DATE: March 15, 2018

TO: Village Planning Board & Zoning Board
7 Maple Street
Hastings on Hudson, New York

PROJECT: **67 PINECREST PARKWAY RESIDENCE**

RE: Application Submission for Planning Board Meeting: April 15, 2018 &
Zoning Board Meeting: April 22, 2018

This application requests Site Plan approval consideration for the construction of a new 2-story Single Family House on the property at 67 Pinecrest Parkway. The land slopes downwards from front to back and the rear yard abuts the Old Croton Aqueduct Trail. The property falls within a View Preservation District and a topographical survey has determined that the Application will also require Steep Slopes Approval.

Currently developed on the property is a 2-Story Single Family House (1926) and a 2-Story Garage / Accessory Structure (1954). In January 2017, the Village Building Department issued a Notice of Violation to the prior owner that outlined 16 Code violations resulting mainly from a general lack of upkeep and maintenance to the house, garage and trees. As a result of this Notice, a structural assessment was performed on the Garage building and the wood-framed roof and floor joists were removed and the stone masonry walls were deemed structurally sound.

The current owners purchased the property in the latter half of 2017 and wish to build a new home and pool. Our architectural approach has attempted to address their brief and to consider the impact of the new house with respect to neighboring properties and the development objectives outlined in the Village Code.

CONTEXT

Pinecrest Parkway (PP) is a street with a mixed variety of houses and property sizes. The majority of older homes are constructed on thin, long properties and are organized in close proximity. The newer homes tend to be built on larger/wider lots (reflective of the current Zoning Code) resulting, in general, in larger homes. With 120' street frontage, 67 Pinecrest Parkway is among the wider properties along this street.

SITING:

The most significant change to the property is the demolition of the existing wood frame house and the proposed relocation of the house from the North to the South side of the property. There is currently less than 10'-0" between houses at 67PP and 83PP. We feel there is a mutual benefit to both properties with a wider distance between houses and increased privacy, air and daylight. In addition, the neighboring home to the South is located +/-150' from the proposed structure.

VIEW PRESERVATION

As a result of the sloping topography and a desire for first floor spaces to open directly to outdoor living space, the entry floor is sited at a lower elevation than many of the houses on the street. The results of this allow for a proposed 2nd Floor roofline that is lower than the existing house on the property and lower than many structures along the west side of Pinecrest Parkway. In addition to this reduced height, the second floor roof is 8'-0" less wide than the existing roof profile, which increases sitelines through the property.

STEEP SLOPES

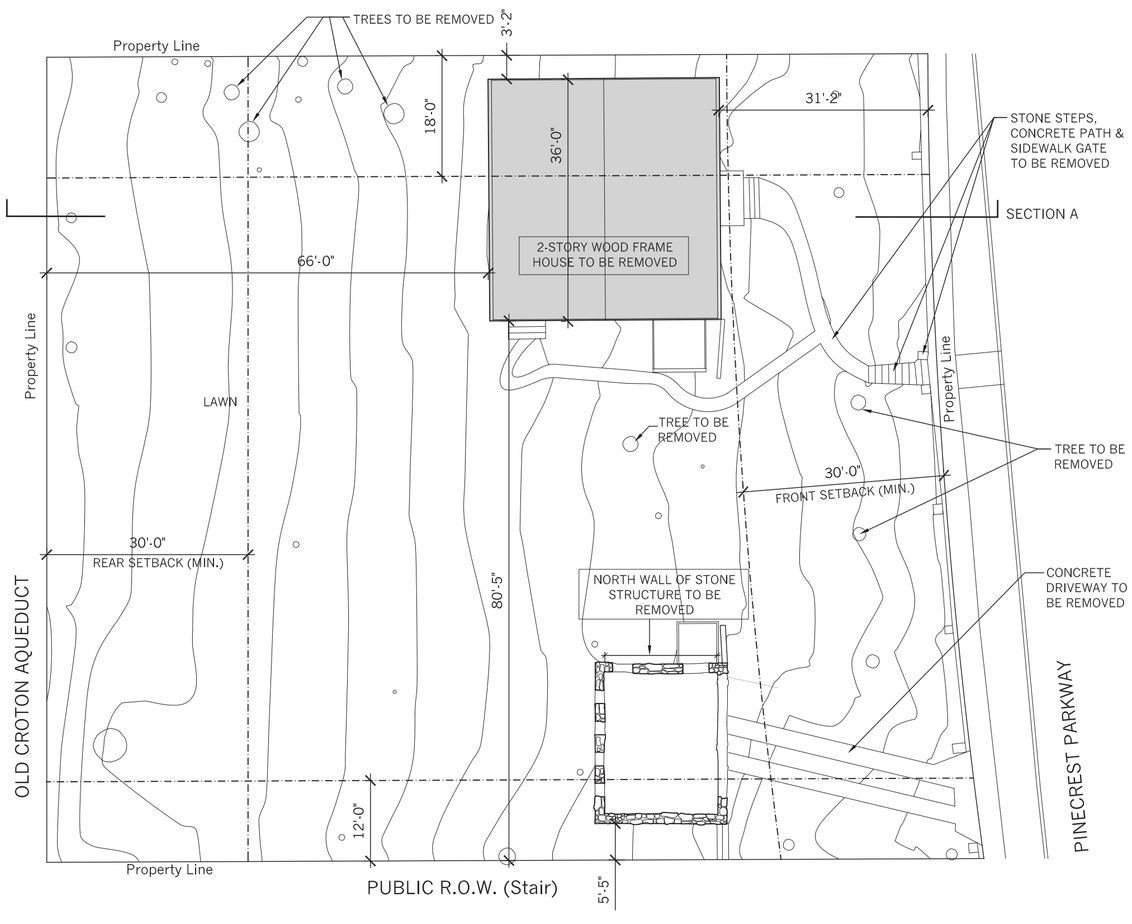
This application requests approval for a new home to be constructed on a previously developed property. The topographical survey reveals that the majority of the land is sloping within the range between 15% - 25% grade which reflects the majority of developed properties West of Pinecrest Parkway. We have attempted to position the new work towards the middle of the property in order to minimize the visual impact of disturbances from the street and from the Old Croton Aqueduct. By placing the house and pool in proximity to the existing developed areas of the property, the entire western / lower portion of the property can remain in its natural, undeveloped state and maintain the neighborhood context of landscaped rear yards along the Aqueduct Trail.

Thank you for the consideration.

