

David A. Barbuti, Architect, P.C.
150 White Plains Road Suite 103
Tarrytown, New York 10591
t-914.909.5143
f-914.909.5144
e-mail-dave@barbutiarchitects.com

July 19, 2018

Village of Hastings on Hudson
Planning Board
7 Maple Place
Hastings on Hudson, New York
Attn: Ms. K. Sullivan, Planning Board Chairperson

Re: Amendment to Steep Slope approval
Addition and alteration to
Existing 1 family dwelling
6 Fulton Street
Hastings on Hudson, New York
DAB Job # 160901

Dear Chairperson Sullivan and Planning Board members:

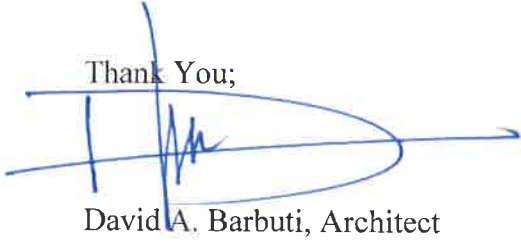
Attached please find three (3) copies of As-built Site Plans for review to amend the previously approved Steep Slope application.

The following is a brief summary of modifications to the previously approved Steep Slope application and Site Plan drawings.

- The front sidewalk was removed, and a new paver sidewalk leading to the new driveway was installed. The existing sidewalk encroachments in the Village right-of-way were removed, and said area was stabilized and seeded.
- The number of proposed trees along the southerly and easterly property lines was reduced due to the fact that areas had encountered subsurface rock, prohibiting the planting of all of the approved number of trees. The number of trees reduced at the southerly property line was 5, and at the easterly property line was 2.
- The Contractor regraded areas at the rear of the dwelling, which added sq. footage to the total areas of the 15%-25% (+1,140 sq. ft.), and in the 25% and greater areas (+199 sq. ft.), as indicated by the revised Steep Slope Analysis as prepared by Ward Carpenter Land Surveyors dated July 19, 2018.

If you should have any questions or comments, or require additional information, please feel free to contact my office at 914.909.5143, or my cell at 914.760.1120.

Thank You;

A handwritten signature in blue ink, consisting of a large, stylized 'D' followed by 'A. Barbuti'.

David A. Barbuti, Architect

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: ☐ Site Plan (§295-104) ☐ Subdivision (Article XIII)
(Check all that apply) ☒ Steep Slopes (§295-147) ☐ View Preservation (§295-82)

Property owner: MS. ELLEN KER-GEIGER
Property address: 6 FULTON ST.
Name all streets on which the property is located: FULTON ST.
SBL: 4.140.146-22 Zoning District: R10

Applicant: DAVID A. BARBUTI, ARCHITECT
Standing of applicant if not owner: ARCHITECT
Address: 150 WHITE PLAINS RD SUITE 103 TARRYTOWN
Daytime phone number: 914-760-1120 Fax number: 914-909-5144
E-mail address: dave@barbutiarchitects.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:

REQUESTING AMENDMENT to PREVIOUSLY
APPROVED STEEP SLOPE APPLICATION for
AN ADDITION to EXISTING 1 FAMILY
DWELLING.

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 23rd day
of July, 2018

Signature of the Applicant

JOANNE SMITH
Commissioner of Deeds
City of Yonkers, New York
Commission Expires 11/30/19

Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : DAVID BARBUTI (FOR OWNER), being duly sworn, deposes and says that he/she resides at 150 WHITE PLAINS RD TARRYTOWN. 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 A-140 Block 140 and Lot 22 of the tax map, and that he/she hereby authorized DAVID A. BARBUTI, RA. 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 23rd day
of July, 2018

Signature of the Owner

Notary Public

JOANNE SMITH
Commissioner of Deeds
City of Yonkers, New York
Commission Expires 11/30/19

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)	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: (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; (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; (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 (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.	REVISED SITE PLAN DWGS & 1 STEEP SLOPE ANALYSIS HAVE BEEN PROVIDED
§ 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.	REVISED LANDSC. PLAN PROVIDED
§ 249-7(3)	Architectural plans, elevations, sections of the structures and related improvements.	N/A
§ 249-7(4)	A statement prepared by a licensed architect, registered landscape architect or engineer describing: (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; (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 (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	A LETTER PREPARED BY ARCHITECT ADDRESSING THESE ITEMS IS PROVIDED
§ 249-7(5)	A plan submitted under the seal of a licensed professional engineer showing and certifying the following: (a) All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion and water. (b) The calculated volume of water runoff from the slope(s) and from the lot in question, as unimproved. (c) The calculated volume of water runoff from the slope(s) and from the lot in question, as improved. (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.	INCLUDED IN ORIG. APPLIC. PACKAGE.
§ 249-7(6)	A statement made under the seal of a licensed professional engineer certifying that: (a) The proposed activity will disturb the steep slope area to the minimum extent possible; and (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.	A LETTER EXPLAINING AS BUILT CONDITIONS PROVIDED
§ 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.	NOTICES SENT
§ 249-7(8)	The Planning Board may, at its discretion, waive any of the requirements of Subsection A except Subsection A(7). <u>Indicate if any waivers are being requested</u>	249-7(3)

*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

7/19/18

DAVID A. DARBUTI

ARCHITECT

Ms. E. Kera
158 Revolutionary Rd.
Briarcliff Manor, New York

July 07, 2018

Village of Hastings on Hudson
Department of Buildings
7 Maple Avenue
Hastings on Hudson, New York

RE: Proposed addition and alteration
6 Fulton Street
Hastings on Hudson, New York

Dear Mr. Minozzi;

I, Ms. E. Kera, give David A. Barbuti, Architect, my permission to act as agent for the filing and signing of Permits for the Building Department, Planning, and Zoning Board applications and all other application filings at the above referenced address.

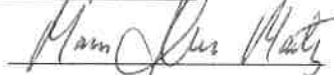
If you should have any questions or comments, please feel free to contact me at 914-419-2189.

Sincerely,



Sworn to before me this 7th day of

July, 2018.



Notary

MARY THERESA MARTZ
Notary Public, State of New York
No. 01MA6097354
Qualified in Westchester County
Commission Expires Aug. 18, 2022

617.20
Appendix B
Short Environmental Assessment Form

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 KERA RESIDENCE							
Project Location (describe and attach a location map) 6 FULTON STREET HASTINGS ON HUDSON							
Brief Description of Proposed Action CONSTRUCT A 2 STORY ADDITION AND INTERIOR ALTERATIONS TO THE EXISTING 1 FAMILY DWELLING							
Name of Applicant or Sponsor David A Barbuti RA		Telephone 914 969 5143 E-Mail dave@barbutiarchitects.com					
Address 150 White Plains Road							
City/PO Tarrytown		State NY	Zip Code 10591				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval Building Department			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3 a. Total acreage of the site of the proposed action? 0.248 acres b. Total acreage to be physically disturbed? 0.0495 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Parkland							

5. Is the proposed action:	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public private water supply?	NO	YES	
If No, describe method for providing potable water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Is the site or building (structure) listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archaeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies designated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes, identify the wetland or waterbody and extent of alterations in square feet or acres _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply.			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural grasslands <input type="checkbox"/> Early mid-successional			
<input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes:			
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		
If Yes, briefly describe _____			
A SWPPP IS SUBMITTED WITH THE APPLICATION _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant sponsor name: <u>David A Barbati RA</u>	Date: <u>7/18/18</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No. or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10 Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11 Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div style="display: flex; justify-content: space-between;"> <div>_____ Name of Lead Agency</div> <div>_____ Date</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>_____ Print or Type Name of Responsible Officer in Lead Agency</div> <div>_____ Title of Responsible Officer</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>_____ Signature of Responsible Officer in Lead Agency</div> <div>_____ Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

David A. Barbuti, Architect, PC
150 White Plains Road Suite #103
Tarrytown, New York 10591
t-914.909.5143
f-914.909.5144
email-dave@barbutiarchitects.com

July 19, 2018

Proposed addition and alteration to
existing 1 family dwelling
6 Fulton Street
Hastings-on-Hudson, New York
4.140-146-22

Pursuant to Section 249-7(4) of the Steep Slope section of the Village Code, a, b, and c will be addressed in the following.

- a. The methods that were implemented in overcoming foundation and structural problems created by slope conditions, in preserving the natural watershed and in preventing soil erosion. All footings were taken below grade to a minimum depth of 42" below grade, or if rock is encountered, said footings was pinned to the rock with steel dowels and epoxied into the rock with an epoxy grout. At the area of the proposed addition, was proposal to maintain as close to the existing property contours that are presently on the site. The existing site, which has been vacant for several years contains little or no ground vegetation; by introducing lawn and ground cover, the watershed to adjacent properties will be reduced.
- b. The methods that were used to eliminate or mitigate water runoff to adjacent properties, and other properties that will be affected by increase runoff. The existing structure had roof leaders that dispersed to the ground and storm water is not captured. Under our proposal, we provided subsurface detention systems that will capture storm water and allow it to percolate into the soil. By changing the driveway configuration as proposed, it eliminated the sheeting of water down the steep existing driveway, and now capturing said water.

- c. The methods used to minimize the impact of changes in topography on adjacent and nearby properties through landscaping, retaining walls, and terracing. The property directly adjacent to adjacent neighbors will remain for the most part unchanged. The area along the new driveway will remain at the existing contour, and the new modular masonry retaining wall system base will be stepped to match existing grading.

