# C H R I S T I N A G R I F F I N A R C H I T E C T PC 1 O Spring Street, Hastings-on-Hudson, New York 10706

March 2, 2017

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

Re: Renovations to 555 Warburton Avenue

Dear Chairperson and Members of the Planning Board:

As the architect representing Ward Capital Management, contract vendee for 555 Warburton Avenue, I am submitting the following preliminary drawings, dated 3-2-17, describing residential units above commercial space at 555 Warburton Avenue, for a pre-submission discussion:

A-1 Basement Plan

A-2 Ground Floor Plan

A-3 Second & Third Floor Plans

A-4 Roof Plan

I look forward to presenting these drawings at the March 16, 2017 Planning Board meeting.

Thank you for your time and consideration to review our proposal.

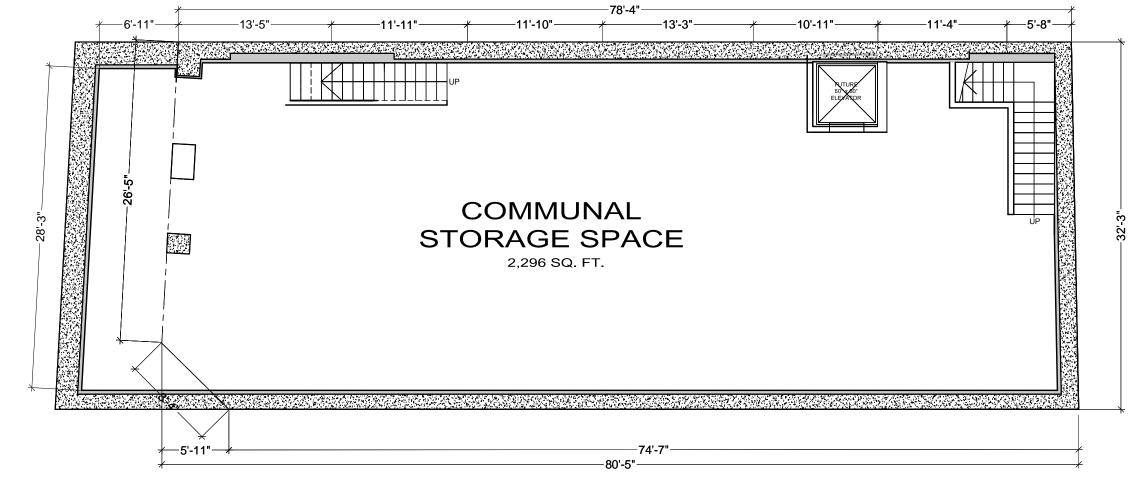
Sincerely,

Christina Griffin AIA LEED AP

cc: D'Wayne Prieto

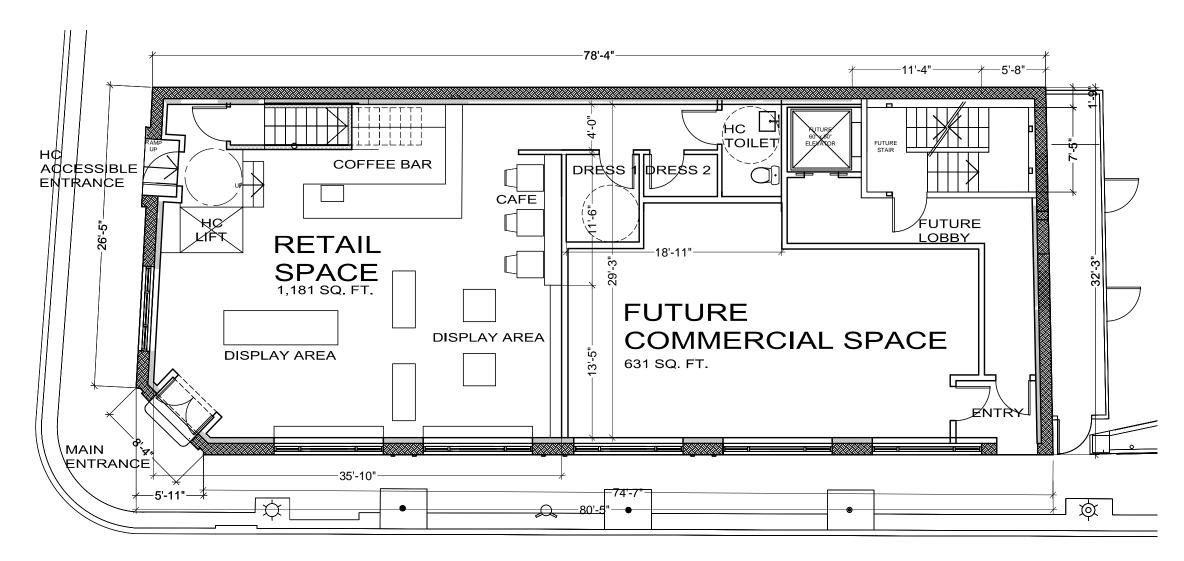
Ward Capital Management





## BASEMENT FLOOR PLAN



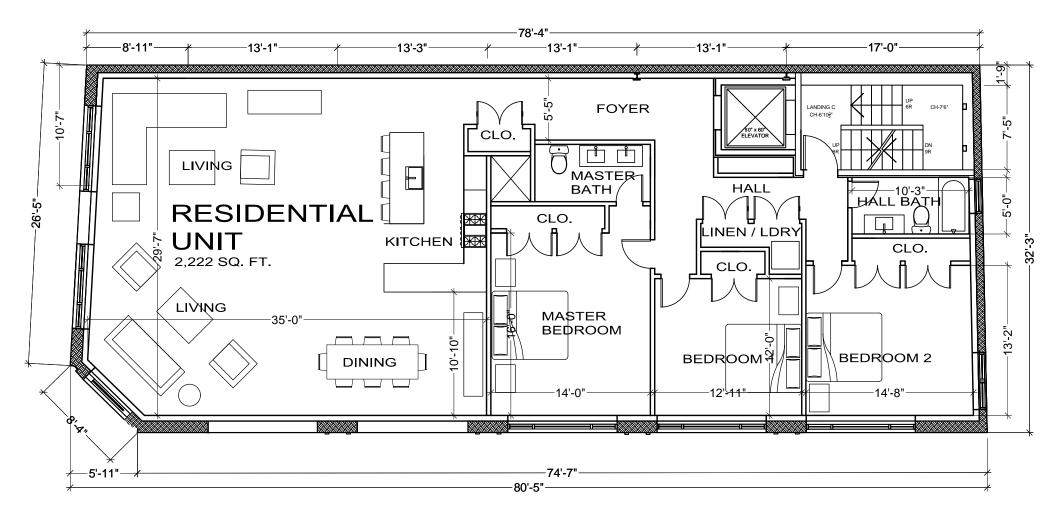


# GROUND FLOOR PLAN

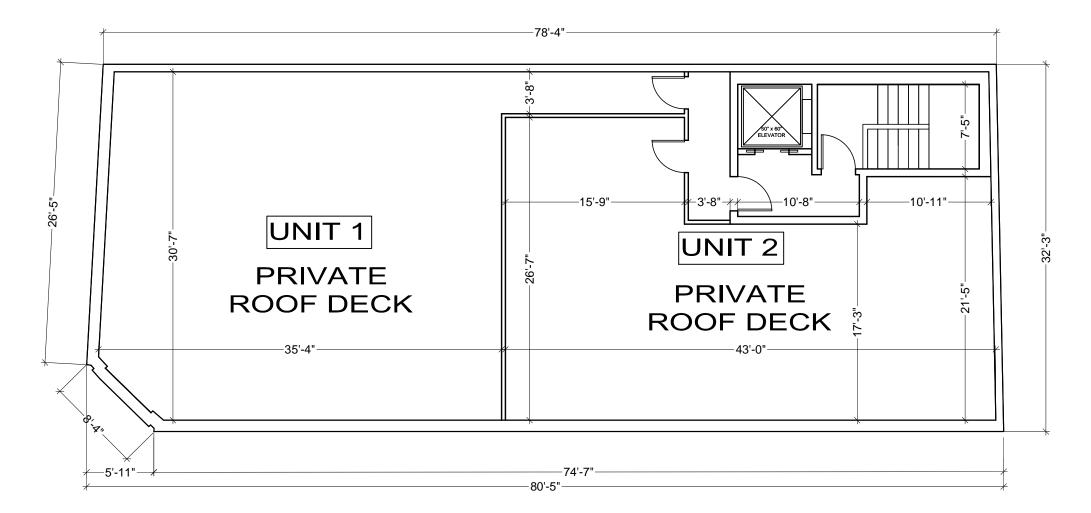








## SECOND & THIRD FLOOR PLANS



# **ROOF PLAN**

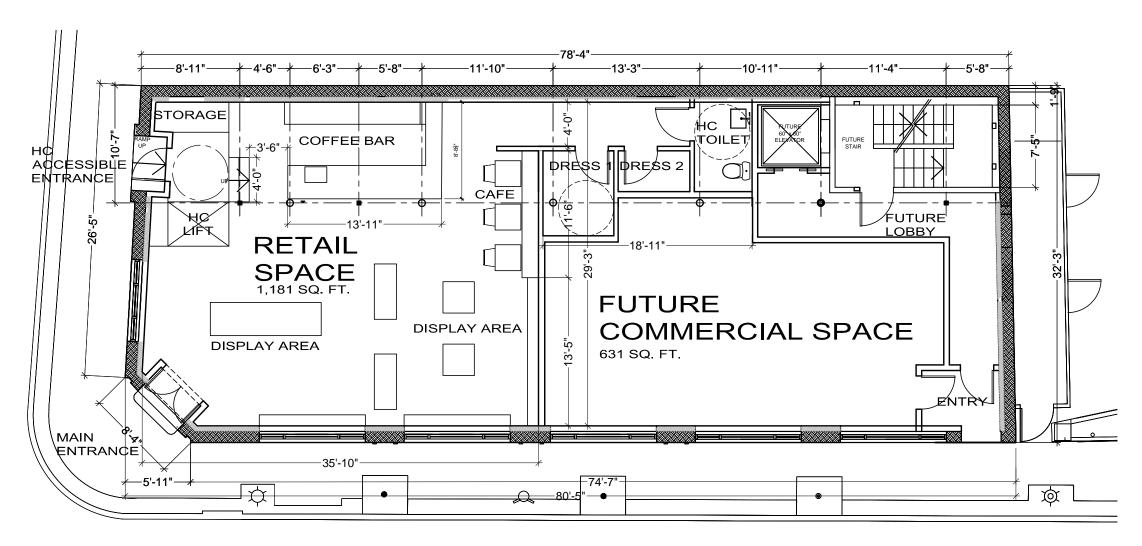
SCALE: 1/8" = 1'-0"



A-4

Scale: ROOF PLAN PLAN





## GROUND FLOOR PLAN

#### 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 herby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

| Sworn to before me this 17 day of 19 day of 19 day 201 7 Signature of the Applicant Notary Public Expression Express O3/25/2017 |
|---|