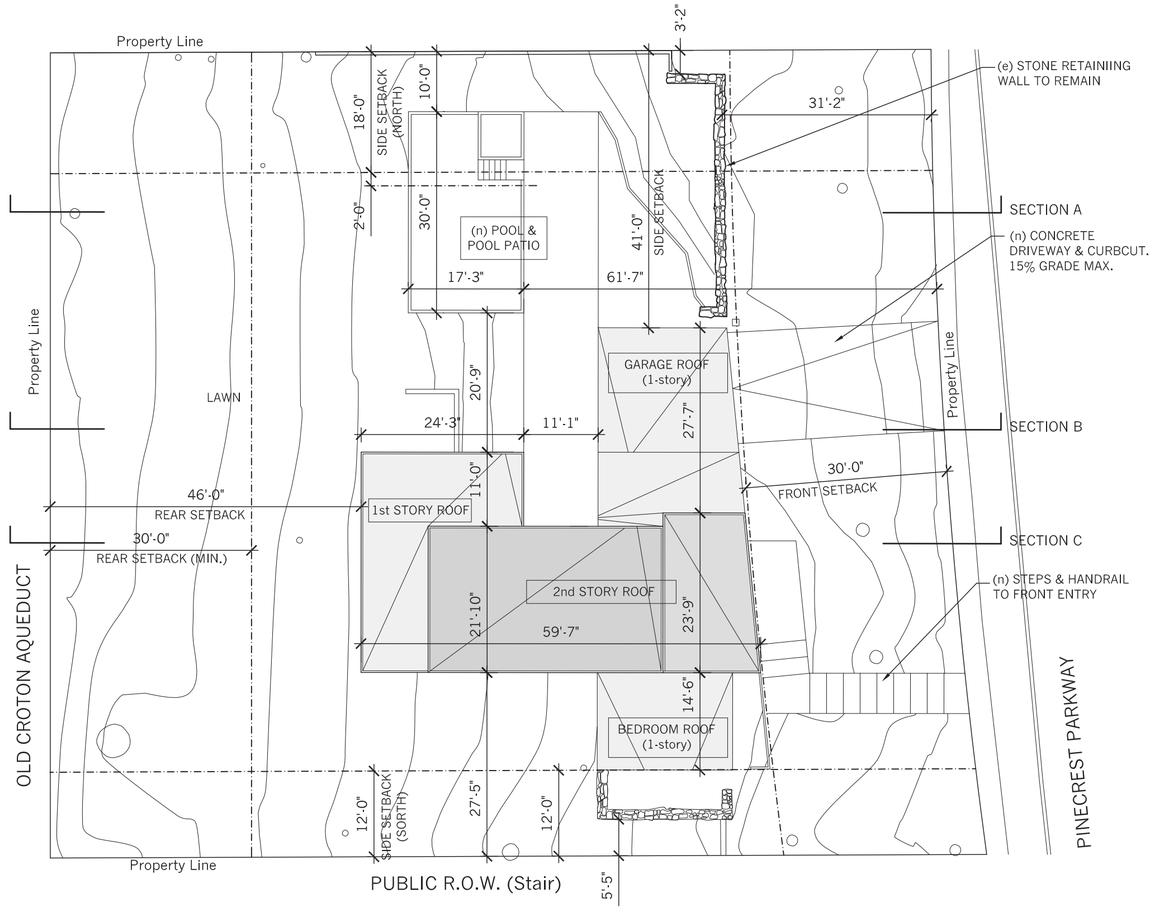
Mike Jacobs, principal
JACOBSCHANG ARCHITECTURE

ZONING DISTRICT R-10

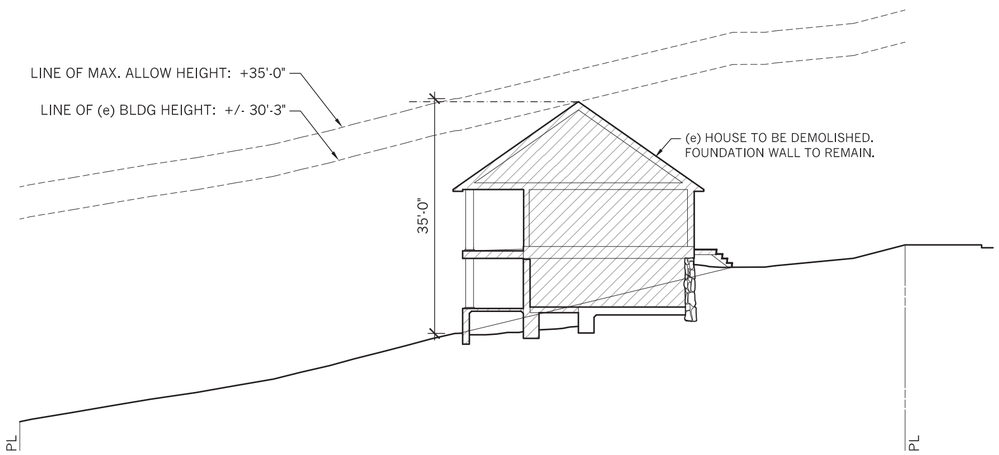
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF (Min.)	16,117 SF	16,117 SF
LOT WIDTH	100 Feet (Min.)	120 Feet	120 Feet
SETBACKS			
FRONT YARD	30'-0" (Min.)	31'-2"	30'-0"
SIDE YARD (Total)	30'-0" (Min.)	83'-7"	46'-5"
North Side Yard	18'-0" (Min.)	3'-2"	41'-0"
South Side Yard	12'-0" (Min.)	80'-5" to S.F.D.	12'-0" to S.F.D.
		5'-5" Existing Accessory Structure	5'-5" Existing Structure to Remain
REAR YARD	30'-0" (Min.)	66'-0"	46'-0"
BUILDING COVERAGE	25% (Max.) 4,029 SF	11.6% (1,868 SF)	19.7% (3,174 SF)
DEVELOPMENT COVERAGE	35% (Max.) 5,641 SF	15% (2,426 SF)	29.7% (4,788 SF)
BUILDING HEIGHT	35'-0" (Max.)	31'-6"	34'-11"



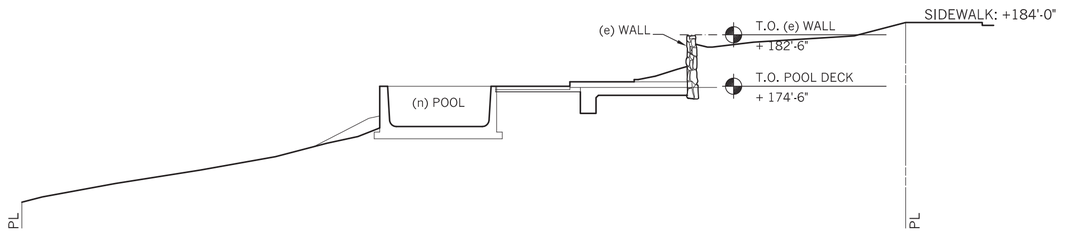
SITE PLAN: EXISTING
SCALE: 1/16" = 1'-0"