If you should have any questions or comments, please feel free to contact my office at 914-909-5143.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David A. Barbuti', is written over the word 'Sincerely,'. The signature is stylized with a large, sweeping loop at the end.

David A. Barbuti, R.A.

David A. Barbuti, Architect, P.C.
150 White Plains Road Suite 103
Tarrytown, New York 10591
t-914.909.5143
f-914.909.5144
e-mail-dave@barbutiarchitects.com

July 18, 201

Village of Hastings on Hudson
Planning Board
7 Maple Place
Hastings on Hudson, New York
Attn: Ms. K. Sullivan, Planning Board Chairperson

Re: Amendment to the Steep slope analysis for
Addition and alteration to
Existing 1 family dwelling
6 Fulton Street
Hastings on Hudson, New York
DAB Job # 160901

Dear Chairperson Sullivan and Planning Board members:

Pursuant to Chapter 249, *Steep Slopes*, the following is an analysis of steep slope disturbances per **249-5 A** and **B**. (as-built values are indicated in red)

A. **Slopes in excess of 15% but not greater than 25%; max disturbance shall not total more than 35%.**

As Approved by Planning Board

Total slope area (15%-25%) = 2,603 sq. ft. total.

Total disturbed area (developed/paved, or regraded) = 378 sq. ft.

Percentage of developed area in 15%-25% sloped area = $2,603/378 = 14\% < 35\%$
(complies).

As-Built conditions

Total slope area (15%-25%) = **3,277 sq. ft. total.**

Total disturbed area (developed/paved, or regraded) = **1,518 sq. ft.**

Percentage of developed area in 15%-25% sloped area = $3,277/1,518 = 46.3\% > 35\%$

B. **Slopes in excess of 25%; max disturbance shall not total more than 25%.**

As Approved by Planning Board

Total slope area (excess of 25%) = 1,334 sq. ft. total.

Total disturbed area (developed/paved, or regraded) = 316 sq. ft.

Percentage of developed area in excess of 25% sloped area = $1,334/316 = 23.6\% < 25\%$
(complies).

As-Built conditions

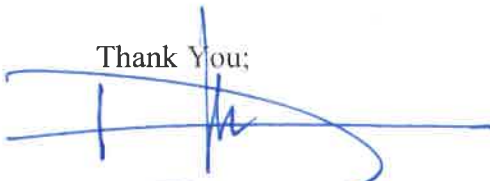
Total slope area (excess of 25%) = **1,444 sq. ft. total.**

Total disturbed area (developed paved, or regraded) = **515 sq. ft.**

Percentage of developed area in excess of 25% sloped area = $1,444/515 = 35.6\% > 25\%$

If you should have any questions or comments, or require additional information, please feel free to contact my office at 914.909.5143, or my cell at 914.760.1120.

Thank You;



David A. Barbuti, Architect

David A. Barbuti, Architect, P.C.
150 White Plains Road Suite 103
Tarrytown, New York 10591
t-914.909.5143
f-914.909.5144
e-mail-dave@barbutiarchitects.com

July 19, 2018

Village of Hastings on Hudson
Planning Board
7 Maple Place
Hastings on Hudson, New York
Attn: Ms. K. Sullivan, Planning Board Chairperson

Re: Special hardship exception (Section 249-8)
to Steep Slope amended approval for the
Addition and alteration to
Existing 1 family dwelling
6 Fulton Street
Hastings on Hudson, New York
DAB Job # 160901

Dear Chairperson Sullivan and Planning Board members:

Pursuant to Section 249-8 Special hardship exception of the Steep Slope chapter of the Village Code, we are respectfully requesting that the Planning Board grant a hardship exemption to the requirements of Section 249-5 A and B of the Steep Slope chapter for the following reasons:

- A. The lot cannot be developed without disturbing more than the percentage limits in Section 249-5.

Under the original application approval, the referenced property was under the values as prescribed in 249-5. The values changed as a result of the contractor regrading the rear of the property, thus modifying the Steep Slope areas. The values indicated on the Steep Slope Survey, prepared by Ward Carpenter Land Surveyors depicts the increased areas in the 15%-25% slope areas (increased 1,140 sq. ft.), and in the 25% and greater slope areas (increased 199 sq. ft.); these increased areas were taken from the 0%-15% slope areas. This is a result of the contractor's inexperience in understanding and dealing with the Steep Slope requirements.

- B. The proposed construction/disturbance is not contrary to the objectives of this chapter.

The intent of meeting the steep slope objectives is not debated, it is clearly a result of the contractor's incompetence for regrading areas at the rear, and creating greater steep slope areas, leaving the Owner with the undertaking of amending the Steep Slope application and requesting the Special hardship exemption.

- C. The steep slope area or areas will be disturbed to the minimum extent consistent with the objectives of this chapter.

The existing steep slope areas have for the most part been maintained at the existing conditions, it is only the fact of the contractor regrading the areas adjacent to the existing that have created greater steep slopes; this evident by comparing the *approved* and *as-built* Steep Slope Survey, prepared by Ward Carpenter Land Surveyors.

- D. Appropriate mitigation measures will be taken to prevent, to the maximum extent practical, the adverse environmental effects of such disturbance of the steep slope area.

As previously stated, this is clearly a result of the contractor's incompetence for regrading areas at the rear, and creating greater steep slope areas, leaving the Owner with the undertaking of amending the Steep Slope application and requesting the Special hardship exemption. It was always the intent of the Owner to follow the guidelines as set forth in requirements of the Village Code.

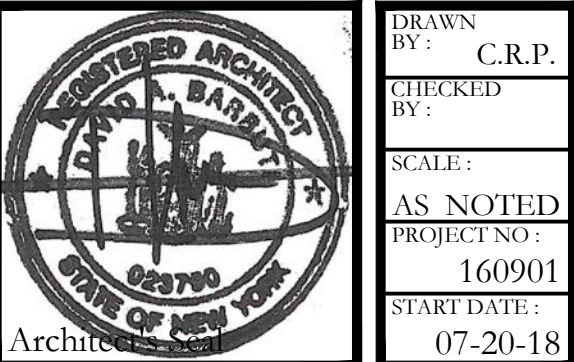
- E. The requirements of Section 249-7 of this chapter have been met.

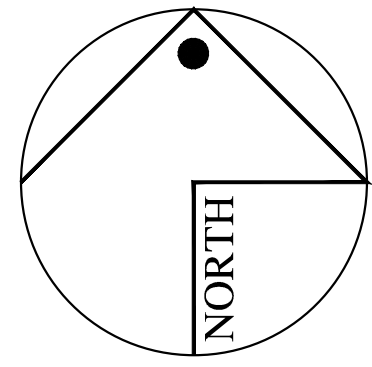
All of the requirements of Section 249-7 have been met, as part of the application package, we have provided a copy of the originally *approved* affected Site Plan drawings and Steep Slope analysis Survey, and those of the *as-built* ones.

If you should have any questions or comments, or require additional information, please feel free to contact my office at 914.909.5143, or my cell at 914.760.1120.

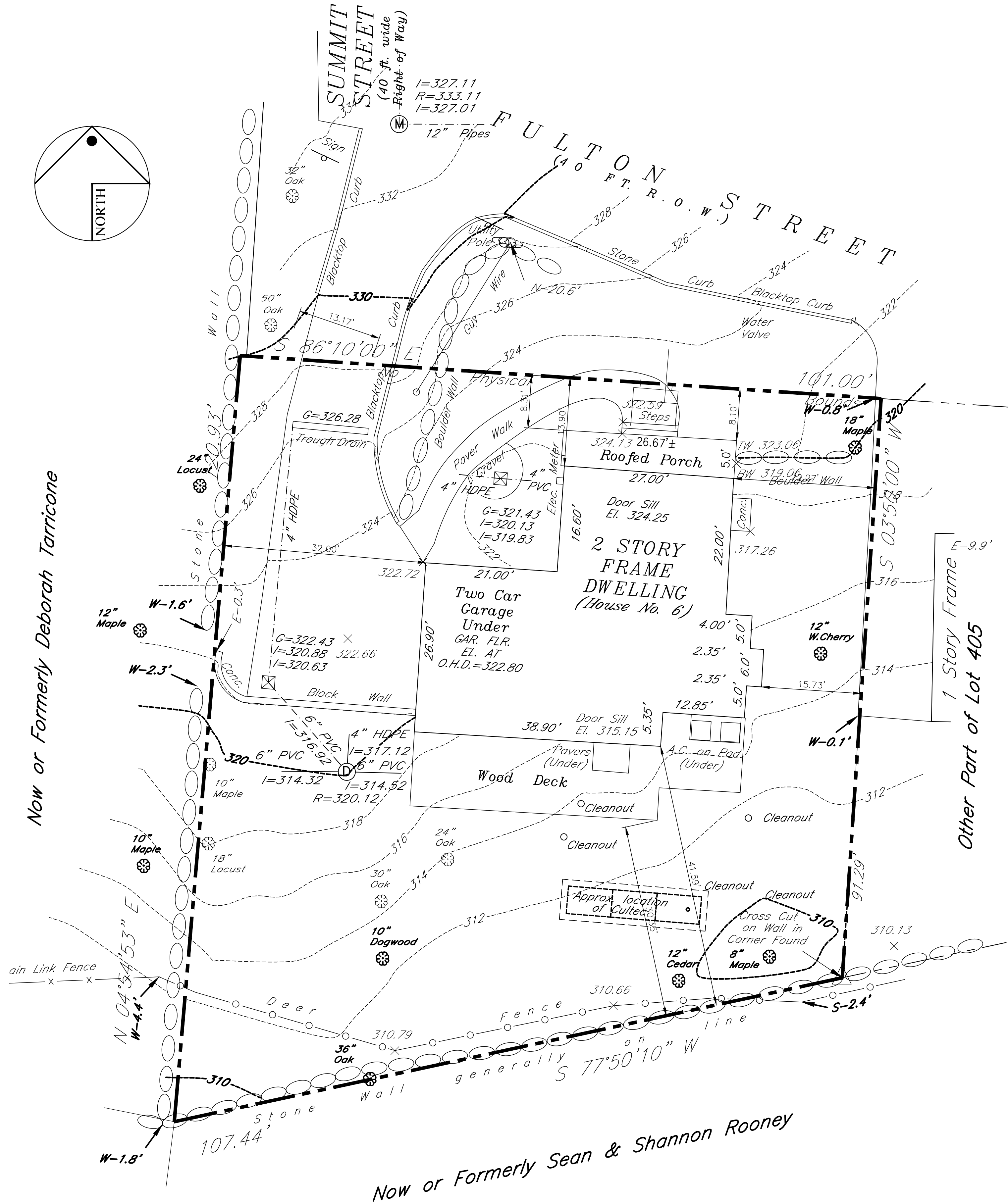
Thank You;