| STATE OF NEW YORK COUNTY OF WESTCHESTER   |
| Name:   |
| Sworn to before me this 17 day of Hebruary 2017  Maryller Ballartur  Notary Public  Notary Public  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

| Case number: Date of application: 2/18/17                     |                           |                              |
|---|---------------------------|------------------------------|
| Planning Board action requested for:                          | ♥Site Plan (§295-104)     | □ Subdivision (Article XIII) |
| (Check all that apply)  | ☐ Steep Slopes (§295-147) |                              |
| Property owner: Contract V<br>Property address: 555 War       | leukee: Ward Ca           | upital Mat.                  |
| Property address: 555 Wav                                     | burton tuenue             |                              |
| Property address:  Name all streets on which the property     | is located: Warburton     | Avenue & Spring              |
| SBL 4.30-22-1   | Zoning District:          | C-C                          |
| Applicant Chuistina Gi  | riffin Architect P.C      | 2.                           |
| Standing of applicant if not owner:  Address: 10 Spring Sm    | trcultect                 |                              |
| Address: 10 Signing Stre                                      | cet, Hustings a           | - Hursan, NU.                |
| Daytime phone number: 914-97                                  | 8-0799 Fay number:        |                              |
| E-mail address: C9 @ C0                                       |                           |                              |
| L-Illali addiess  |                           |                              |
| Total Area of subject Land/property:                          |                           |                              |
| Is the subject Property in View Preser                        | Ves □ No                  |                              |
| Does Property currently contain or will contain Steep Slopes? |                           | yes □∕No                     |
| Is the subject property within 500 ft. o                      | f any other jurisdiction? | yes □ No                     |
| Will the project affect (remove or Injure                     | e) any designated trees?  | yes №No                      |
| Please provide brief description of p                         | proposed work:            |                              |
| luteriar Altera   | ition to create re        | etail space (1,1539<br>bar.  |
| for clothing a  | Hore and coffee           | bar.                         |
|   |                           |                              |
|   |                           |                              |
|   |                           |                              |
|   |                           |                              |
|   |                           |                              |
| ***************************************                       |                           |                              |