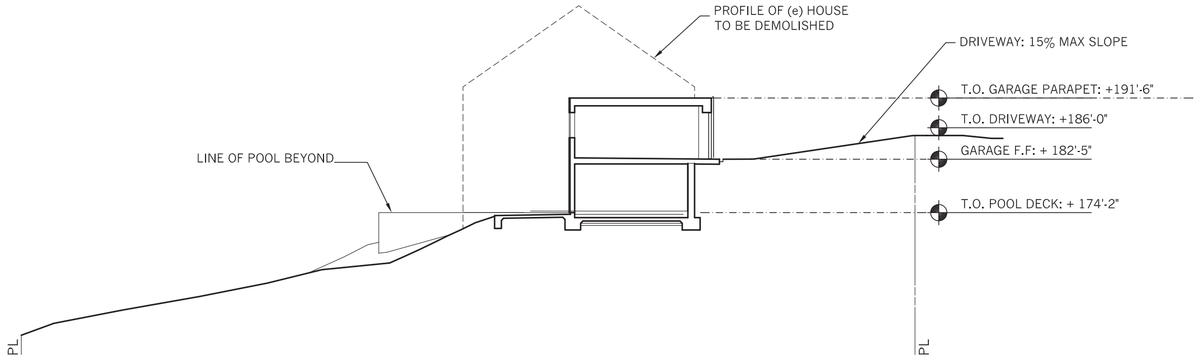
SITE PLAN: PROPOSED
SCALE: 1/16" = 1'-0"



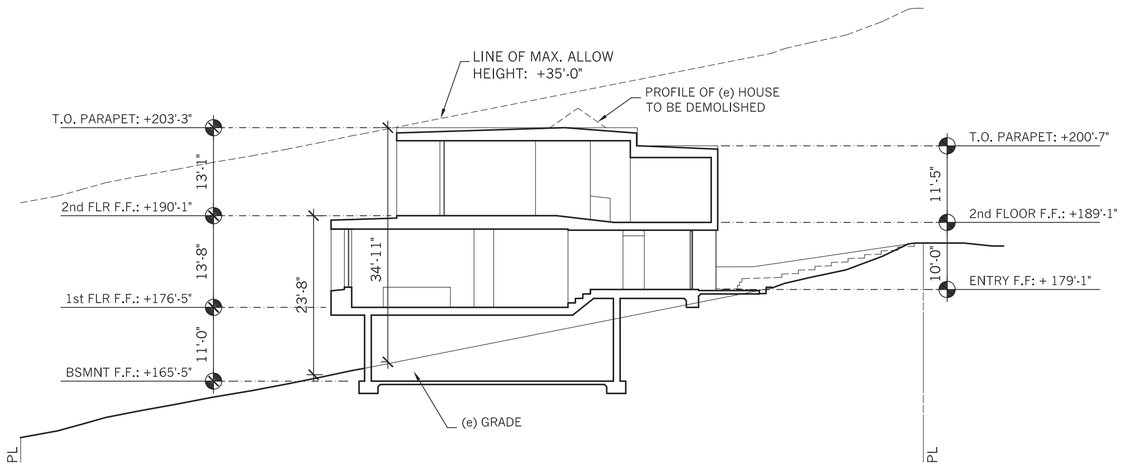
SECTION A, EXISTING
SCALE: 1/16" = 1'-0"



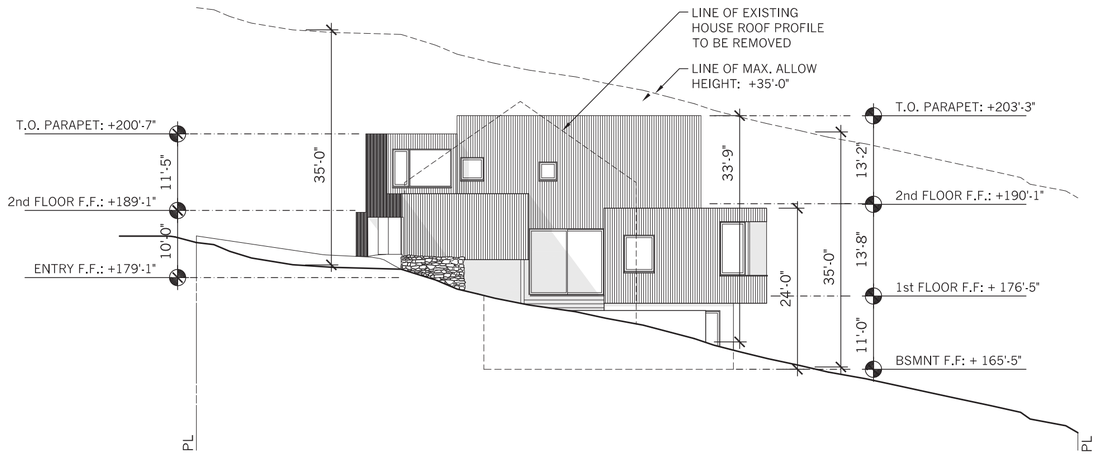
SECTION A, PROPOSED
SCALE: 1/16" = 1'-0"



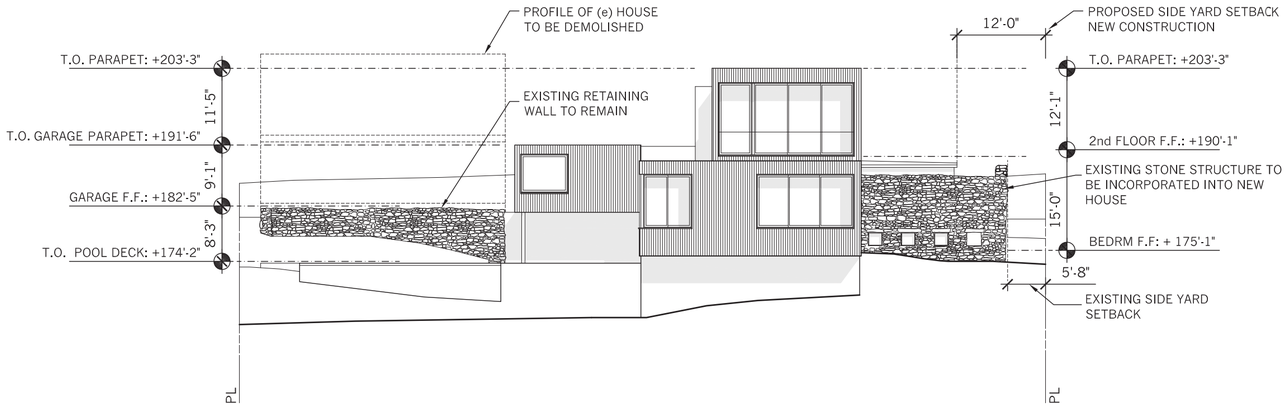
SECTION B, PROPOSED
SCALE: 1/16" = 1'-0"



