

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.

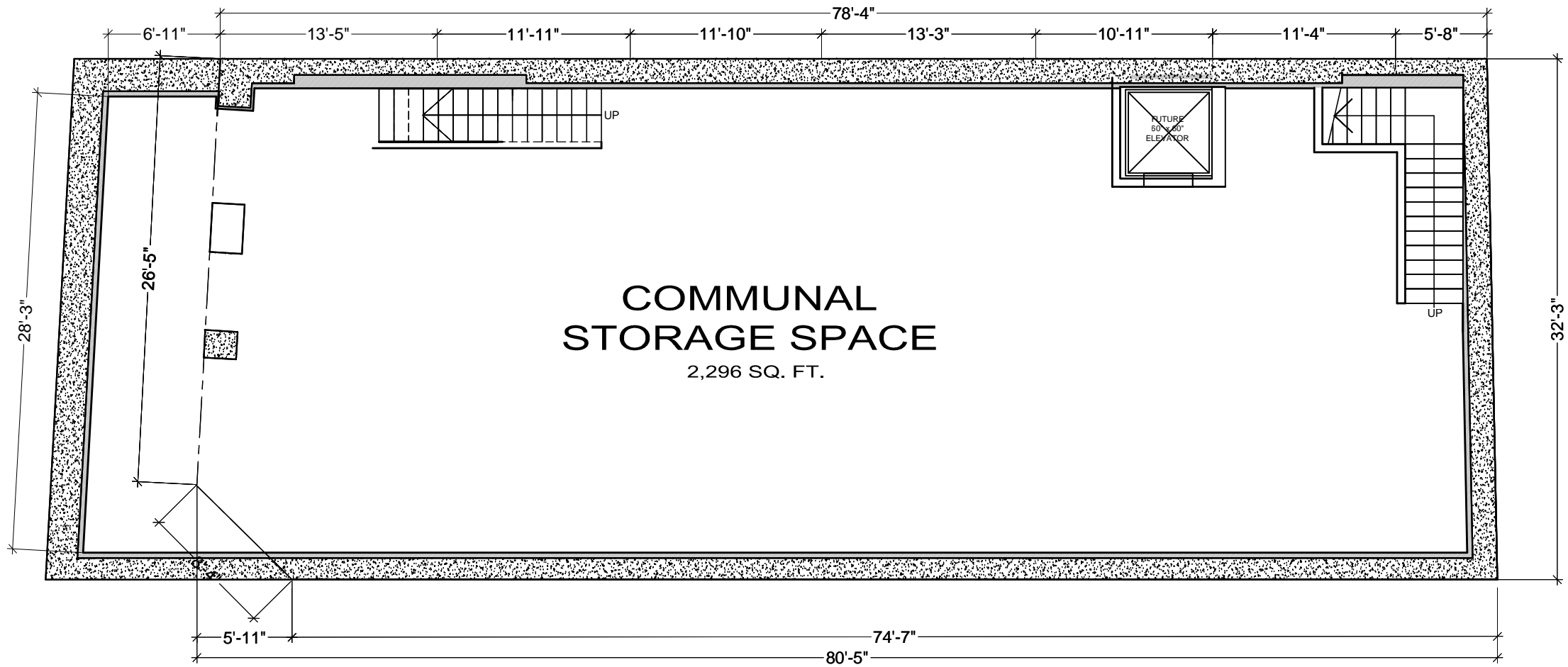
Thank you for your time and consideration to review our proposal.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" and last name "Griffin" clearly distinguishable.