David A. Barbuti, Architect





Now or Formerly Deborah Tarricone



AS-BUILT SITE PLAN

SCALE: 1" = 10'-0"

AS BUILT SITE CONDITIONS TAKEN FROM FINAL AS-BUILT SURVEY
PREPARED BY WARD CARPENTER ENGINEERS, INC DATED JUNE 22, 2018

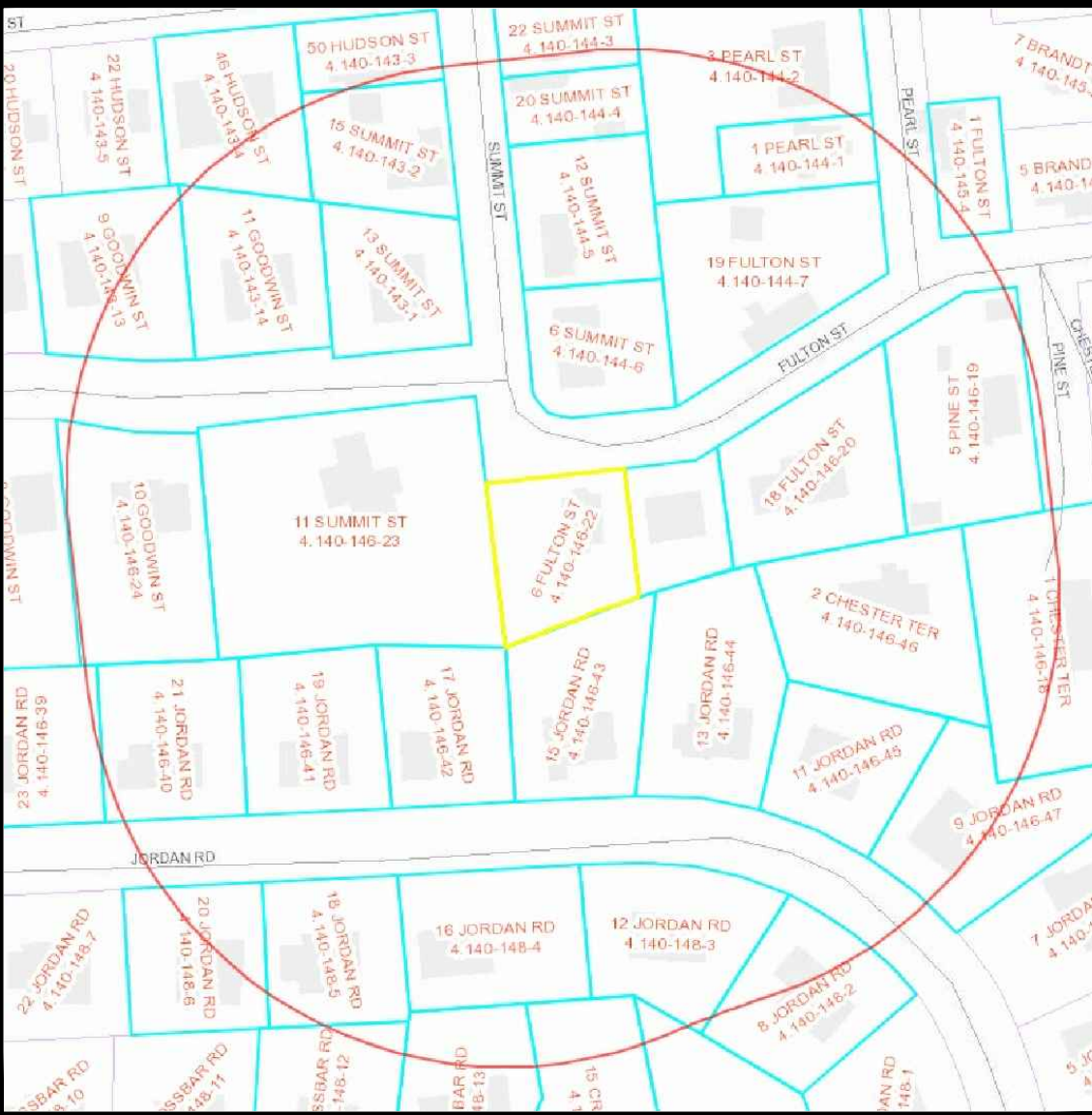
PROPOSED ADDITION AND ALTERATIONS TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER

6 FULTON STREET, HASTINGS-ON-HUDSON, NEW YORK

AS BUILT SET

LOCATION MAP

NO SCALE



BUILDING CODE REQUIREMENTS 2015 INTERNATIONAL RESIDENTIAL CODE WITH 2016 NYS UNIFORM CODE SUPPLEMENT

CHAPTER 1 GENERAL REQUIREMENTS	SECTION 101 - TITLE, SCOPE AND PURPOSE THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 102 GENERAL REQUIREMENTS	SECTION 102 - SCOPE THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 103 DESIGN CRITERIA	SECTION 103 - DESIGN CRITERIA THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 104 FIRE RESISTANT CONSTRUCTION	SECTION 104 - FIRE RESISTANT CONSTRUCTION THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 105 LIGHT, VENTILATION AND HEATING	SECTION 105 - LIGHT, VENTILATION AND HEATING THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 106 MINIMUM ROOM AREAS	SECTION 106 - MINIMUM ROOM AREAS THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 107 CEILING HEIGHT	SECTION 107 - CEILING HEIGHT THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.
SECTION 108 HEAD OF EGRESS	SECTION 108 - HEAD OF EGRESS THESE PROVISIONS SHALL BE KNOWN AS THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES AND REFERRED TO HEREIN AS THE UNIFORM CODE. THE UNIFORM CODE INCLUDES THE FOLLOWING CODE DOCUMENTS AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC): IBC, IRC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, IBC, IFC, SPECIFIC PRINTINGS AS NOTED IN 2016 NYS CODE SUPPLEMENT. EACH OF THESE INTERNATIONAL CODE CODE DOCUMENTS SHALL BE DEEMED TO BE INCORPORATED BY THE PUBLICATION ENTITLED "2016 UNIFORM CODE SUPPLEMENT" AS PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF STATE.

DESIGN CRITERIA

2015 INTERNATIONAL RESIDENTIAL CODE WITH 2016 NYS UNIFORM CODE SUPPLEMENT									
TABLE R302(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND SNOW LOAD 20 PSF	WIND SPEED (MPH) 30 MPH	SEISMIC DESIGN CATEGORY C	SUBJECT TO DAMAGE FROM						
			WEATHERING	FRONT LINE DEPTH 3'-6"	TERMINI	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS		
			SEVERE	SEVERE	MODERATE	YES	N/A		
TABLE R302.5 - MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in psf)									
USE	MIN. LOAD				LOAD REQUIRED				PROVIDED
ATTICS WITHOUT STORAGE					10 PSF				10 PSF
ATTICS WITH STORAGE					20 PSF				20 PSF
DECKS					40 PSF				40 PSF
EXTERIOR BALCONIES					60 PSF				60 PSF
FIRE ESCAPES					40 PSF				40 PSF
GUARDRAILS AND HANDRAILS					200 PSF				200 PSF
GUARDRAILS INFILL COMPONENTS					50 PSF				50 PSF
PASSENGER VEHICLE GARAGES					50 PSF				50 PSF
ROOMS OTHER THAN SLEEPING ROOMS					40 PSF				40 PSF
SLEEPING ROOMS					30 PSF				30 PSF
STAIRS					40 PSF				40 PSF
MINIMUM ROOF LIVE LOADS (in psf per ASCE 7)									
GROUND SNOW LOAD 20 PSF	MIN. ROOF LIVE LOAD REQUIRED PER ASCE 7				PROVIDED				
	FLAT ROOFS WITH 1/4" PER FT. TO 3" ON 12 ROOF SLOPE - 30 PSF				35 PSF				
	(3 ON 12 TO 6 ON 12 ROOF SLOPE) - 285 PSF				30 PSF				
	(11 ON 12 OR GREATER ROOF SLOPE) - 225 PSF				30 PSF				