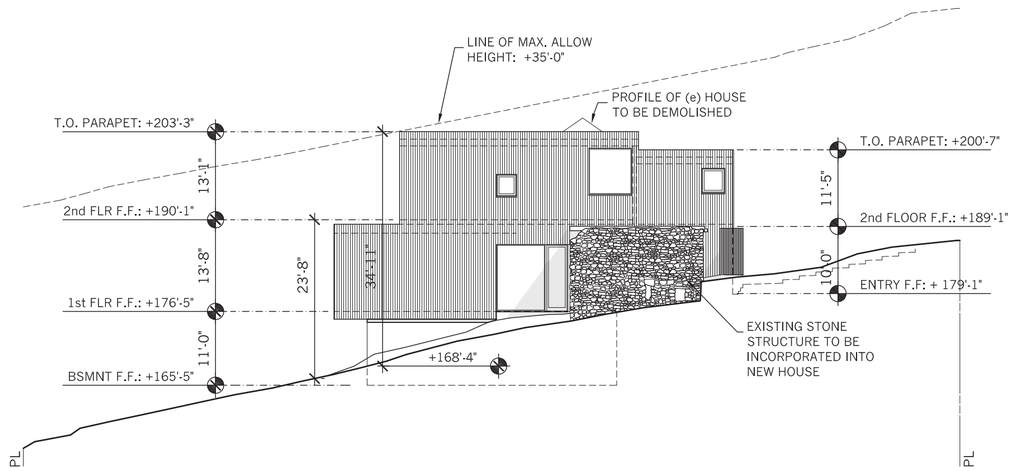
SECTION C, PROPOSED
SCALE: 1/16" = 1'-0"



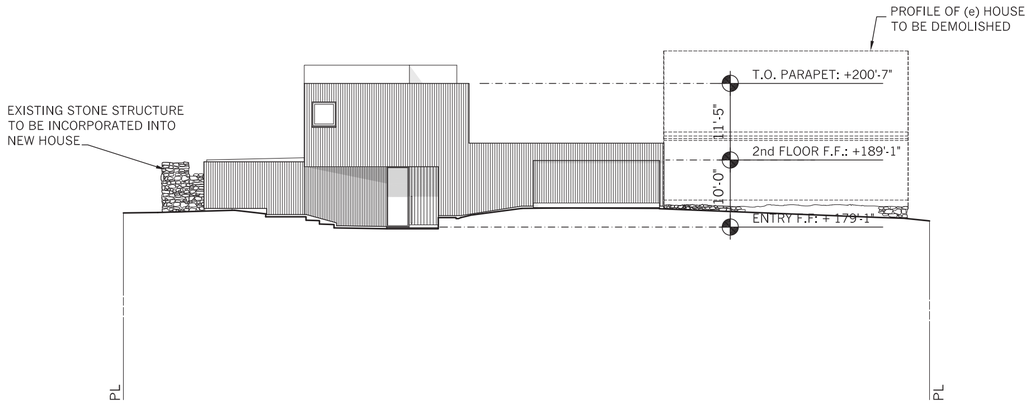
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



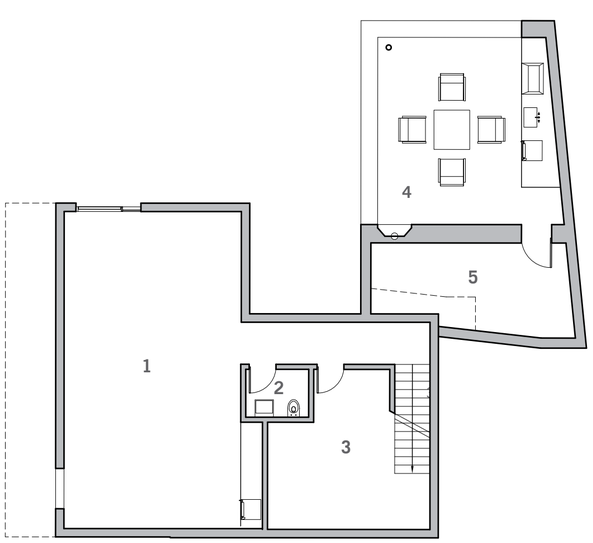
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



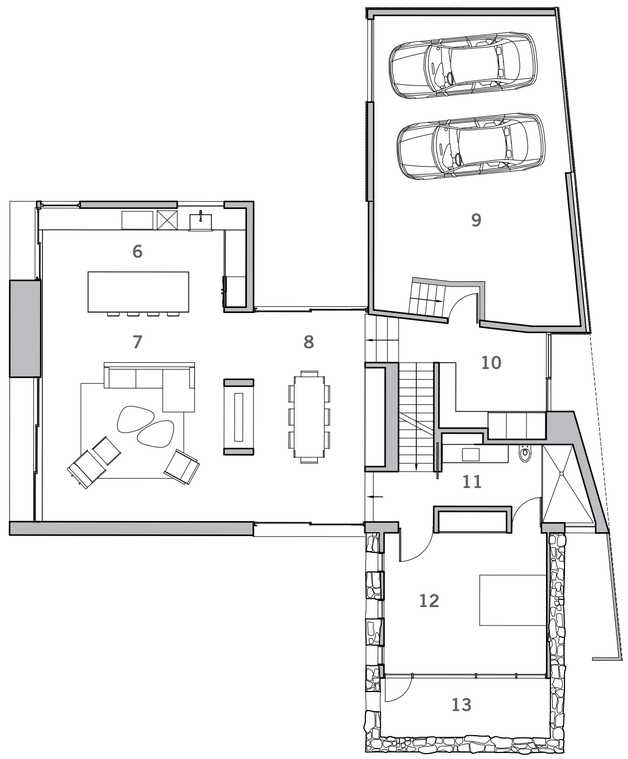
EAST ELEVATION
SCALE: 1/16" = 1'-0"

ROOM LEGEND:

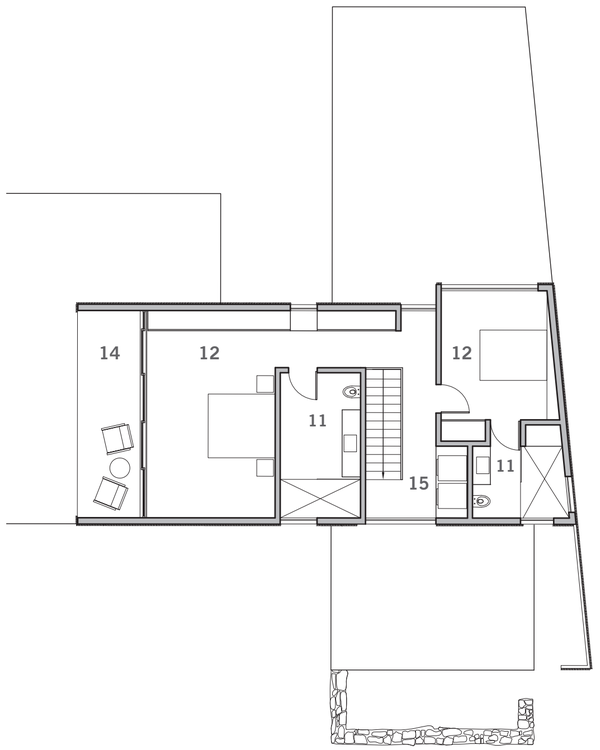
1. BASEMENT
2. POWDER ROOM
3. STORAGE
4. OUTDOOR COVERED PATIO (AT POOL DECK LEVEL)
5. STORAGE/EQUIPMENT
6. KITCHEN
7. LIVING ROOM
8. DINING ROOM
9. GARAGE
10. ENTRY
11. BATHROOM
12. BEDROOM
13. COURTYARD
14. PATIO
15. LAUNDRY



BASEMENT PLAN
SCALE: 3/32" = 1'-0"
692 SQ. FT (FINISHED)
210 SQ. FT (UNFINISHED)



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
1,517 SQ. FT
+ 584 SQ. FT UNFINISHED GARAGE



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
965 SQ. FT

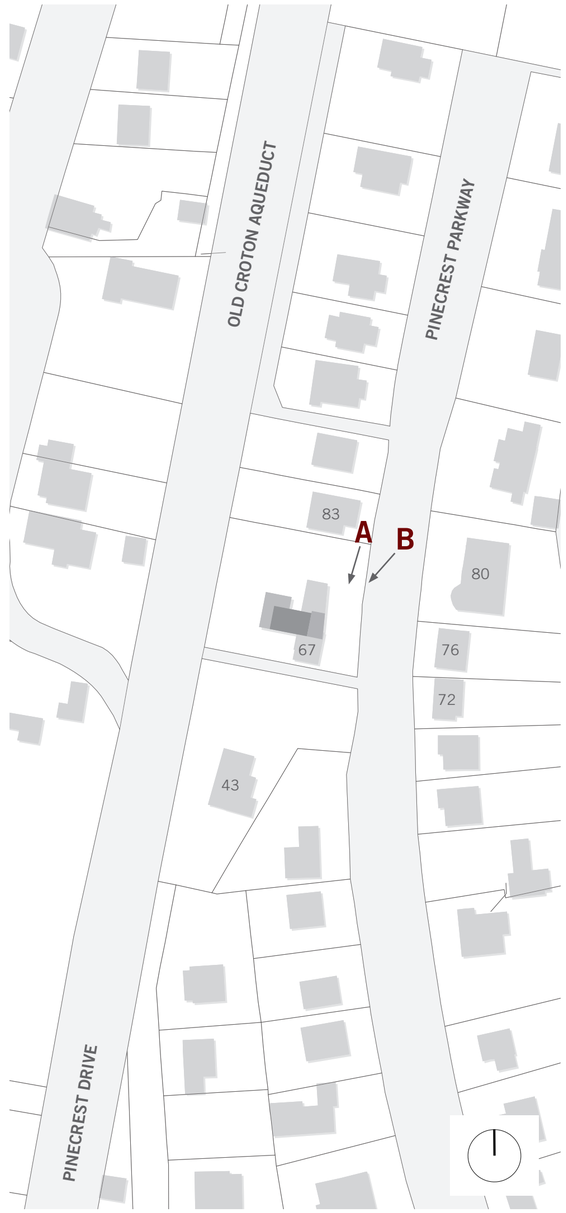
JACOBSCHANG ARCHITECTURE
39 E. 13TH STREET . 4TH FLOOR . NEW YORK, NY 10003 . P: (212) 481-8455

EXISTING: VIEW A
(FROM 83 PINECREST PARKWAY FRONT YARD)

PROPOSED: VIEW A
(FROM 83 PINECREST PARKWAY FRONT YARD)

EXISTING: VIEW B
(FROM STREET FACING SOUTH)

PROPOSED: VIEW B
(FROM STREET FACING SOUTH)

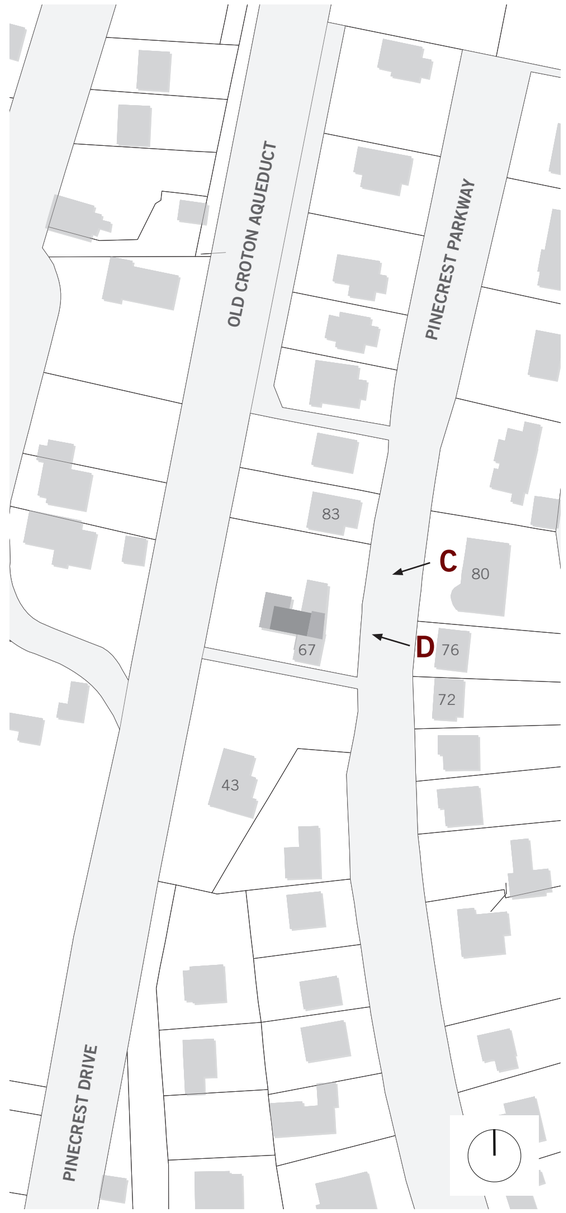


EXISTING: VIEW C
(FROM 80 PINECREST PARKWAY AT FRONT PORCH WINDOW)