Christina Griffin AIA LEED AP

cc: D'Wayne Prieto
Ward Capital Management



BASEMENT FLOOR PLAN

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

PROPOSED RETAIL SPACE AT
555 WARBURTON AVENUE
HASTINGS-ON-HUDSON, NY 10706

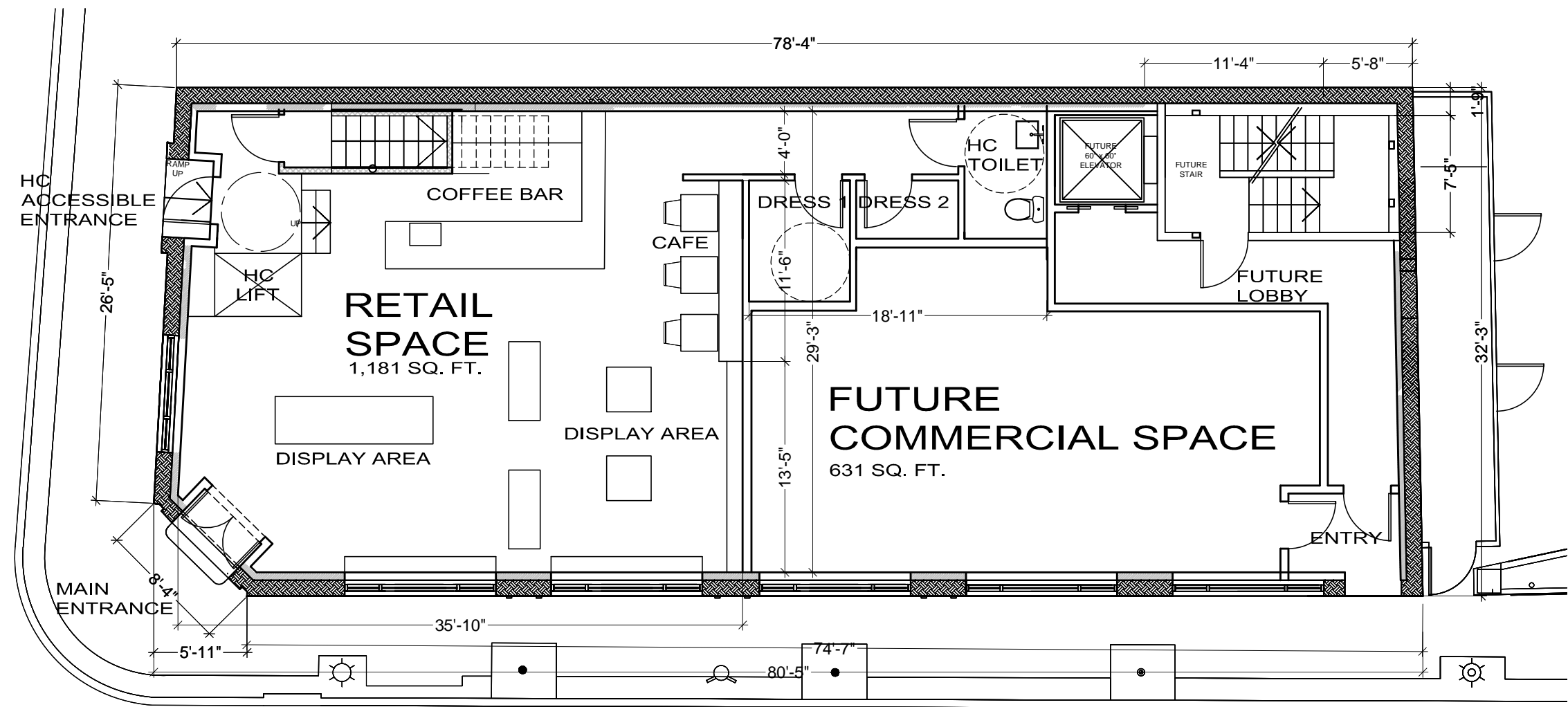
DATE: BASEMENT FLOOR PLAN

PLANNING BOARD SUBMISSION 3-2-17

OWNER: AS SHOWN

ARCHITECT: CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.cdnstgriffinarchitect.com



