEERS STATEMENT</p> <p>249-7(6)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
§ 249-7(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.	<p>MAILING RECEIPTS</p> <p>.....</p> <p>.....</p> <p>.....</p>
§ 249-7(8)	The Planning Board may, at its discretion, waive any of the requirements of Subsection A except Subsection A(7). <b>Indicate if any waivers are being requested</b>	<p>NO</p> <p>.....</p> <p>.....</p>

\*Indicate by notes such as, "see Note/Detail on Dwg #\_\_\_", "See PE certification/note in the attached letter", or "NA", etc. where "NA" stands for "Not applicable".

Signature \_\_\_\_\_ Date \_\_\_\_\_ Name \_\_\_\_\_ Title \_\_\_\_\_



GENERAL NOTES

1. THESE NOTES PERTAIN TO THE ATTACHED DRAWINGS.
2. THESE DRAWINGS, TOGETHER WITH THE CONTRACT FOR CONSTRUCTION, COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT.
3. ALL CONSTRUCTION WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES, AND REQUIREMENTS OF THE VILLAGE OF HASTINGS ON HUDSON, THE COUNTY OF WESTCHESTER, THE STATE OF NEW YORK, THE FEDERAL GOVERNMENT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK TO BE PERFORMED.
4. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE 2020 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE INCLUDING THE MOST RECENT NEW YORK STATE BUILDING CODE SUPPLEMENT.
5. EACH CONTRACTOR PERFORMING WORK ON THIS PROJECT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THEIR WORK, FOR COORDINATING AND SCHEDULING ALL REQUIRED INSPECTIONS OF THEIR WORK, AND OBTAINING ALL REQUIRED APPROVALS OF THEIR WORK FROM ALL AUTHORITIES HAVING JURISDICTION.

BUILDING CODE CRITERIA

6. REFERENCE STANDARDS:
- 2020 RESIDENTIAL BUILDING CODE OF THE STATE OF NEW YORK
- 2020 NYStretch ENERGY CODE + H-O-H GREEN BUILDING CODE
- ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- ACI 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA								
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCNY ONLY)	SUBJECT TO DAMAGE FROM		
	SPEED	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE
30 PSF	120 MPH	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY
CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED		FLOOD HAZARDS			AIR FREEZING INDEX	MEAN ANNUAL TEMP	WINTER DESIGN TEMP
4A	YES		MINIMAL - SEE FEMA MAP FOR REFERENCE FIRM COMMUNITY-PANEL MAP#36119C0307F EFFECTIVE DATE: 9-28-2007			2000	51.6 <sup>o</sup> F	7 <sup>o</sup> F

7. OCCUPANCY:
- R-10: SINGLE-FAMILY RESIDENCE

SCOPE OF WORK

8. THE CONTRACTOR IS TO FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR COMPLETION OF THIS PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS EXCEPT AS IDENTIFIED AS EXCLUDED IN OR NOTED AS NIC (NOT IN CONTRACT) ON THE DRAWINGS.
9. EACH CONTRACTOR IS TO FURNISH ALL MATERIALS, LABOR, TOOLS, MACHINERY, SCAFFOLDING, EQUIPMENT, APPURTENANCES, AND APPLIANCES NECESSARY FOR THE PROPER HANDLING AND EXECUTION OF THE WORK.
10. THE ONLY ITEMS TO BE EXCLUDED FROM THE BID PRICE FOR THE CONTRACTED SCOPE OF WORK ARE THOSE IDENTIFIED IN THE BID DOCUMENTS.
11. EACH CONTRACTOR WILL HANDLE AND STORE THE MATERIALS IN A SECURED AREA, PROTECTED FROM ADVERSE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, SO AS TO MAINTAIN A SAFE AND SECURE WORK SITE, AND SO AS TO PROTECT THE PREMISES AND MATERIALS FROM DAMAGE OR DETERIORATION.

SITE WORK

12. ALL SITE WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE SPECIFIC REQUIREMENTS OF THE LOCAL MUNICIPALITY'S BUILDING DEPARTMENT.
13. ALL EXCAVATED MATERIAL, EXCEPT THAT WHICH WILL BE REQUIRED FOR BACKFILLING, WILL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL. IF STOCKPILING IS NECESSARY, MATERIAL MAY ONLY BE PLACED WHERE INDICATED BY INTEGRAL ENGINEERING AND MUST BE PROTECTED TO PROHIBIT EROSION OR SEDIMENTATION INTO THE EXISTING LAKE, TO ADJACENT PROPERTIES, PUBLIC STREETS, OR SIDEWALKS, AND MAY NOT BE PLACED UNDER THE CANOPY OF TREES.
14. ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AT ALL TIMES AND TEMPORARY FENCING WILL BE INSTALLED AROUND TREES ADJACENT TO THE WORK AREA AT THE DRIP LINE.
15. NO MATERIALS OR DEBRIS MAY BE STOCKPILED WITHIN THE DRIP LINE OF ANY TREE AT ANY TIME.
16. IN THE EVENT IT BECOMES NECESSARY TO REMOVE ANY TREES ON THE PROPERTY, ALL REQUIRED REMOVAL PERMITS SHALL BE OBTAINED PRIOR TO ANY TREE BEING JEOPARDIZED.