PROPOSED: VIEW C
(FROM 80 PINECREST PARKWAY AT FRONT PORCH WINDOW)

EXISTING: VIEW D
(FROM 76 PINECREST PARKWAY FROM FRONT STEPS BELOW FRONT WINDOW)

PROPOSED: VIEW D
(FROM 76 PINECREST PARKWAY FROM FRONT STEPS BELOW FRONT WINDOW)



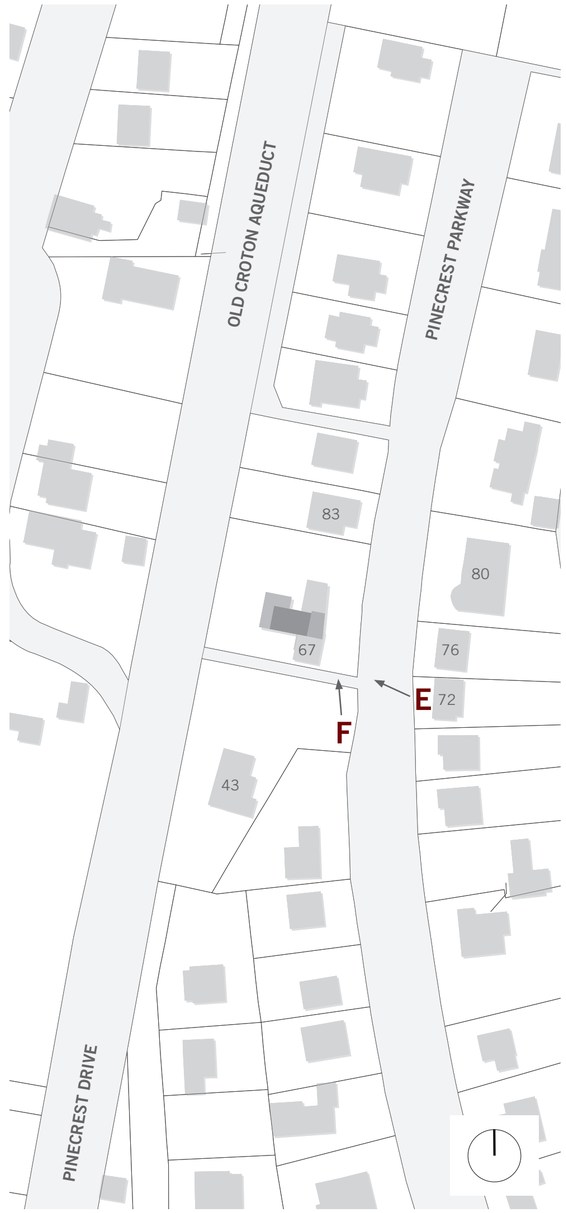
KEY PLAN

EXISTING: VIEW E
(FROM 72 PINECREST PARKWAY, TOP OF FRONT STEPS, BELOW FRONT WINDOWS)

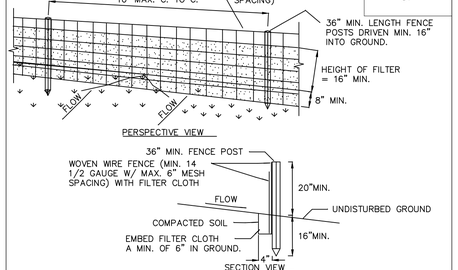
PROPOSED: VIEW E
(FROM 72 PINECREST PARKWAY, TOP OF FRONT STEPS, BELOW FRONT WINDOWS)

EXISTING: VIEW F
(FROM SIDEWALK FACING NORTH)

PROPOSED: VIEW F
(FROM SIDEWALK FACING NORTH)



SYMBOL —SF—



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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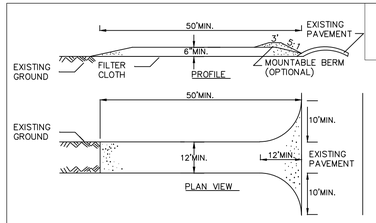
SILT FENCE

SYMBOL



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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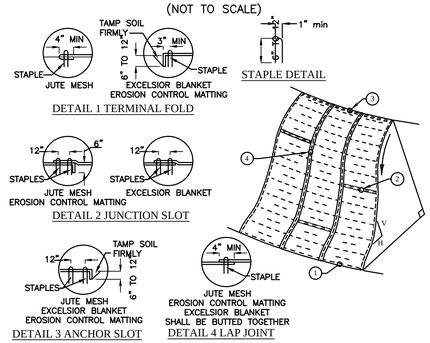
LANDGRADING SPECIFICATIONS

ROLLED EROSION CONTROL DETAIL

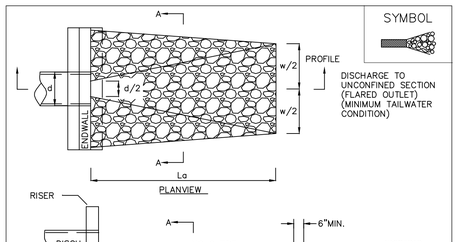
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS

1. APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
2. APPLY FERTILIZER, LIME AND SEED PRIOR TO PLACING MATTING.
3. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X150' ROLL OF MATERIAL.
4. DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
5. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

SYMBOL



NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS
MINIMUM TAILWATER CONDITIONS

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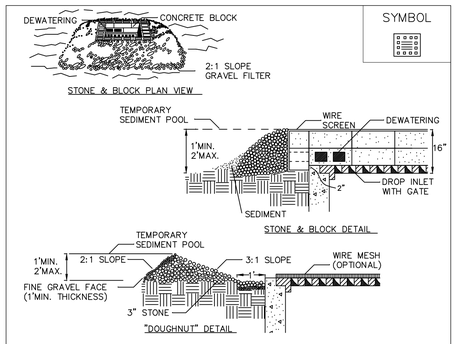
RIPRAP OUTLET PROTECTION