2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2016 NYS SUPPLEMENT

SECTION 1015 COMPLIANCE. RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF CHAPTER 4.									
SECTION 1015.1 COMPLIANCE MATERIALS. THE CODE OFFICIAL SHALL BE PERMITTED TO APPROVE SPECIFIC COMPUTER SOFTWARE, WORK SHEETS, COMPLIANCE MANUALS AND OTHER SIMILAR MATERIALS THAT MEET THE INTENT OF THE CODE.									
COMPLIANCE CAN BE DETERMINED THROUGH THE USE OF COMPUTER SOFTWARE DEVELOPED BY THE UNITED STATES DEPT. OF ENERGY (DOE) INCLUDING RESCHECK, RESCHECK PROGRAM USED - CALCULATIONS TO BE SUBMITTED WITH PERMIT APPLICATION.									
TABLE 301.1 - CLIMATE ZONES BY COUNTY									
SECTION 302.1 INTERIOR DESIGN CONDITIONS									
TABLE 402.1.1 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
CLIMATE ZONE	U-FACTOR	G-FACTOR	SKYLIGHT	GLAZED	CEILING	WALL	FLOOR	BASEMENT	GLAZED
1	0.35	0.60	NR	38	15	10	10	10	10
2	0.35	0.60	NR	38	15	10	10	10	10
3	0.35	0.60	NR	38	15	10	10	10	10
4	0.35	0.60	NR	38	15	10	10	10	10
5	0.35	0.60	NR	38	15	10	10	10	10
SEE IECC FOR TABLE FOOTNOTES									
THE ARCHITECT CERTIFIES THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE-2010 EDITION.									

LIST OF DRAWINGS

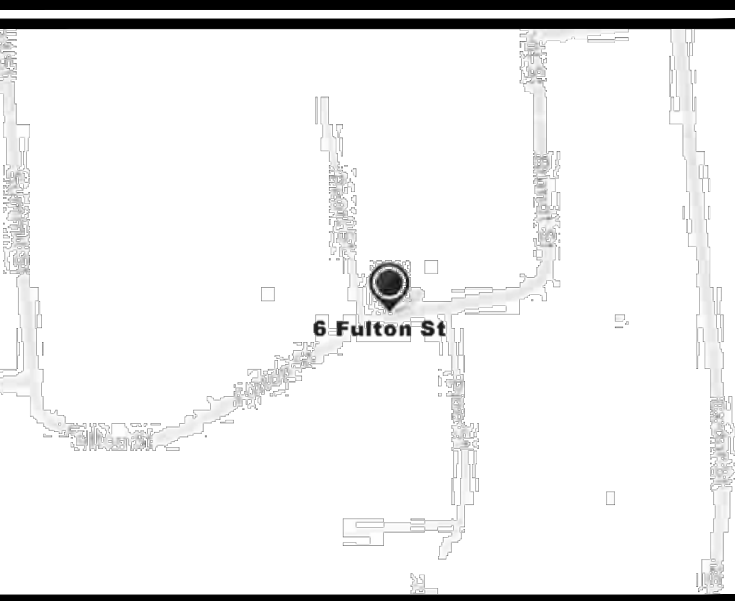
No.	DRAWING NAME
SP1	SITE PLAN/ SCHEDULES
SP2	SOIL EROSION CONTROL PLAN WITH SITE DEMOLITION
SP3	SITE GRADING PLAN WITH STEEP SLOPE HATCH
SP4	SITE UTILITY PLAN
SP5	SITE DETAILS
SP6	SITE DETAILS
SWMP1	STORM WATER MANAGEMENT PLAN
SWMP2	STORM WATER DETAILS
GN1	GENERAL NOTES SHEET No. 1
GN2	GENERAL NOTES SHEET No. 2
EX1	EXISTING FLOOR PLANS
EX2	EXISTING ELEVATIONS
D1	DEMOLITION FLOOR PLANS
D2	DEMOLITION ELEVATIONS
F1	FOUNDATION PLAN & FOUNDATION DETAILS
A1	BASEMENT PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	FRONT AND RIGHT SIDE ELEVATION
A6	REAR AND LEFT SIDE ELEVATION

CERTIFICATION

ALL EXISTING INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY :
WARD CARPENTER ENGINEERS, INC.
16 MAMARONECK AVENUE
WHITE PLAINS, NY 10601
TEL : 914-949-6000
DATED : SEPT. 7, 2016
LOT AREA : 10,820 SQ. FT.
TAX SECTION-BLOCK-LOT : 4:140-146-22
ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS

LOCATION MAP

NO SCALE



ZONING SCHEDULE

ZONING DISTRICT : R10 VILLAGE OF HASTINGS-ON-HUDSON USE GROUP : I-FAMILY DETACHED DWELLING			
ITEM	REQUIRED/ALLOWED	PROPOSED	AS-BUILT
MINIMUM LOT AREA (SQ. FT.)	10,000 S.F.	10,820 S.F.	10,820 S.F.
MINIMUM LOT WIDTH (FT.)	175 FT.	101 FT.	101 FT.
MINIMUM FRONT YARD SETBACK (FEET)	30 FT.	8.71 FT.	8.10 FT.
MINIMUM SIDE YARD SETBACK (FEET)	12 FT.	16.15 FT.	15.7 FT.
MINIMUM TOTAL SIDE YARD SETBACK (FEET)	30 FT.	47.54 FT.	47.70 FT.
MINIMUM REAR YARD SETBACK (FEET)	30 FT.	41.44 FT. TO HOUSE/30.30 FT. TO DECK	41.6 FT. TO HOUSE/30.33 FT. TO DECK
MAX. BUILDING COVERAGE (PERCENT)	25%	9.3%	16.3%
MAX. DEVELOPMENT COVERAGE (PERCENT)	35%	32.6%	33.9%
MAXIMUM HEIGHT (STORIES)(FEET)	2 1/2 STORIES/ 35 FT.	2 STORIES/ 30 FT.	2 STORIES/ 30 FT.

VARIANCES REQUIRED:
FRONT YARD SETBACK : 30 FT. REQ'D. 8.71 FT. PROPOSED
EXTENSION OF EXISTING NON-CONFORMING STRUCTURE

SHEET No.

SP1

REVISIONS

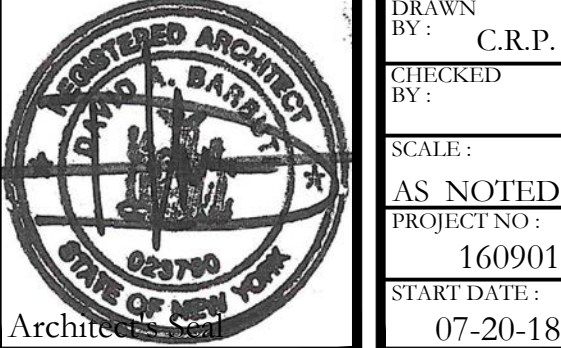
DWGS ISSUED

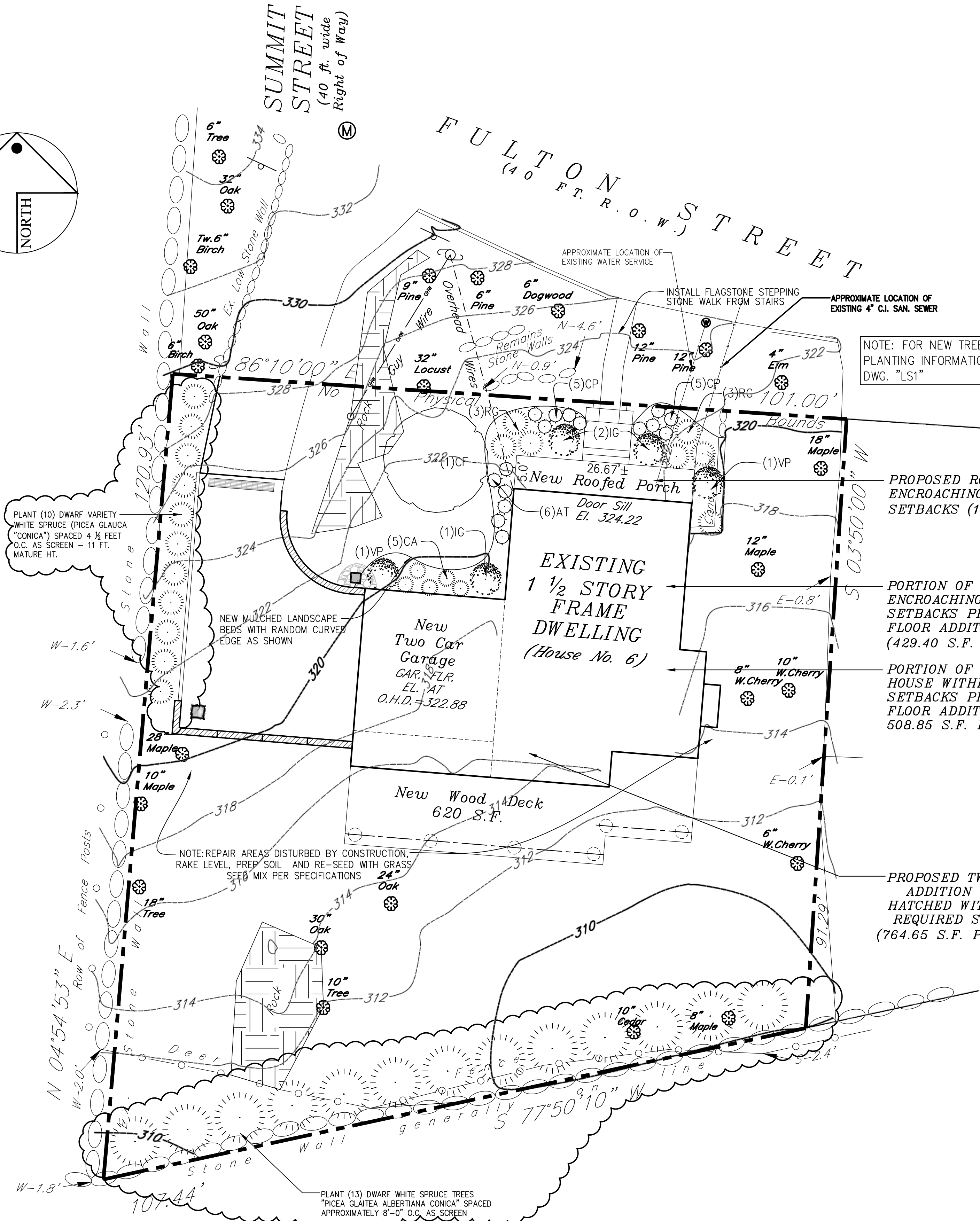
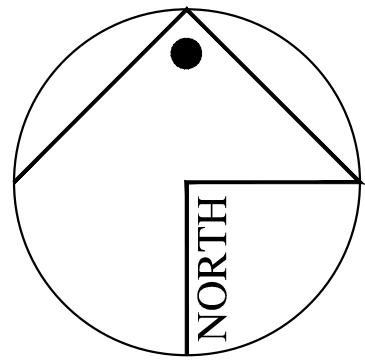
PROJECT NAME: AS-BUILT ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK
DWG. TITLE: SITE PLAN AND SCHEDULES