COORDINATION

17. DIMENSIONS, SITE CONDITIONS AND EQUIPMENT AVAILABILITY, AS DEPICTED HEREIN MUST BE VERIFIED PRIOR TO COMMENCING WITH WORK. ANY DISCREPANCIES, OMISSIONS, DEVIATIONS OR UNUSUAL CONDITIONS MUST BE REPORTED TO INTEGRAL ENGINEERING SERVICES IMMEDIATELY.
18. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, CONFLICTS OR MISSING DIMENSIONS, CONTACT INTEGRAL ENGINEERING SERVICES FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK. USE LABELED DIMENSIONS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. FOR CLARIFICATION, CONTACT INTEGRAL ENGINEERING SERVICES.
19. IN THE EVENT OF DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS, CONSTRUCTION CONDITIONS, AND THE CONTRACT DOCUMENTS, CONTACT INTEGRAL ENGINEERING SERVICES FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.
20. DO NOT CLOSE-OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, AS REQUIRED BY GOVERNING REGULATIONS.
21. CONDUCT DEMOLITION AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND TO AVOID DISTURBANCE TO THE EXISTING RESIDENCE.
22. ALL CONTRACTORS FURNISHING WORK MUST COOPERATE WITH THE OWNER AND WITH EACH OTHER TO MAINTAIN AN EFFICIENT AND SAFE JOB SITE.
23. MAINTAIN EXISTING UTILITIES. DO NOT DISRUPT UTILITY SERVICES TO THE EXISTING RESIDENCE WITHOUT APPROPRIATE AUTHORIZATION FROM UTILITY COMPANIES. IF DISRUPTION OF UTILITIES IS NECESSARY, PROVIDE TEMPORARY SERVICE AS REQUIRED. IN THE EVENT UTILITIES MUST BE DISCONNECTED AND SERVICES INTERRUPTED, CONTRACTOR MUST PROVIDE 48 HOUR ADVANCE NOTICE TO THE OWNER AND OTHER CONTRACTORS FURNISHING SERVICES.
24. CONTRACTORS FURNISHING WORK MUST PROTECT ADJACENT EXISTING SURFACES AND NEW WORK AT ALL TIMES. DAMAGES MUST BE CORRECTED IN A TIMELY FASHION AT NO EXPENSE TO THE OWNER OR OTHER CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR WORK UNTIL ACCEPTANCE BY THE OWNER.

DISPUTES

25. IES HAS THE AUTHORITY TO NEGOTIATE SETTLEMENTS IN DISPUTES CONCERNING THE OBLIGATIONS OR WORK TO BE PERFORMED EITHER BETWEEN THE CONTRACTORS OR BETWEEN THE CONTRACTORS AND THE OWNER.
26. IES HAS THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. WORK REJECTED BY IES DUE TO FAILURE TO CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
27. IN MATTERS REGARDING THE QUALITY, QUANTITY, AND AESTHETIC EFFECT OF THE WORK, IES'S DECISIONS WILL BE CONSIDERED FINAL.

ERRORS AND OMISSIONS

29. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ERRORS AND OMISSIONS IN THE WORK AND FOR FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

30. THE CONTRACTORS' SERVICES MUST BE PERFORMED IN A SKILLFUL AND COMPETENT MANNER IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE CONSTRUCTION INDUSTRY AND WITH THE REQUIREMENTS OF THOSE AGENCIES HAVING JURISDICTION OR OTHERWISE IDENTIFIED IN THE SPECIFICATIONS.

31. THE CONTRACTOR WILL PROVIDE ALL WORK DETERMINED BY IES TO BE MISSING OR INCOMPLETE. WORK DETERMINED BY IES TO BE MISSING OR INCOMPLETE MUST BE FURNISHED AND COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

32. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY IES TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

CHANGES

33. ANY CHANGES IN THE ACCEPTED CONTRACT DOCUMENTS OR IN THE COMPLETED WORK WHICH WILL EFFECT THE SCOPE OF WORK, QUALITY AND STRUCTURAL INTEGRITY OF THE WORK, OR THE CONTRACT PRICE REQUIRES A CHANGE ORDER APPROVED BY IES. THIS CHANGE ORDER MUST FIRST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEING EXECUTED BY THE CONTRACTOR.
34. NO CHANGES, ALTERATIONS, OR MODIFICATIONS TO THE DESIGN, THE CONTRACT DOCUMENTS, OR THE PROPOSED OR COMPLETED WORK ARE PERMISSIBLE BY ANY PARTY, INCLUDING THE OWNER AND THE CONTRACTOR, WITHOUT A WRITTEN CHANGE ORDER APPROVED BY IES.

SUBSTITUTIONS

35. SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR METHODS ARE PERMISSIBLE ONLY WITH PRIOR WRITTEN AUTHORIZATION FROM IES.
36. IES WILL CONSIDER REQUESTS FOR SUBSTITUTIONS UP TO FIVE DAYS PRIOR TO INITIATION OF WORK.

CLEAN UP

37. CONTRACTOR SHALL PROTECT THE EXISTING RESIDENCE FROM DUST INFILTRATION AND DAMAGE FROM DEBRIS WITH TEMPORARY BARRIERS AND PROTECTION BOARDS. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING THEIR WORK AREAS AND REMOVING ALL DEBRIS ASSOCIATED WITH THEIR WORK FROM THE PREMISES AT THE END OF EACH WORK DAY. ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
38. EACH CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT THEIR WORK AREA IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

SAFETY REQUIREMENTS

39. EACH CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO OSHA, CHAPTER 33 OF THE INTERNATIONAL BUILDING CODE & NYC BUILDING CODE (WITH AMENDMENTS), IN CASES OF CONFLICT BETWEEN CODES, THE MORE STRINGENT SHALL APPLY.
40. EACH CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND SAFETY OF ALL LADDERS, SCAFFOLDS, OR OTHER EQUIPMENT USED UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK.