GROUND FLOOR PLAN

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

PROPOSED RETAIL SPACE AT
555 WARBURTON AVENUE
HASTINGS-ON-HUDSON, NY 10706

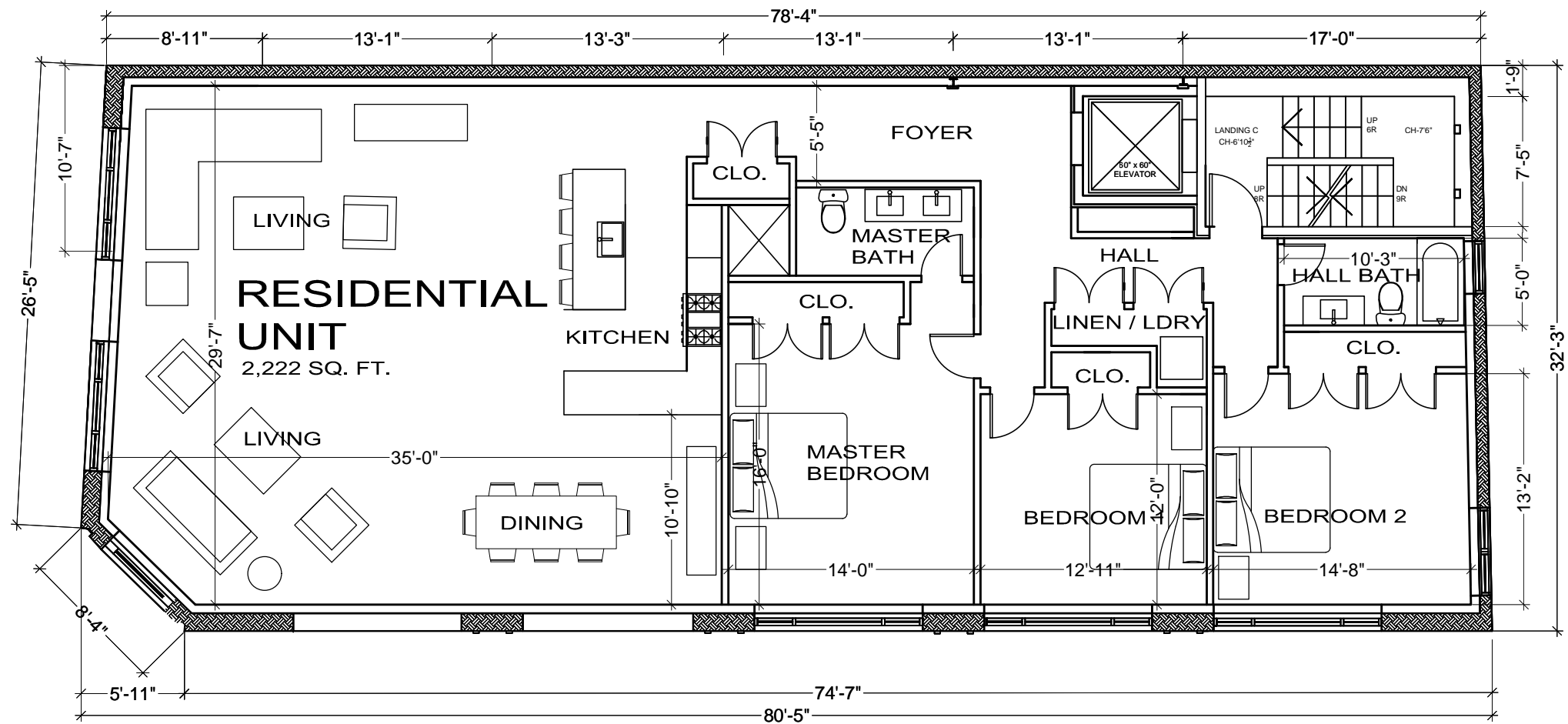
CHRISTINA GRIFFIN ARCHITECT P.C.
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0805 fax
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 3-2-17

Scale:
GROUND FLOOR
PLAN

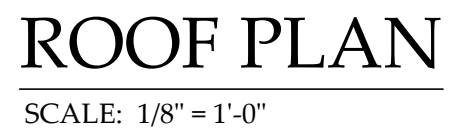
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A-2