PROJECT NAME: AS-BUILT ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK
DWG. TITLE: SITE PLAN AND SCHEDULES

David A. Barbuti
Architect,PC

150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144





LANDSCAPING PLAN

SCALE: 1" = 10'-0"

EVERGREEN TREE

EVERGREEN TREE - GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY

GARDEN HOSE
3 GUYS OF 10 GAUGE
TWISTED WIRE 120 DEGREES
APART AROUND TREE
TURNBUCKLE
4" SOIL SAUCER
24" X 24" STAKE DRIVEN
FLUSH WITH FINISHED GRADE

DECIDUOUS TREE

DECIDUOUS TREE - PRUNE BACK 1/4' ON-SITE
SPRAY WITH ANTIDESICCANT ACCORDING TO
MANUFACTURER'S INSTRUCTIONS IF FOLIAGE IS
PRESENT. DOUBLE STRAND OF 10 GAUGE
GALVANIZED WIRE TWISTED
2 1/2" DIA.-10'-0" LONG CEDAR STAKES
WITH NOTCHED END (1'-0" EXPOSED) -
(2) STAKES PER TREE
CUT AWAY AND FOLD BACK BURLAP FROM
TOP OF BALL - CUT AND REMOVE WIRE CAGE
3' OF CEDAR MULCH
BACKFILL TREE WITH TOPSOIL AND PEAT MOSS
MIXED AT 3:1 RATIO BY VOLUME IN 8" LAYERS. ADD
STARTER FERTILIZER TO BACKFILL PER FERTILIZER
DIRECTIONS. WATER EACH LAYER UNTIL SETTLED

TREE AND SHRUB PLANTING NOTES
1. WRAP ALL DECIDUOUS TREES OVER 1" CALIBER WITH BURLAP OR ASPHALTIC CRINKLE KRAFT TREE WRAP.
2. TREE ROOT FLARE TO EXPOSED BY LANDSCAPE CONTRACTOR PRIOR TO PLANTING.
3. PLANT TREE AND SHRUBS SO ROOT FLARE IS LEVEL WITH OR 'SLIGHTLY' HIGHER THAN SURROUNDING EXISTING GRADE.
4. DO NOT MOUNT SOIL OR MULCH AT TREE BASE (NO 'VOLCANO' MOUNDS).
5. WATER TREES AND SHRUBS ONCE A DAY FOR FIRST THREE WEEKS AFTER PLANTING AND ONCE EVERY OTHER DAY THEREAFTER DURING FIRST GROWING SEASON. WATER MORE FREQUENTLY DURING HOT AND DRY WEATHER CONDITION.
6. TREE STAKES SHALL BE REMOVED NO LATER THAN ONE YEAR FROM DATE TREES ARE PLANTED.

DETAIL (TREE-SHRUB PLANTING DETAIL)

SCALE: 3/4" = 1'-0"

1
LS1

PROPOSED ROOFED PORCH
ENCROACHING INTO REQUIRED
SETBACKS (133.33 S.F.)

PORTION OF EXISTING HOUSE
ENCROACHING INTO REQUIRED
SETBACKS PROPOSED SECOND
FLOOR ADDITION ABOVE
(429.40 S.F. PER FLOOR)

PORTION OF EXISTING
HOUSE WITHIN REQUIRED
SETBACKS PROPOSED SECOND
FLOOR ADDITION ABOVE
508.85 S.F. PER FLOOR

PROPOSED TWO STORY
ADDITION SHOWN
HATCHED WITHIN THE
REQUIRED SETBACKS
(764.65 S.F. PER FLOOR)

PLANT LIST

	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING	ROOT	MATURE HT.	REMARKS
TREES	CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	8'-10" HT.	AS INDICATED	B & B	20'-25" HT.	STRAIGHT TRUNK-WHITE FLOWERS
SHRUBS	AT	3	AMSONIA TABERAEMONTANA	"MONTANA"	3 GALLON	36" O.C.		24'-36" HT.	LIGHT BLUE BLOOMS
	CA	12	CLETHRA ANIFOLIA	SWEET PEPPERBUSH "SIXTEEN CANDLES"	3 GALLON	36" O.C.		3'-6" HT. 3'-6" SPREAD	FRAGRANT WHITE BLOOMS IN SUMMER
	CP	6	CAREX PENNSYLVANICA	"SEDGE"	1 GALLON	AS INDICATED		6'-12" HT. 6'-12" SPREAD	
	IG	4	ILEX GLABRA	"SHAMROCK"	5 GALLON	AS INDICATED		3'-4" HT. 3'-4" SPREAD	
	RG	8	RHUS AROMATICA	"GRO-LOW"	3 GALLON	48" O.C.		3'-5" HT. 6'-8" SPREAD	INSIGNIFICANT FLOWER IN SPRING
	VP	2	VIBURNUM PRUNIFOLIUM	"BLACK HAW"	3 GALLON	48" O.C.		3'-4" HT. 3'-4" SPREAD	CREAMY-WHITE FLOWERS IN SPRING
GROUND COVER	LWN	AS REQ'D	50% PERENNIAL RYEGRASS, 30% CHEWINGS FESCUE AND 20% KENTUCKY BLUEGRASS	GRASS SEED MIX			SEEDED LAWN		HYDROSEED APPLICATION

NOTE:
DEPENDING ON PLANT AVAILABILITY, PLANT TYPES SPECIFIED MAY BE SUBSTITUTED AS LONG AS SUBSTITUTED PLANT IS OF SIMILAR TYPE, SIZE,
COLOR AND HARDINESS AS PLANTS SPECIFIED SUBJECT TO LANDSCAPE ARCHITECTS AND MUNICIPALITY APPROVAL.

SHEET No.

LS1

REVISIONS

DWGS ISSUED

DRAWINGS AND SPECIFICATIONS
AS INSTRUMENTS OF
PROFESSIONAL SERVICE
SHALL REMAIN THE PROPERTY OF
DAVID A. BARBUTI ARCHITECT, PC.
ANY REPRODUCTION OR USE OF THE
WHOLE OR IN PART, WITHOUT THE
WRITTEN AUTHORIZATION OF
DAVID A. BARBUTI ARCHITECT, PC
IS PROHIBITED.
THIS DOCUMENT IS INTENDED
SOLELY FOR THE CONSTRUCTION
AND SHALL NOT BE USED BY ANY
OTHER PARTIES FOR ANY OTHER
CONSTRUCTION WITHOUT THE
WRITTEN CONSENT OF DAVID A.
BARBUTI ARCHITECT, PC.