RESPONSIBILITY

41. EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ACCIDENTS RESULTING IN INJURY TO PERSONS OR DAMAGE TO PROPERTY CAUSED BY THE FAULT OR NEGLIGENCE OF THEMSELVES, THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.
42. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PROPERTY INCLUDING MATERIALS, EQUIPMENT, TOOLS, AND APPURTENANCES DELIVERED TO THE JOB SITE UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK WHICH IS STOLEN FROM THE PROPERTY OR DAMAGED ON THE PREMISES.
43. EACH CONTRACTOR INDEMNIFIES AND HOLDS THE OWNER AND IES HARMLESS FROM ALL LIABILITIES AND LOSS BECAUSE OF INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY THAT MAY OCCUR OR MAY BE ALLEGED TO HAVE OCCURRED DURING THE PERFORMANCE OF THE WORK AS A RESULT, EITHER DIRECTLY OR INDIRECTLY, OF THE CONTRACTOR'S FAULT OR NEGLIGENCE OR THAT OF THEIR AGENTS, EMPLOYEES, OR SUB CONTRACTORS AND WHETHER OR NOT SUCH INJURY OR DAMAGE IS ALSO ATTRIBUTABLE TO THE OWNER'S FAULT OR NEGLIGENCE.

STRUCTURAL GENERAL NOTES:

- 1) NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILARLY NATURE, VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWINGS FOR REVIEW.
- 2) STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO PERFORMING WORK.
- 3) DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
- 4) SEE ARCHITECTURAL DRAWINGS FOR WATER/DAMP-PROOFING AND FIRE-PROOFING DETAILS AND REQUIREMENTS.
- 5) THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTS.
- 6) AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
- 7) SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREETS, BUILDINGS AND STRUCTURES.
- 8) ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES ON DRAWINGS SHALL BE VERIFIED BY FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- 9) DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

FOUNDATION NOTES:

- 1) WALL FOOTINGS SHALL BEAR ON SOIL WITH A MINIMUM BEARING CAPACITY OF 1 TSF, SUBJECT FIELD VERIFICATION
- 2) FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL AT A MINIMUM OF 3"-6" BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE FORMED.
- 3) PROVIDE DOWELS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, AND SHEAR WALLS OF SAME NUMBER AND SIZE AS THE VERTICAL REINFORCEMENT ABOVE, U.O.N.
- 4) PROVIDE WATER STOPS IN ALL VERTICAL CONSTRUCTION JOINTS.
- 5) SLABS ON GRADE SHALL BE PLACED ON SELECT FILL COMPACTED TO 90 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) AND HAVE A VAPOR BARRIER OF 6MIL POLYETHYLENE FILM WITH EDGES LAPPED 6" OVER A 4" GRAVEL BED.
- 6) FOUNDATION WALLS SHALL BE FORMED TO PRODUCE A SMOOTH AND UNIFORM FINISH.

CONCRETE NOTES:

- 1) CONCRETE WORK SHALL CONFORM TO ACI-318. IN CASE OF CONFLICT, THE NEW YORK STATE BUILDING CODE SHALL TAKE PRECEDENCE
- 2) ALL FOOTINGS FOUNDATION WALLS, FRAMED SLABS SHALL BE CONTROLLED AIR ENTRAINED CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5000-PSI IN 28 DAYS, ASTM TYPE 1 WITH 4" SLUMP, AND HAVE PROPERTIES TO RESIST SEVER WEATHERING POTENTIAL.
- 3) ALL REINFORCING SHALL BE A MINIMUM OF GRADE 60
- 4) ALL DOWELS TO BE HOT-DIP GALVANIZED WITH NUT AND WASHER TO FIT ALONG TOP OF FOUNDATION WHERE SILL PLATES ARE TO BE ANCHORED, EXTEND 16" INTO CONCRETE BELOW, AND WITH HOOKS MINIMUM OF 4"
- 5) REINFORCING CONCRETE SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS:

a. CONCRETE POURED AGAINST EARTH - 3"
- 6) ALL REINFORCING SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY, ADDITIONAL BARS SHALL BE

PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT

- 7) THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, IF NECESSARY. OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED.
- 8) LOCATION OF ALL CONSTRUCTION JOINTS NOT SHOWN ON DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO DETAILING OF REINFORCING. ALL CONSTRUCTION JOINTS TO BE CLEARLY SHOWN ON REBAR DETAIL DRAWINGS. ENGINEER MAY REQUIRE ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS.
- 9) COLD WEATHER CONCRETE CONSTRUCTION SHALL BE IN COMPLIANCE WITH ACI 318.