595 Warron Avenue





| Code section | Code Section Provisions  | Indicate how the applicable provisions are addressed*  |
|--------------|--|--|
| § 295-106.A  | The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things:  (1) The names of all record owners of all adjacent properties and the sheet, lot, block and section number of those properties and the property to be developed.  (2) A list of any deviations from the requirements of this chapter.  (3) A completed New York State Environmental Quality Review Act assessment form.  | See application<br>a trached   |
| § 295-106.B  | Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.   | N/4  |
| § 295-106.C  | A planting plan prepared by an architect or landscape architect certified by the State of New York.  | N/X  |
| § 295-106.D  | A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.  | See drawing arrached.  |
| § 295-106.E  | A detailed site plan showing, at a scale of not less than 20 feet to the inch on sheets not to exceed 30 inches by 40 inches, the applicant's entire property and adjacent properties and existing streets and indicating:  1. The title of the development, if any; the date the plan was prepared; the North point; the scale; and the name and address of the record owner, the engineer, the architect, the land planner, the surveyor and the person who prepared the site plan.  2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses.  3. All existing municipal school district, zoning district and special district boundaries  4. The location of yards required by this chapter and indicating whether and by how much such yards are greater or less than the actual proposed yards.  5. The location and dimensions of all existing and proposed buildings and structures, including, without limitation, the height of all buildings and structures and the width of all courts.  6. The existing and proposed use of all land and the existing and proposed use and exterior design of all existing and proposed buildings and structures, including, without limitation, the proposed grades, facades and other architectural features, and the location and attachment of mechanical equipment and other appurtenances to the exterior or at the roof.  7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy.  8. The location of all existing watercourses, 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.  9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces.  10. The location, size and type of all landscaping, screening and buffer areas. | N/A  Not needed  N/A  Not needed  N/A  interior  alteration  N/A  January 2013 - Page 1 of 2 |

555 Warberson Avenue.

### VILLAGE OF HASTINGS-ON-HUDSON



Site Plan Approval Application Requirements Checklist

| § 295-106.E<br>(Cont'd) | <ol> <li>The location of all existing and proposed outdoor storage areas, including snow storage in parking areas.</li> <li>The location of all proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway, the location and width of all sidewalks and the location and size of utility lines.</li> <li>The location of all existing and proposed water mains, valves, hydrants, culverts, drains and sewer lines, or alternate means of water supply and sewer disposal and treatments, with pipe sizes, grades, direction of flow and location of connection to public utilities.</li> <li>The location, height and design of all existing and proposed fences and retaining walls.</li> <li>The location, direction, power, design and time of all existing and proposed exterior lighting.</li> <li>The location, design and size of all existing and proposed signs.</li> <li>The location of all other existing and proposed site improvements.</li> <li>Existing soils and existing and proposed topography of the site, including existing and proposed contours, with intervals of five feet or less, referred to a datum satisfactory to the Planning Board. Where the variations in the proposed elevation above or below the average level of the street in front of the property exceed 10 feet, the application shall be accompanied by a map, certified by a licensed surveyor, showing the contours at two-foot intervals.</li> <li>All other pertinent information</li> </ol> | N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/A |
|-------------------------|---|--|
| § 295-106.F             | A fee in the amount set by the Board of Trustees pursuant to § 295-152 of this chapter. The application shall not be considered as complete or officially submitted until all of the information, documents and fees required by this section have been received, in proper form, by the Building Inspector.  | pee attadied                           |
| § 295-106.G             | Any other information or documents required by the Planning Board for a review of the site plan   | T80                                    |
| § 295-106.H             | A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.  | N/A                                    |

\*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".

herter Date Name Title

#### 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 herby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson. Sworn to before me this 2. Signature of the Applicant EDWARD CANORA Notary Public - State of New York No. 01CA6227828 Qualified in Westchester County My Commission Expires September 7, 2018 Notary Public STATE OF NEW YORK COUNTY OF WESTCHESTER , being duly sworn, deposes and says that Dolls Ferry NY 10572 in the Village of Hastings-on-Hudson in he/she resides at 81 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 and Lot 1 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 Signature of the Owner EDWARD CANORA Notary Public - State of New York Notary Public No. 01CA6227828

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.

Qualified in Westchester County
My Commission Expires September 7, 2018