SYMBOL



CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

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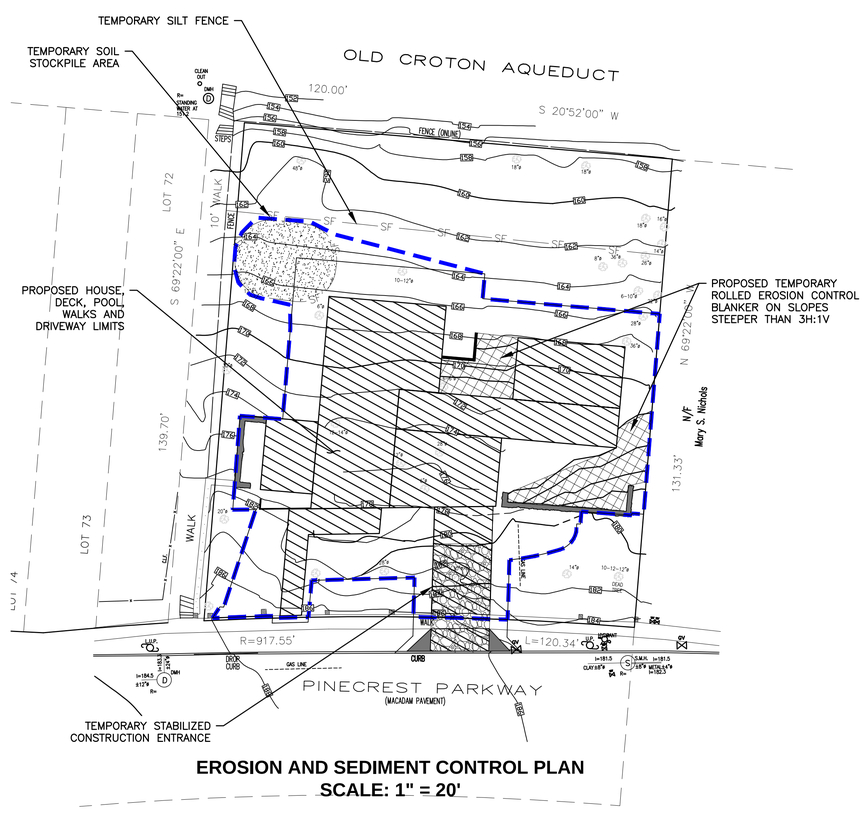
STONE & BLOCK DROP INLET PROTECTION



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
2. THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT, OR PROPERTY LINE.
3. MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
4. EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
5. WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
6. WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
7. OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SWALES.
8. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
9. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
10. ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
11. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
12. AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISKED OR TILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
13. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
14. SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE. LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
15. PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED FOR TO ACHIEVE FINAL STABILIZATION.
16. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).
17. WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EBX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
18. WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
19. EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
20. IN AREAS WHERE SOIL DISTURBACE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CREASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
21. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
22. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEPT CLEAN AT THE END OF EACH WORK DAY.
23. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR FRAYED.
24. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPPING DEVICES WHEN ACCULULATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

GOOD HOUSEKEEPING

1. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
2. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
3. GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE LISTED BELOW:

- FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
- FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
- A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
- WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
- DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.
- ALL RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRADING.

4. VEHICLE MAINTENANCE – ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FUEL WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
5. SPILL PREVENTION AND RESPONSE – THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:

- PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
- THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSDEC IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
- THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
- OILS, AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
- OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITE.
- DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
- USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
- USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
- REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
- PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:

  THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS; AND

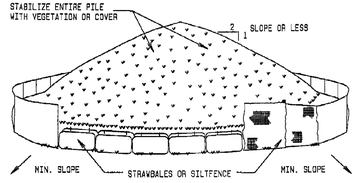
  THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND

  THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND

  THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.

- SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

Soil Stockpiling



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL FOR INSTALLATION OF SILTFENCE.

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Surveying & Engineering, P.C.

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OWNER
LAURA SEQUENZIA AND JULIE TYSON
67 PINECREST PARKWAY
HASTINGS ON HUDSON NY 10706

ARCHITECT
JACOBSCHANG ARCHITECTURE
39 EAST 13TH STREET 4TH FLOOR
NEW YORK NY 10003
P: 212 481 8455
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SURVEYOR
RAKESH BEHAL
64 VIRGINIA AVE
DOBBS FERRY NY 10522

ENGINEER
BADEY & WATSON, SURVEYING AND ENGINEERING, INC.
3063 ROUTE 9
COLD SPRING NY 10516

SEQUENZIA / TYSON RESIDENCE

67 PINECREST PARKWAY
HASTINGS ON HUDSON NY 10706

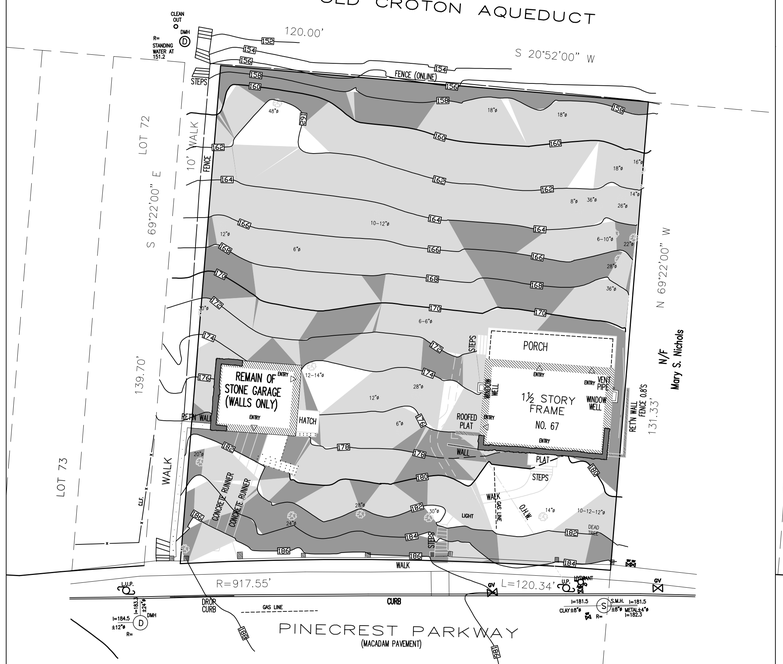
REVISION	DATE	DESCRIPTION
0	03/15/2018	ORIGINAL DWG

SEAL:

PRELIMINARY

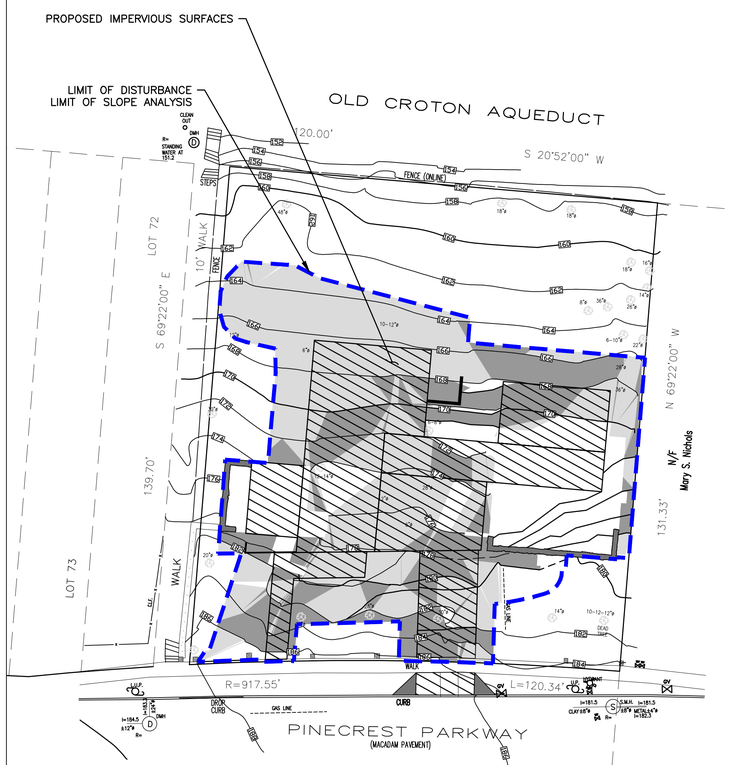
EROSION AND SEDIMENT CONTROL PLAN,NOTES AND DETAILS