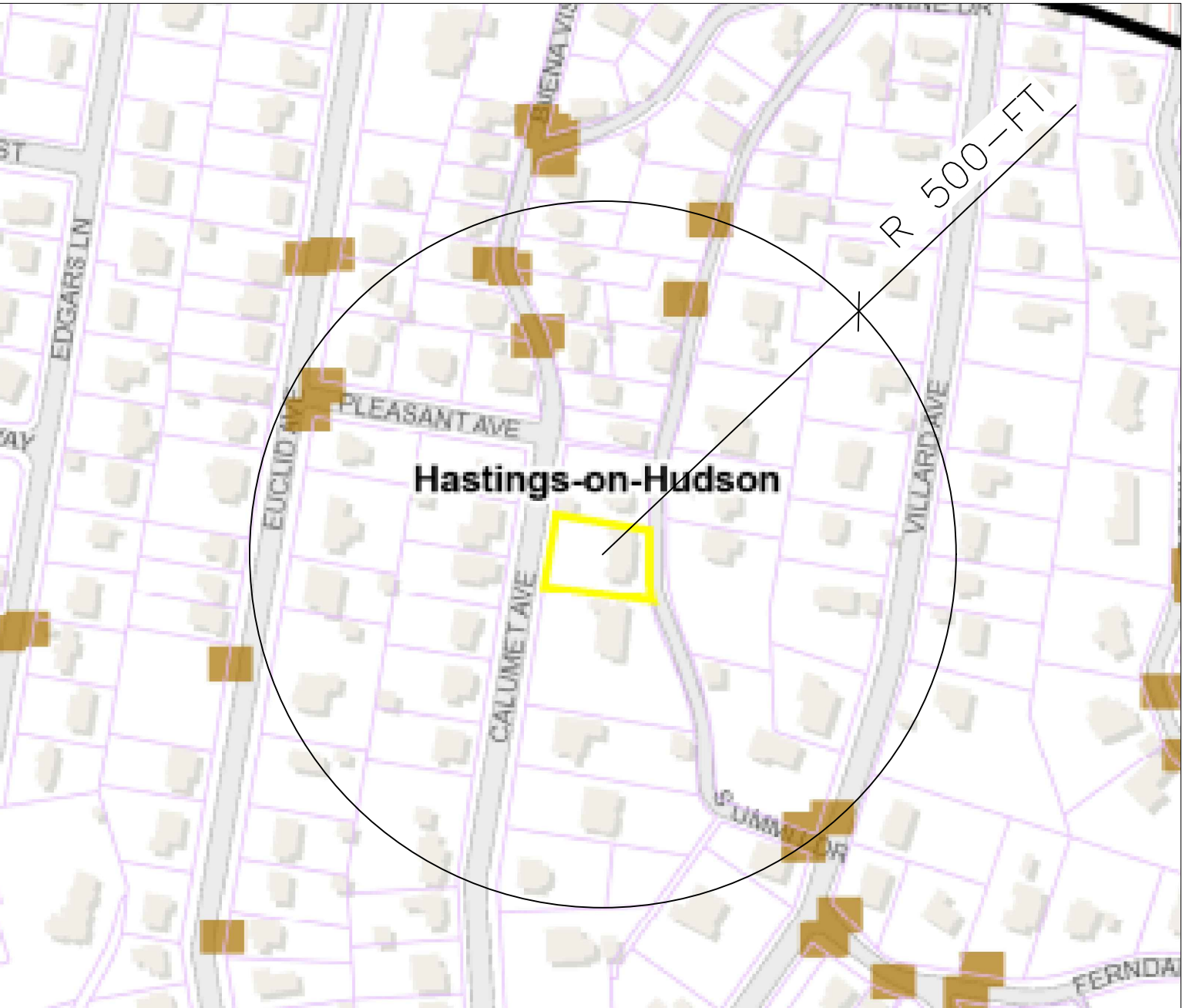
WOOD FRAMING NOTES:

- 1) ALL WOOD TO BE DF-L NO. 2 OR EQ/GREATER, U.O.N.
- 2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 NYS RESIDENTIAL BUILDING CODE
- 3) ALL CONNECTIONS TO BE MADE PER MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND FASTENING REQUIREMENTS.
- 4) LVL'S SHALL HAVE A MINIMUM OF 2 ROWS OF 16D NAILS 12" OC FOR BEAMS LESS THAN 12", 3 ROWS FOR GREATER THAN 12"
- 5) APPROPRIATE SIMPSON STRONG-TIE CONNECTORS TO BE INSTALLED AND USED FOR THEIR INTENDED PURPOSE
- 6) HURRICANE TIES TO BE MIN 18-GA LTS
- 7) COLUMNS CAPS TO BE CC/ECC/ECCU U.O.N.
- 8) TOP FLANGE JOIST HANGERS JB/JBA TO BE USED FOR ALL ASYMMETRIC LOADED BEAMS, FACE MOUNTED JOIST HANGERS LU28/LUS28 TO BE USED FOR SYMMETRIC LOADED BEAMS ONLY.
- 9) ALL IN-WALL POSTS TO BE CONTINUOUSLY BRACED TO SHEATHING WHERE AVAILABLE.
- 10) ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED KILN-DRIED AND PAINTED. IF WOOD IS NOT KILN-DRIED, ALLOW 2-4 MONTHS TO DRY AND THEN PAINT. PAINT SHALL BE EXTERIOR GRADE AND APPLIED WITH PRIMER OR PER MANUFACTURER'S INSTRUCTIONS (MINIMUM 2 COATS)

**CERTIFICATION:** I HAVE REVIEWED THESE DRAWINGS THOROUGHLY AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS CONFORM TO AND COMPLY WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, NOVEMBER 2019 EDITION AND THE PRESCRIPTIVE ENERGY REQUIREMENTS OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE AND ALL AUTHORITIES HAVING JURISDICTION.

SIRUS MIANDOABI, P.E. STATE OF NEW YORK LICENSE NO. 100618

PROJECT & MUNICIPAL CATCH BASIN LOCATIONS:



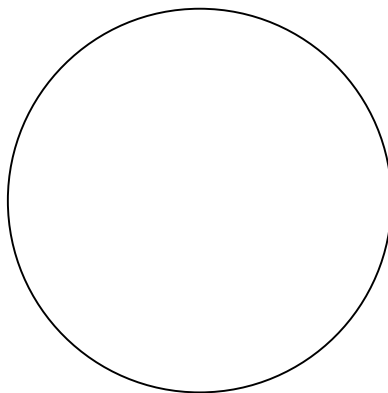
Owner

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Project

41 SUMMIT DRIVE  
HASTINGS-ON-HUDSON

SEC:4.40 BLOCK:30 LOT:4



No.	Date	Revision/Issue
-	-	-

Drawn By SM

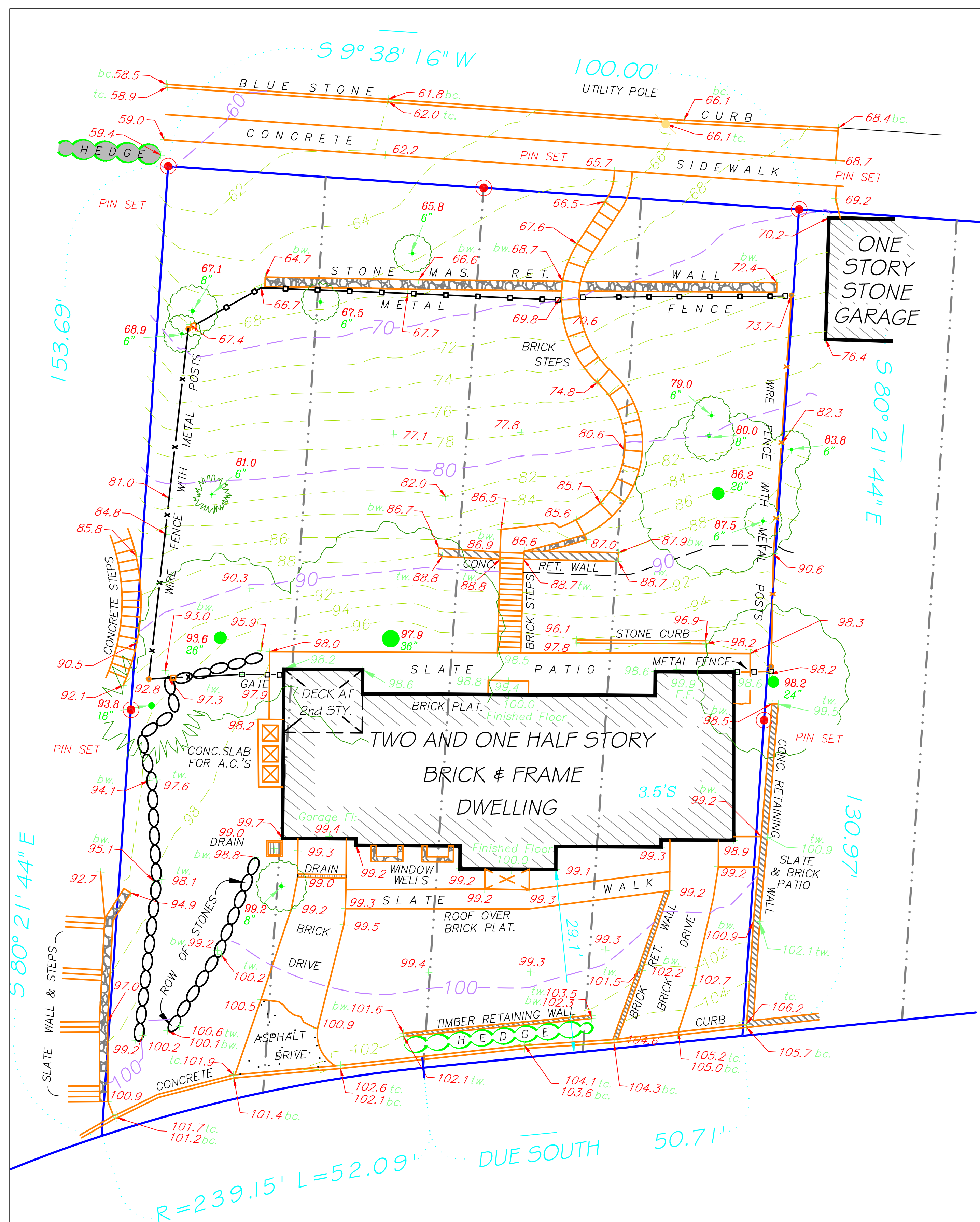
Checked By

Sheet Title

GENERAL  
NOTES

Project # 230211	Sheet
Date 2/16/2023	L-1
Scale N.T.S.	





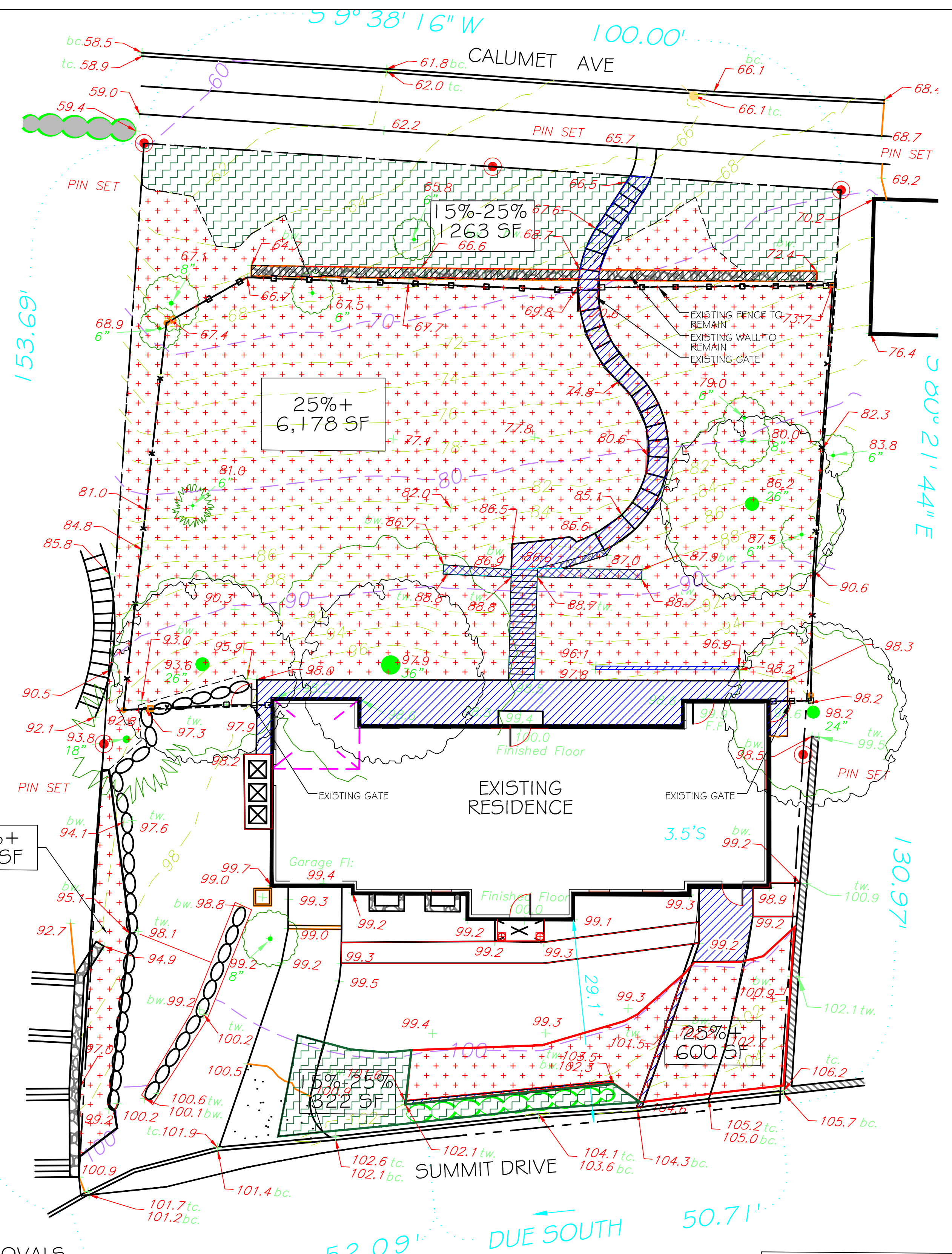
1 EXISTING SITE PLAN  
SCALE 1"=10'-0"