PROJECT NAME:
PROPOSED ALTERATIONS AND
ADDITION TO EXISTING HOUSE FOR:

ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK

DWG. TITLE:

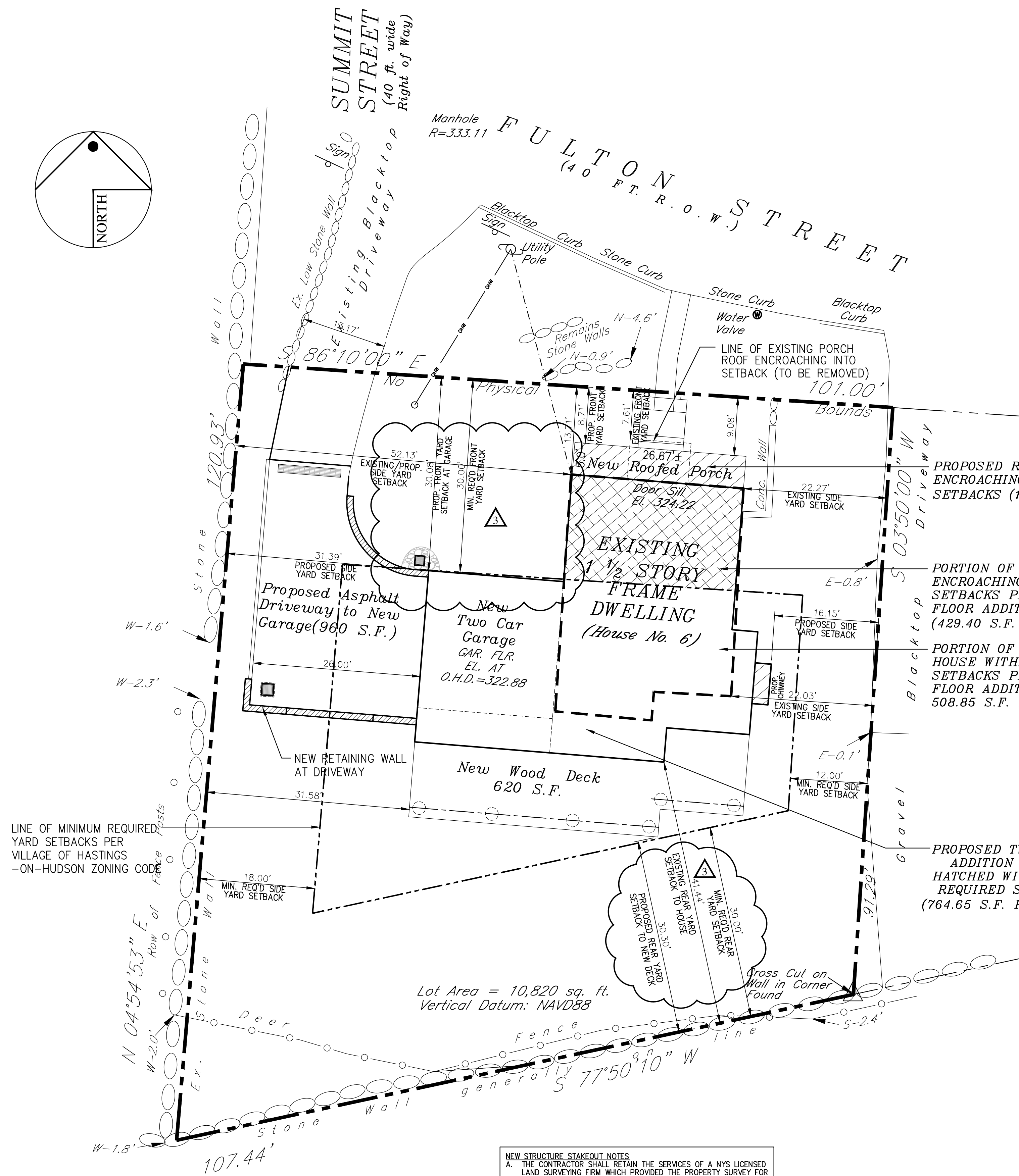
LANDSCAPING PLAN

David A. Barbuti
Architect, PC

150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144



DRAWN
BY: C.R.P.
CHECKED
BY:
SCALE:
AS NOTED
PROJECT NO.:
160901
START DATE:
10-04-16



SCALE: 1" = 10'-0" SCALE: 1" = 10'-0"

NEW STRUCTURE STAKEOUT NOTES:

- A. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO FURNISH THE PROPOSED PROPERTY SURVEY. THE SURVEY IS BASED TO PROVIDE THE FOLLOWING SERVICES:
 - B. INITIAL/FINAL STAKEOUT WITH OFFSETS AND ESTABLISH A ELEVATION DATUM.
 - C. A FOUNDATION SURVEY ONCE THE FOUNDATION IS COMPLETED. FOUNDATION SURVEY SHALL INCLUDE OFFSET DIMENSIONS FROM FOUR CORNERS OF FOUNDATION TO EXISTING GRADES OF ELEVATION WALL EVALUATION, CORNER STOP GRADES OF EXISTING GRADES. FOUNDATION SURVEY SHALL BE SUBMITTED TO BUILDING DEPT. FOR APPROVAL PRIOR TO PROCEEDING WITH THE FOUNDATION.
 - D. FINAL AS-BUILT SURVEY SHOWING ALL SITE IMPROVEMENTS ONCE CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL SUBMIT FINAL AS-BUILT BUILDING DEPARTMENT FOR APPROVAL PRIOR TO OBTAIN CERTIFICATE OF OCCUPANCY.
 - E. COPIES OF THE FOUNDATION AND FINAL SURVEY SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR THEIR RECORDS.
 - F. SURVEY FEES SHALL BE PAID FOR DIRECTLY BY THE OWNER.

NO SCALE



NOTE: MINIMUM WIDTH OF A HIGHWAY SHALL BE NOT LESS THAN 30'.

2015 INTERNATIONAL RESIDENTIAL CODE WITH
2016 NYS UNIFORM CODE SUPPLEMENTTABLE R301.5 - MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in psf)[illegible]2015 INTERNATIONAL ENERGY

SECTION 1015 COMPLIANCE MATERIALS. RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF CHAPTER 4.

SECTION 1015.1 COMPLIANCE MATERIALS. THE CODE OFFICIAL SHALL BE PERMITTED TO APPROVE SPECIFIC COMPUTER SOFTWARE, WORK SHEETS, COMPLIANCE MANUALS AND OTHER SIMILAR MATERIALS THAT MEET THE INTENT OF THE CODE.

SECTION 1015.2 COMPLIANCE MATERIALS. THE CODE OFFICIAL SHALL BE PERMITTED TO APPROVE SPECIFIC COMPUTER SOFTWARE DEVELOPED BY AN INDIVIDUAL OR FIRM IN THE UNITED STATES OF AMERICA ("U.S.") INCLUDING RESIDENTIAL ENERGY RATED ("RES-RATED") CALCULATIONS TO BE SUBMITTED WITH PERMIT APPLICATION.

SEE IECC FOR TABLE FOOTNOTES

I, THE ARCHITECT, CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE-2010 EDITION.

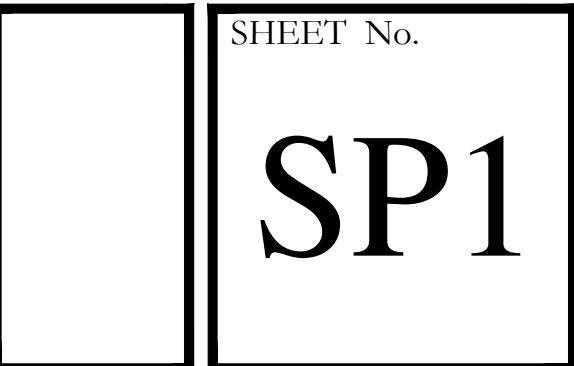
No.	DRAWING NAME
-----	--------------

[illegible]

ALL EXISTING INFORMATION ON THIS SITE PLAN

DATED : SEPT. 7, 2016

NO SCALE



SHEET No.

SP 1

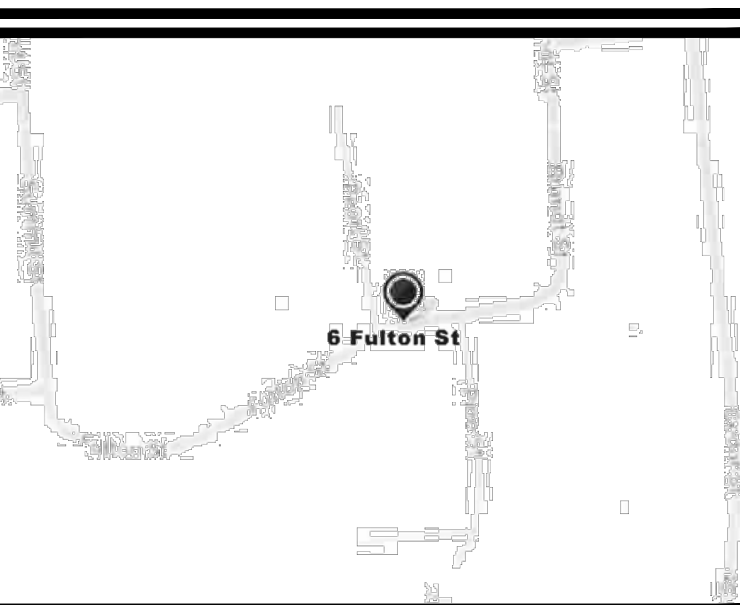
DISCUSSIONS

DATE	DESCRIPTION
21-16	REVISED ELEVATIONS TO MAKE BUILDING HEIGHT COMPLY WITH MAX. BUILDING HEIGHT OF 35'-0" FROM LOWEST EXISTING GRADE PER HASTINGS ZONING CODE.

DOWGS ISSUED

[illegible]

NO SCALE



AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF DAVID A. BARBUTI, ARCHITECT, PC.