C.102



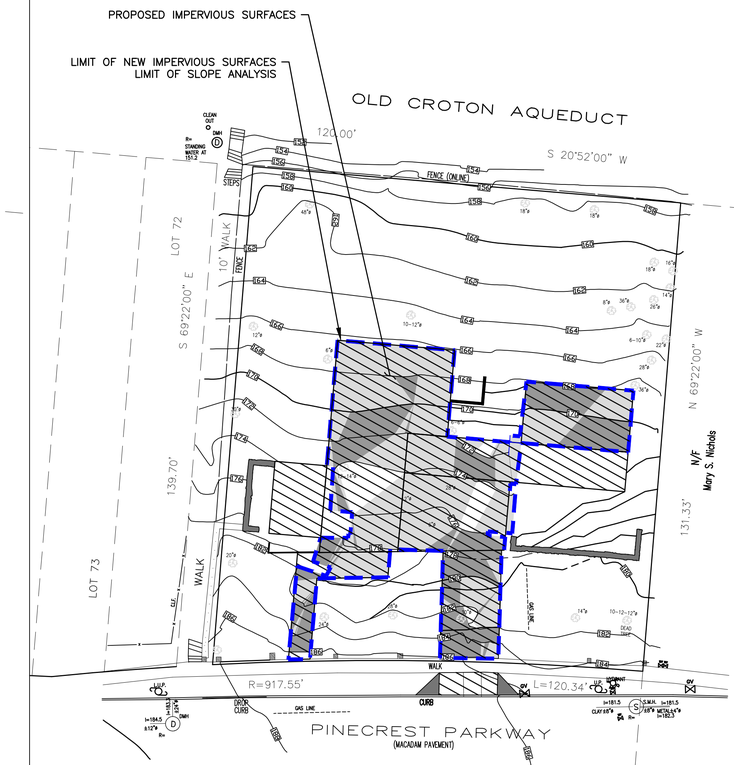
LAYOUT A: EXISTING CONDITION SLOPE ANALYSIS
SCALE: 1" = 20'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	25.00%	8856.60	
2	25.00%	999.00%	3849.60	



LAYOUT B:LIMIT OF DISTURBANCE SLOPE ANALYSIS
SCALE: 1" = 20'

Slopes Table					PERCENT OF DISTURBANCE IN STEEP SLOPE RANGE
Number	Minimum Slope	Maximum Slope	Area	Color	
1	15.00%	25.00%	4486.94		50.6 %
2	25.00%	999.00%	2444.26		63.4 %



LAYOUT C: LIMIT OF NEW IMPERVIOUS SLOPE ANALYSIS
SCALE: 1" = 20'

Slopes Table					PERCENT OF DISTURBANCE IN STEEP SLOPE RANGE
Number	Minimum Slope	Maximum Slope	Area	Color	
1	15.00%	25.00%	2268.68		25.6 %
2	25.00%	999.00%	1198.98		31.1 %

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SLOPE ANALYSIS

C.101

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:
Sequenzia - Steep Slopes, Stormwater Management and Erosion Control

Project Location (describe, and attach a location map):
67 Pinecrest Parkway, Hastings-on-Hudson

Brief Description of Proposed Action:
Redevelopment of residential property, including reconstruction/relocation of existing single-family residence to be served by existing public water and sewer service connections.

Name of Applicant or Sponsor:	Telephone: (917) 208-8519
Laura Sequenzia	E-Mail: laura_sequenzia@condenast.com

Address:
67 Pinecrest Parkway

City/PO:	State:	Zip Code:
Hastings-on-Hudson	NY	10706

	NO	YES
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.	☑	☐
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: Village of Hastings-on-Hudson - Planning Board Approval for Site Plan, Building Department Building Permit, Highway Department Curb Cut/Road Opening	☐	☑

3.a. Total acreage of the site of the proposed action? 0.369 acres
b. Total acreage to be physically disturbed? 0.250 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.369 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☑ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	☐	☑	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
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	
	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? 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:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Margaret McManus / Badey & Watson Date: March 15, 2018

Signature: Margaret McManus

PRINT FORM

April 11, 2018

The Schiffer's

80 Pinecrest Parkway

Hastings, NY, 10706

To the members of the Zoning and Planning Board,

We are writing as we are concerned about the home to be constructed at 67 Pinecrest Parkway, Hastings, directly across the street from our home at 80 Pinecrest Parkway. We have lived at this residence for more than ten years and, I, Todd Schiffer, grew up and graduated from the Hastings Schools.

When we purchased our home from the original owners and builders, the Capuano's we realized our home was designed with the view of the Palisades and the Hudson River in mind. The height of the home at 67 Pinecrest Parkway was taken into consideration in the construction of our home by the architects as well it was part of our determination of buying our home from the previous owner. The advantage of this picturesque view played a part in the price of our home when we purchased it as well as a determining factor in the recent reassessment of our home value and part of the fourteen thousand dollar per year increase that recently occurred in Hastings.

We are very concerned that our view as well as our home value is in jeopardy with the new construction being proposed. The home on the 67 Pinecrest Parkway has been an eye sore as it has dilapidated over the entire time we have lived in our home and has even presented a hazardous situation to ourselves and the neighbors. Since the recent purchase of the property even poorer handling of the yard has led to even lower visual appeal.

There is significant land north to south that has an old deteriorating stable on the property allowing a family to give them significant increases in square footage of the home by increasing the footprint of the home without increasing the height of the home. By extending the footprint and just maintaining the present height we would lose some of our view but would not compromise it to a huge detrimental effect.

We live in Hastings for many reasons and I returned to my home for the people, our schools but our home was particularly purchased for the outstanding view of our topography. We ask the boards to help us maintain what we have, what we bought and what we have been significantly assessed in our taxes. Thank you for your consideration.

Cindy and Todd Schiffer