Survey prepared by  
Link Land Surveyors,  
Dated: 10/27/2022

REMOVALS

2 STEEP SLOPE ANALYSIS - REMOVALS  
L2 SCALE 1"=10'-0"

STEEP SLOPE ANALYSIS					
	TOTAL SF	ALLOWABLE DEVELOPMENT	EXISTING DEVELOPED	REMOVALS	PROPOSED DEVELOPMENT
0-15% SLOPE	5,482 SF				
15%-25% SLOPE	1,585 SF	555 SF / 35%	105 SF / 7%	47 SF	105 SF / 7%
25%+ SLOPE	6,973 SF	1,743 SF / 25%	465 SF / 7%	465 SF	1,057 SF / 15%



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HAYES RESIDENCE  
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HASTINGS ON HUDSON, NY

LANDSCAPE ARCHITECT  
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917.797.6408 donna.gutkin@gmail.com

Revisions

No.	Issue

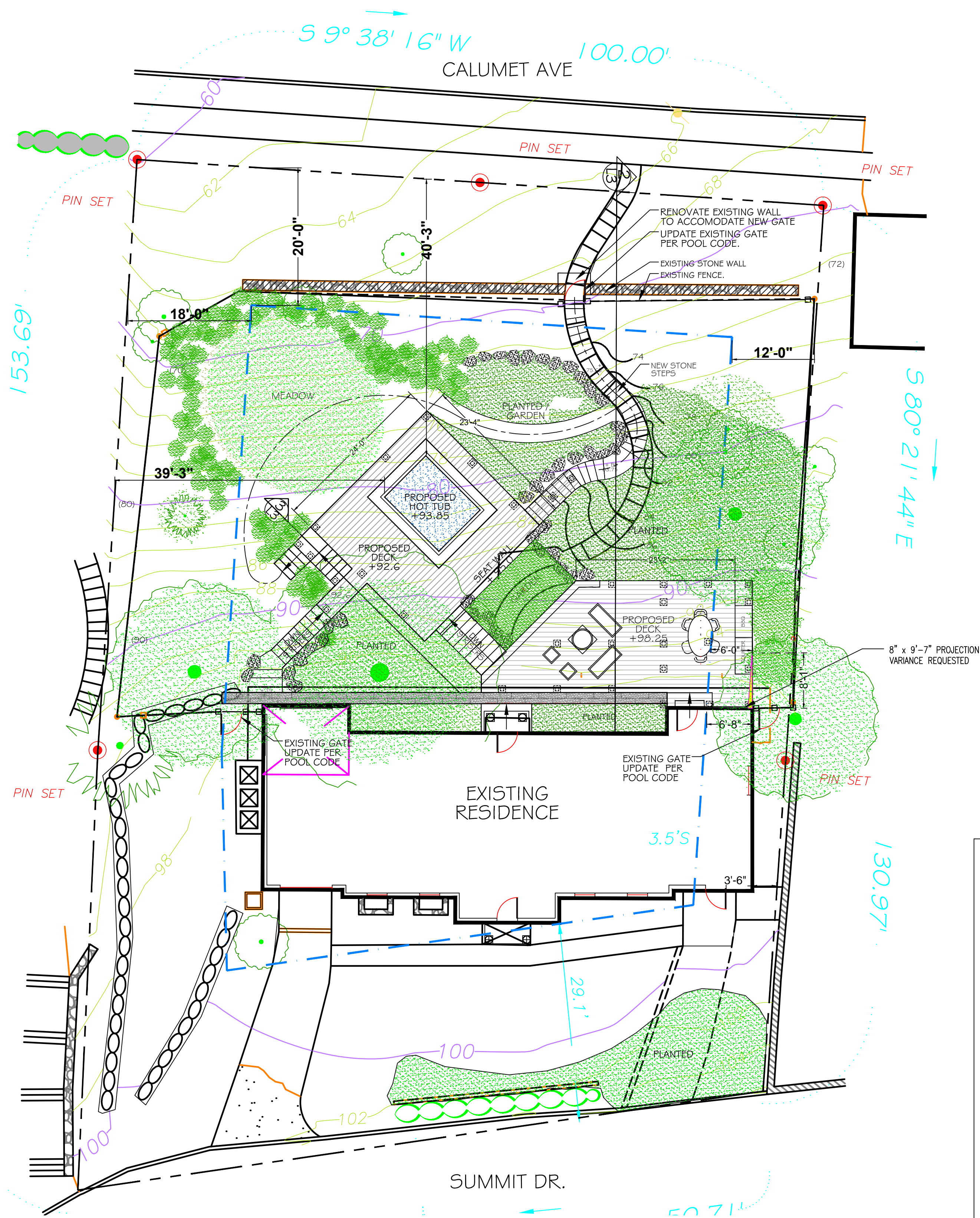
Drawing Title:  
EXISTING CONDITIONS PLAN  
STEEP SLOPE ANALYSIS,  
REMOVALS PLAN