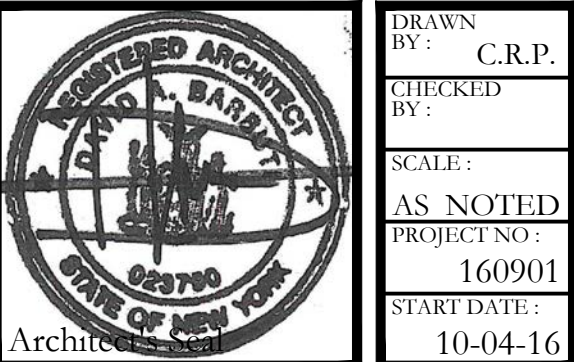
VILLAGE OF HASTINGS-ON-HUDSON

USE GROUP : 1-FAMILY DETACHED DWELLING

ITEM	REQUIRED ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	10,000 S.F.	10,820 S.F.	10,820 S.F.
MINIMUM LOT WIDTH (FT.)	175 FT.	101 FT.	101 FT.
MINIMUM FRONT YARD SETBACK (FEET)	30 FT.	47.61 FT.	8.71 FT.
MINIMUM SIDE YARD SETBACK (FEET)	12 FT.	22.27 FT.	16.15 FT.
MINIMUM TOTAL SIDE YARD SETBACK (FEET)	30 FT.	74.40 FT.	47.54 FT.
MINIMUM REAR YARD SETBACK (FEET)	30 FT.	48.17 FT.	34.44 FT. TO HOUSE/30.30 FT. TO DECK
MAX. BUILDING COVERAGE (PERCENT)	25%	9.3%	16.3%
MAX. DEVELOPMENT COVERAGE (PERCENT)	35%	32.6%	33.9%
MAXIMUM HEIGHT (STORIES)(FEET)	2 1/2 STORIES/ 38 FT.	1 1/2 STORIES/ 18 FT.	2 STORIES/ 30 FT.

VARIANCES REQUIRED:
FRONT YARD SETBACK : 30 FT. REQ'D, 8.71 FT. PROPOSED
EXTENSION OF EXISTING NON-CONFORMING STRUCTURE

PLANNING BOARD
APPROVED SET

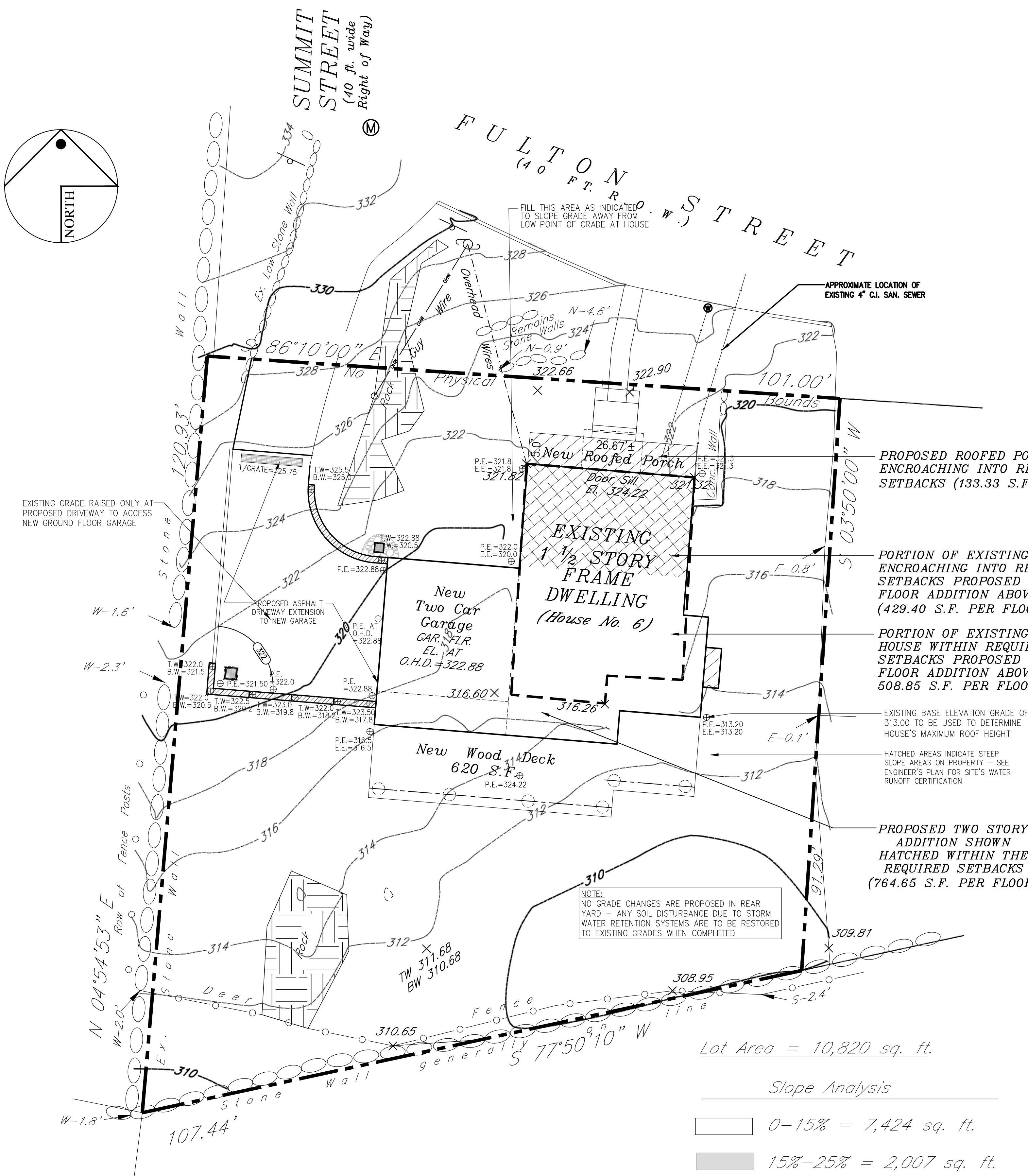
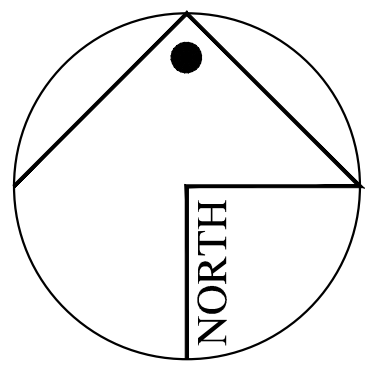


DRAWN BY: C.R.P.
CHECKED BY:
SCALE:
AS NOTED
PROJECT NO: 160901
START DATE: 10-04-16

PROPOSED ADDITION AND ALTERATIONS TO EXISTING HOUSE FOR:

ELLEN KERA-GEIGER

6 FULTON STREET, HASTINGS-ON-HUDSON, NEW YORK



SITE GRADING PLAN
SCALE: 1" = 10'-0"

Lot Area = 10,820 sq. ft.

Slope Analysis

0-15% = 7,424 sq. ft.
15%-25% = 2,007 sq. ft.
25%-35% = 920 sq. ft.
35% and greater = 469 sq. ft.

SLOPE ANALYSIS PREPARED BY
WARD CARPENTER ENGINEERS, INC.

FRONT YARD SETBACK ENCROACHMENT LEGEND	
SYMBOL	DESCRIPTION
[Dashed line]	OUTLINE OF EXISTING STRUCTURE'S FOOTPRINT
[Cross-hatched area]	AREA OF EXISTING STRUCTURE ENCROACHING INTO THE REQUIRED MINIMUM FRONT YARD SETBACK
[Diagonal hatched area]	AREA OF PROPOSED STRUCTURE ENCROACHING INTO THE REQUIRED MINIMUM FRONT YARD SETBACK

PLANNING BOARD
APPROVED SET

M.J. McGarvey
P.E., P.C.
CONSULTING ENGINEER

20 Puritan Avenue
Yonkers, NY 10710
914-907-5365 Tel.
914-779-5527 Fax
Licensed in New York and Connecticut



David A. Barbuti
Architect, PC

150 White Plains Road
Suite 103
Tarrytown, NY 10591
Tel : 914-909-5143
Fax : 914-909-5144

PROJECT NAME:
**PROPOSED ALTERATIONS AND ADDITION TO EXISTING HOUSE FOR:
ELLEN KERA-GEIGER
6 FULTON STREET
HASTINGS-ON-HUDSON, NEW YORK**