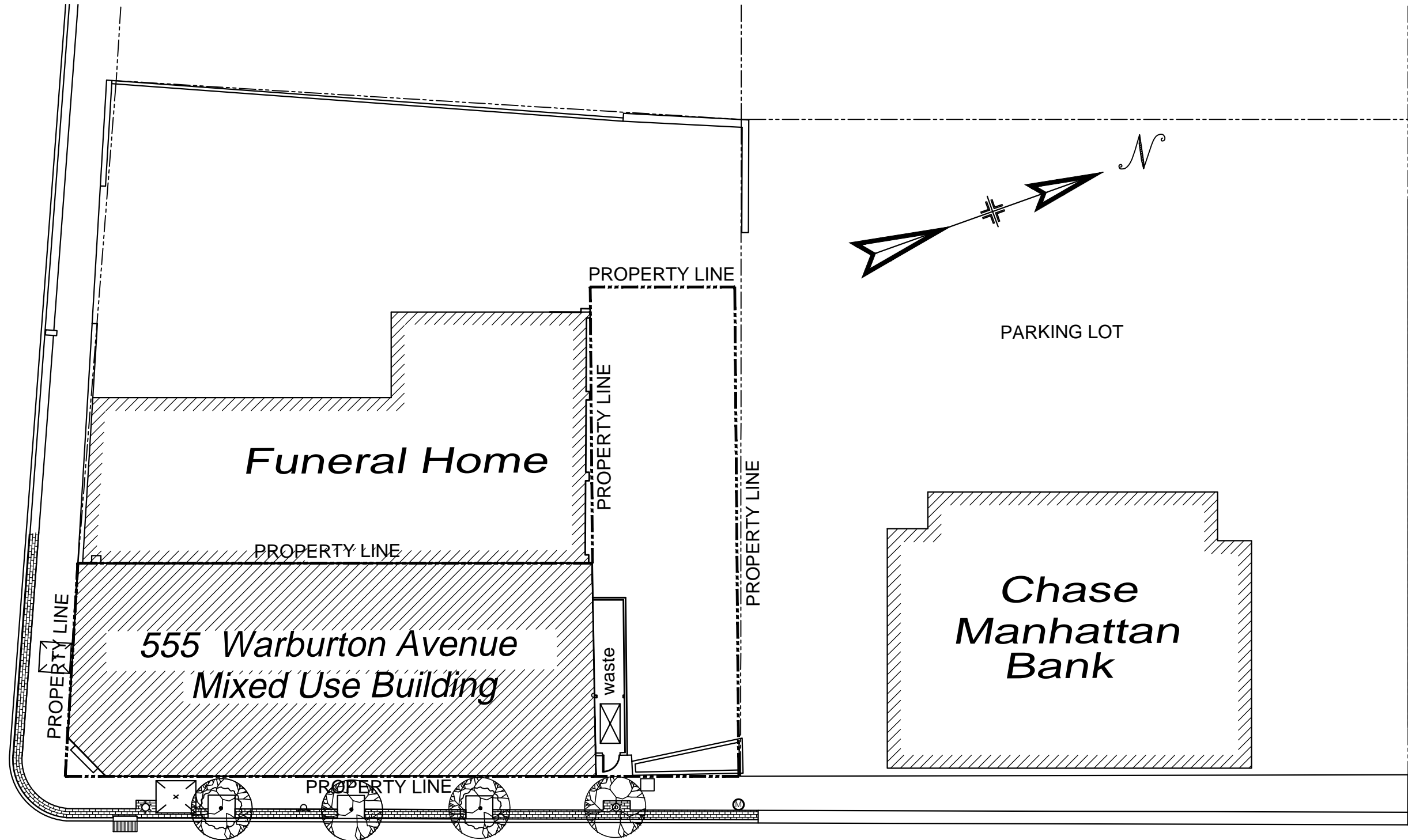


SECOND & THIRD FLOOR PLANS

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



SPRING STREET



WARBURTON AVENUE

VICINITY MAP

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



Scale:
VICINITY MAP

PLANNING BOARD SUBMISSION 2-21-17

CHRISTINA GRIFFIN ARCHITECT, P.C.