Drawing No.  
L-2

Date:  
2.16.23

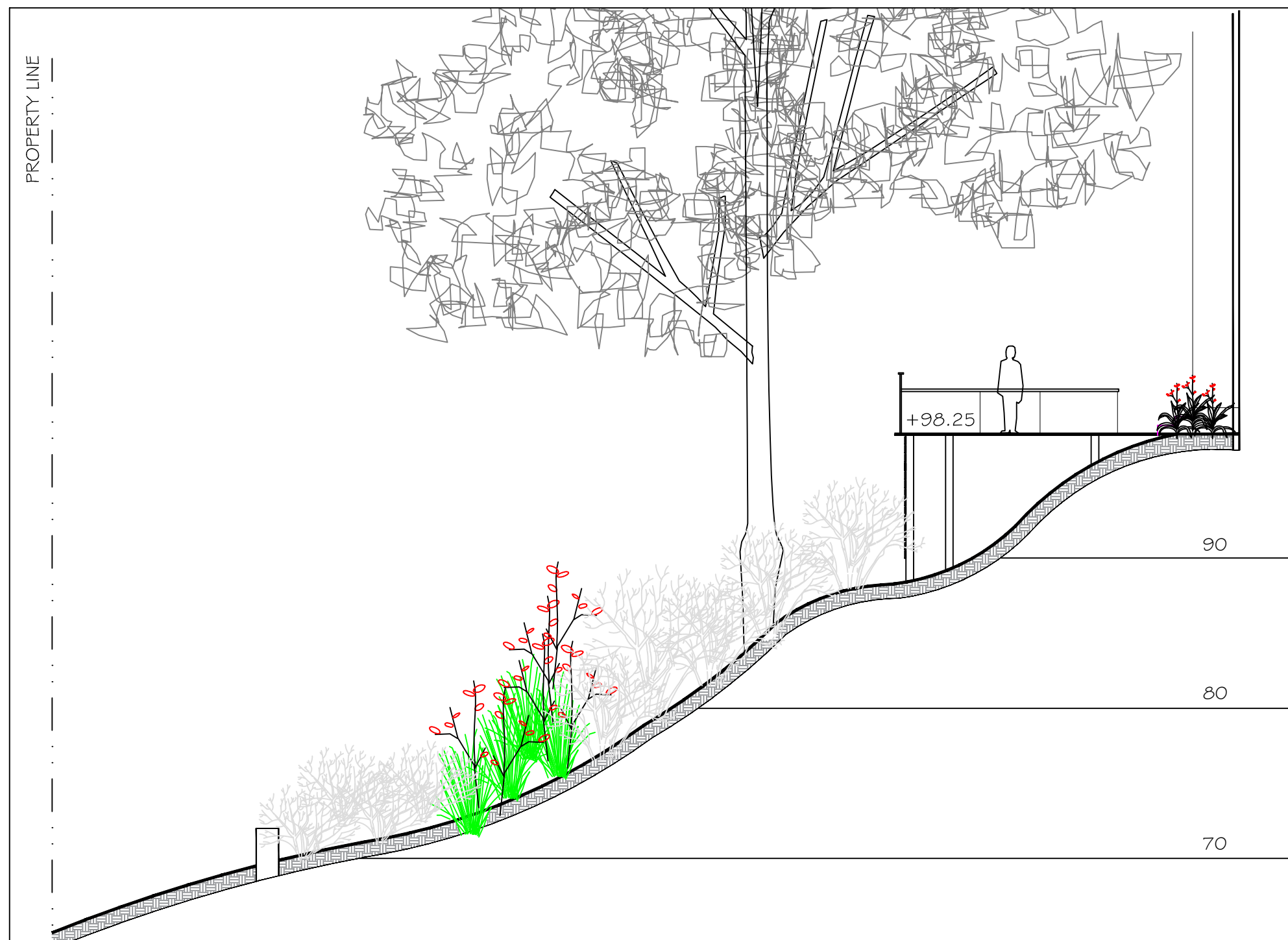
Scale:  
AS NOTED





1  
L3  
PROPOSED SITE PLAN  
SCALE 1"=10'-0"

ZONING ANALYSIS					
GENERAL INFORMATION					
ADDRESS		ZONING DISTRICT	PARCEL ID		
41 SUMMIT DRIVE, HASTINGS-ON-HUDSON, NY		R-10	4.40-30-4		
USE REQUIREMENTS - AS PER SECTION 295-68-A					
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK	
	One-Family	One-Family	No Change		
LOT REQUIREMENTS - AS PER SECTION 295-68-E					
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK	
Lot Area	S.F.	10,000 S.F. Min.	14,040 S.F.	No Change	
Lot Width	FT.	100.00' Min.	101.40'	No Change	
Lot Depth	FT.	100.00' Min.	142.33'	No Change	
				Average Lot Width	
				Average Lot Depth	
YARD REQUIREMENTS - AS PER SECTION 295-68-F(1)					
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK	
Front Yard (East)	FT.	30' Min.	29.1'	No Change	
Side Yard (South)	FT.	18' Min.	23.67'	No Change	
Side Yard (North)	FT.	12' Min.	3.5'	No Change	
Rear Yard (West)	FT.	30' Min.	73.67'	30.0'	
Side Yard (Total)	FT.	30' Min.	27.17'	No Change	
				Existing Non-Conforming	
				Existing Non-Conforming 8' x 8'-1" Area Variance Requested - up to 6-ft projection into setback (lower than main entrance of house).	
				No Variance Requested	
				Existing Non-Conforming	
COVERAGE REQUIREMENTS - AS PER SECTION 295-68-F(2)					
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK	
Building Coverage	3,510 S.F. (25%) Max.	1,832 S.F. (13.0%)	1,832 S.F. (13.0%)	No Change	
Impervious Surfaces	4,914 S.F. (35%) Max.	3,793 S.F. (27.0%)	4,644 S.F. (33.0%)	No Variance Requested	
BUILDING SIZE REQUIREMENTS - AS PER SECTION 295-68-F(1)(d)					
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK	
Building Height	2.5 STY/ 35 FT	2.5 STY	NO CHANGE		
OUTDOOR POOLS AND PONDS REQUIREMENTS - AS PER SECTION 295-52-A, 295-52-B(2)					
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK	
Front Yard (East)	FT.	100' Min.	N/A	N/A	
Spa @ Rear					
Side Yard (South)	FT.	20' Min.	N/A	38.63-FT	
Spa @ Rear				No Variance Requested	
Side Yard (North)	FT.	20' Min.	N/A	46.40-FT	
Spa @ Rear				No Variance Requested	
Rear Yard (West)	FT.	20' Min.	N/A	38.08-FT	
Spa @ Rear				No Variance Requested	
Main Building	FT.	5' Min.	N/A	21.60-FT	
Spa @ Rear				No Variance Requested	
Spa Coverage	6% Max (842.4 SF)	0 S.F. (0.0%)	112 S.F. (0.80%)	No Variance Requested	
Quantity of Gates	2-EA Max	3-EA	3-EA	Variance Requested - Existing gates shall be retrofitted per Section 295-52-B(2)	




2  
L3  
SECTION THROUGH UPPER DECK LOOKING NORTH  
SCALE 1/8"=1'-0"

STORMWATER ANALYSIS			
GENERAL INFORMATION			
ADDRESS		REFERENCE DOCUMENTATION	
41 SUMMIT DRIVE, HASTINGS-ON-HUDSON, NY		NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE	
EXISTING COVERAGE & RUN-OFF VOLUME			
IMPERVIOUS COVERAGE	24-HR TYPE II RAIN EVENT	RUN-OFF CURVE NUMBER	TOTAL RUN-OFF VOLUME
3,793 S.F. (27.0%)	8.63-IN	98%	2,673 CF (19,996 GAL)
STORM WATER & EROSION CONTROLS IN PLACE		NON OBSERVED	
REMARK			
NO EXISTING ARTIFICIAL FEATURES FOR CONTROL OF DRAINAGE, EROSION & WATER. NATURAL FEATURES FOR CONTROL OF RUN-OFF INCLUDE PLANTING OF GRASS, SHRUBS & OTHER VEGETATION.			
PROPOSED COVERAGE & RUN-OFF VOLUME			
IMPERVIOUS COVERAGE	24-HR TYPE II RAIN EVENT	RUN-OFF CURVE NUMBER	RUN-OFF VOLUME
1151 S.F.	8.63-IN	75%	620.8 CF (4,644 GAL)
1151 S.F.	8.63-IN	98%	811.2 CF (6068 GAL)
		Δ RUNOFF:	190.4 CF (1424 GAL)
STORM WATER & EROSION CONTROLS IN PLACE		STORAGE PROVIDED UNDER NEW WOOD DECKS, BOULDER WALLS PROVIDED MID-SLOPE	
REMARK			
ARTIFICIAL FEATURES FOR CONTROL OF DRAINAGE, EROSION & WATER PROVIDED BY: 1) 8" DEPTH OF 3/4" STONE BELOW NEW WOOD DECKS - 987-SF x 8" STONE x 40% STORAGE CAPACITY = <b>263.2 CF (1968.7 GAL)</b> 2) BOULDER WALLS LINING AT THE MID-HEIGHT OF THE MAIN SLOPE OF THE PROPERTY			
THE TWO (2) FEATURES PROVIDED WILL REDUCE STORM WATER RUN-OFF & RUN-OFF VELOCITY TO PROMOTE NATURAL ABSORPTION INTO THE TOP SOIL. NATURAL FEATURES FOR CONTROL OF RUN-OFF REMAIN UNCHANGED & INCLUDE PLANTING OF GRASS, SHRUBS & OTHER VEGETATION.			
THE PROPOSED MITIGATION MEASURES REDUCE DISTURBANCE AND CONTAIN STORM WATER RUN-OFF AND REDUCE DISTURBANCE TO THE ENVIRONMENT AND NEIGHBORING PROPERTIES TO THE MAXIMUM EXTENT AS PRACTICALLY POSSIBLE.			



3  
L3  
SECTION THROUGH LOWER DECK LOOKING WEST  
SCALE 1/8"=1'-0"



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HAYES RESIDENCE  
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HASTINGS ON HUDSON, NY

LANDSCAPE ARCHITECT  
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Revisions  
No. Issue

Drawing Title:  
SITE PLAN, ZONING,  
& STORMWATER ANALYSIS

Drawing No.  
L-3

Date:  
2.16.23  
Scale: 1"=1'-0"



