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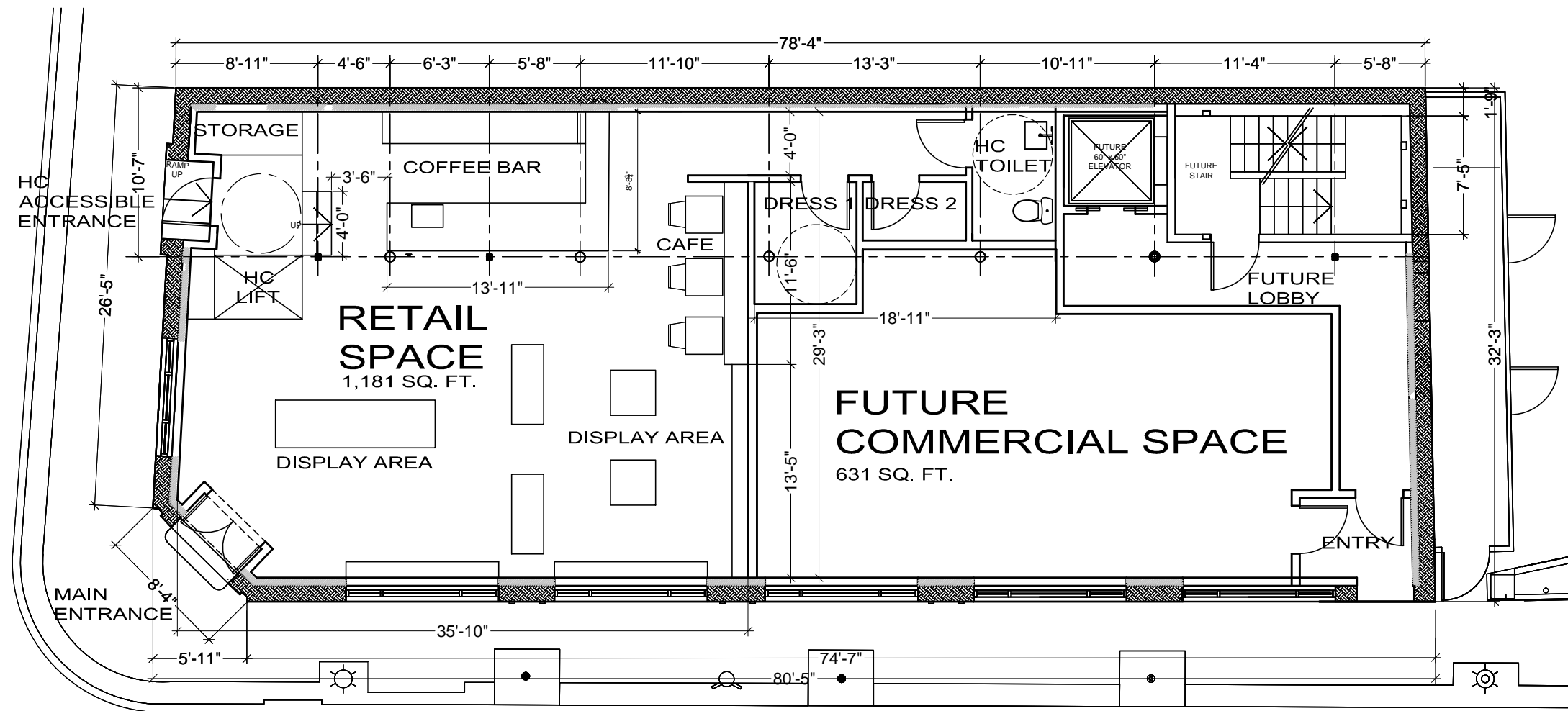
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PROPOSED RETAIL SPACE AT

555 WARBURTON AVENUE

HASTINGS-ON-HUDSON, NY 10706

S-1



GROUND FLOOR PLAN

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



PROPOSED RETAIL SPACE AT

555 WARBURTON AVENUE

HASTINGS-ON-HUDSON, NY 10706

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PLANNING BOARD SUBMISSION 2-21-17

Scale:
GROUND FLOOR
PLAN

Scale:
AS SHOWN

A-1

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

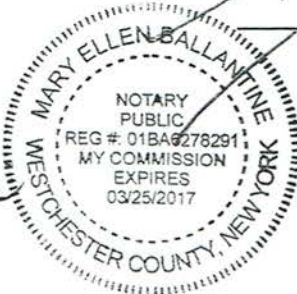


STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 17th day
of February, 2017

Mary Ellen Ballantine
Notary Public



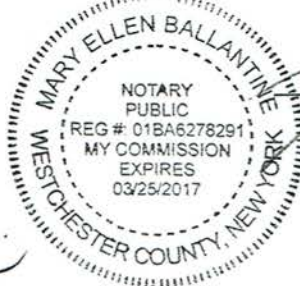
[Signature]
Signature of the Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : D'Wayne Prieto, being duly sworn, deposes and says that he/she resides at 81 MAIN STREET, DOBBS FERRY NY 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 4.30 Block 22 and Lot 1 of the tax map, and that he/she hereby authorized Christina Griffin 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 17th day
of February, 2017

Mary Ellen Ballantine
Notary Public



[Signature]
Contract Vendor

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) ☐ View Preservation (§295-82)

Property owner: Contract Vendee: Ward Capital Mgt.
Property address: 555 Warburton Avenue
Name all streets on which the property is located: Warburton Avenue & Spring Street
SBL 4.30-22-1 Zoning District: C-C

Applicant: Christina Griffin Architect P.C.
Standing of applicant if not owner: Architect
Address: 10 Spring Street, Hastings-on-Hudson, NY.
Daytime phone number: 914-478-0799 Fax number:
E-mail address: cg@cga.studio.com

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

Please provide brief description of proposed work:

Interior Alteration to create retail space (1,153 SF)
for clothing store and coffee bar.

VILLAGE OF HASTINGS-ON-HUDSON
Site Plan Approval Application Requirements Checklist



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 attached N/A N/A
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	N/A
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	N/A
§ 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 attached.
§ 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 N/A N/A N/A } Not needed for interior alteration N/A N/A N/A

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