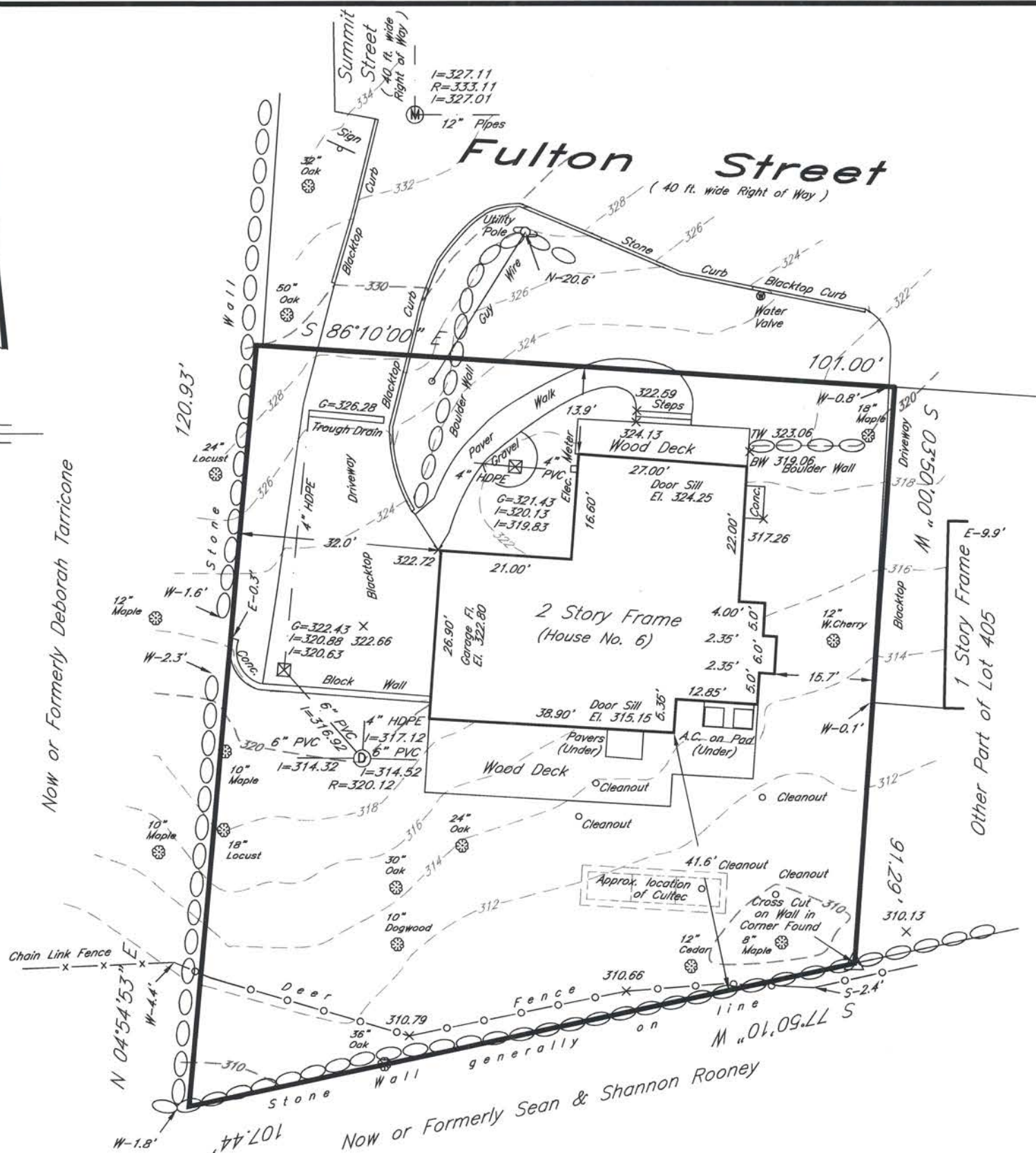
DWG. TITLE:
SITE GRADING PLAN

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF DAVID A. BARBUTI ARCHITECT, PC. ANY REPRODUCTION OR USE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF DAVID A. BARBUTI ARCHITECT, PC IS PROHIBITED.

THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF DAVID A. BARBUTI ARCHITECT, PC.

DWGS ISSUED	
No.	DESCRIPTION
1	RELEASED PLANS FOR SUBMISSION TO ZBA
2	RELEASED PLANS FOR BOARD
3	RELEASED PLANS FOR SUBMISSION TO JANUARY 2017 ZBA MEETING
4	RELEASED PLANS FOR OBTAINING CONTRACTOR PERMITS & BUILDING PERMIT

REVISIONS	
REV	DATE DESCRIPTION
1	11-21-16
2	11-21-16
3	12-1-16
4	12-1-16
5	12-1-16
6	12-1-16
7	12-1-16
8	12-1-16
9	12-1-16
10	12-1-16
11	12-1-16
12	12-1-16
13	12-1-16
14	12-1-16
15	12-1-16
16	12-1-16
17	12-1-16
18	12-1-16
19	12-1-16
20	12-1-16
21	12-1-16
22	12-1-16
23	12-1-16
24	12-1-16
25	12-1-16
26	12-1-16
27	12-1-16
28	12-1-16
29	12-1-16
30	12-1-16
31	12-1-16
32	12-1-16
33	12-1-16
34	12-1-16
35	12-1-16
36	12-1-16
37	12-1-16
38	12-1-16
39	12-1-16
40	12-1-16
41	12-1-16
42	12-1-16
43	12-1-16
44	12-1-16
45	12-1-16
46	12-1-16
47	12-1-16
48	12-1-16
49	12-1-16
50	12-1-16
51	12-1-16
52	12-1-16
53	12-1-16
54	12-1-16
55	12-1-16
56	12-1-16
57	12-1-16
58	12-1-16
59	12-1-16
60	12-1-16
61	12-1-16
62	12-1-16
63	12-1-16
64	12-1-16
65	12-1-16
66	12-1-16
67	12-1-16
68	12-1-16
69	12-1-16
70	12-1-16
71	12-1-16
72	12-1-16
73	12-1-16
74	12-1-16
75	12-1-16
76	12-1-16
77	12-1-16
78	12-1-16
79	12-1-16
80	12-1-16
81	12-1-16
82	12-1-16
83	12-1-16
84	12-1-16
85	12-1-16
86	12-1-16
87	12-1-16
88	12-1-16
89	12-1-16
90	12-1-16
91	12-1-16
92	12-1-16
93	12-1-16
94	12-1-16
95	12-1-16
96	12-1-16
97	12-1-16
98	12-1-16
99	12-1-16
100	12-1-16



Survey of Property
prepared for
Ellen Kera-Geiger
in the Village of
Hastings-on-Hudson
Town of Greenburgh
Westchester County, N.Y.
Scale 1"=20' Sept. 7, 2016

Foundation survey July 21, 2017.

Final Asbuilt June 22, 2018.

The premises being Lots 401 through 404 and part of 405 as shown on a map entitled "Map of Lots at Hastings-on-Hudson belonging to the Estate of the late Sydney S. Blackwell" dated May 23, 1874 and filed July 8, 1874 as County Clerk Map No. 621.

Certified to Thoroughbred Title Services and Ellen Kera-Geiger.

Vertical Datum: NAVD88

Subsurface structures and their encroachments, if any exist, are not shown hereon.

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

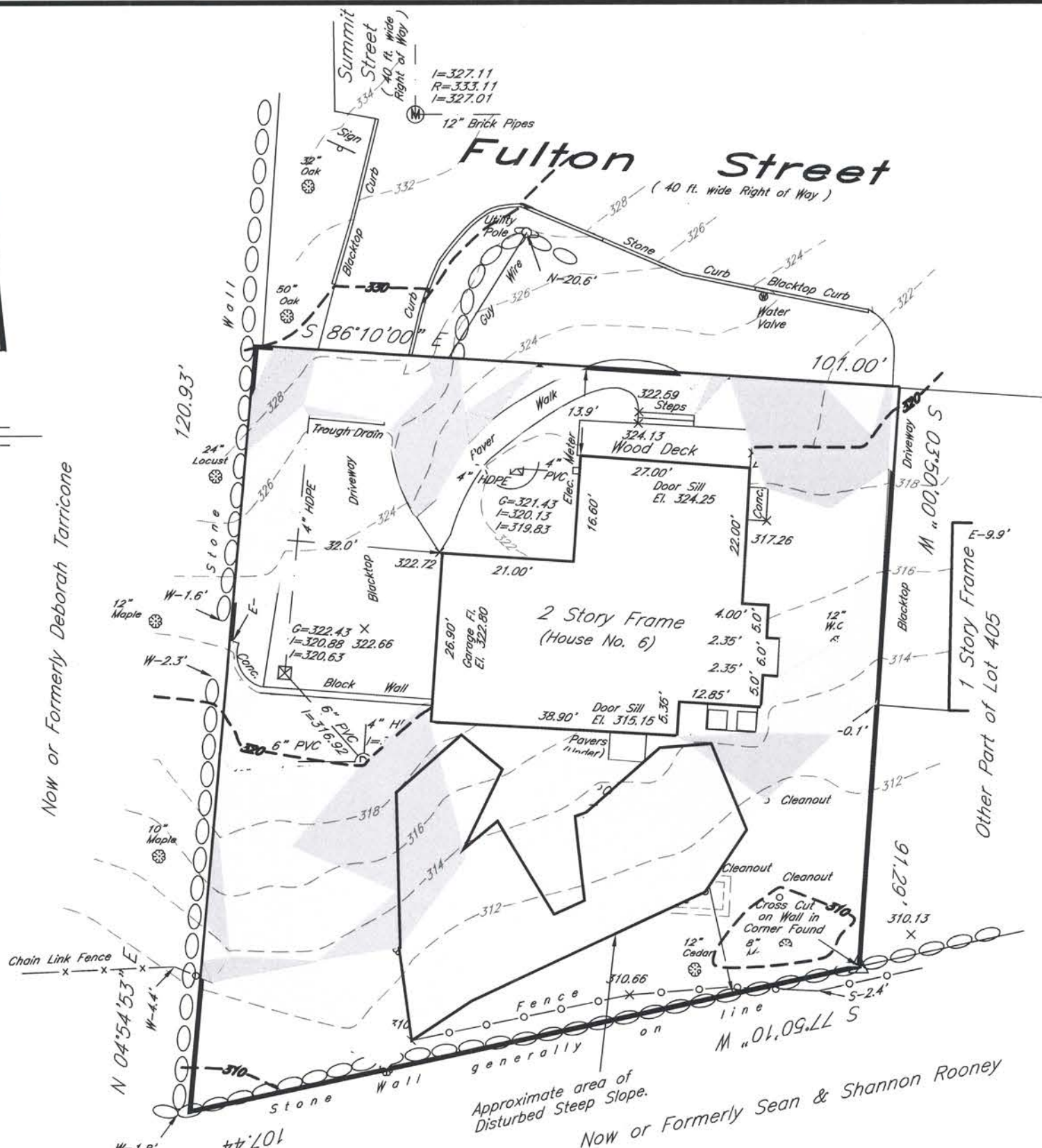
"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."




Copyright (c) 2016-2017-2018 Ward Carpenter Engineers, Inc. All Rights Reserved.



William H. Free Jr. Senior V.P.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601



Lot Area = 10,820 sq. ft.

Slope Analysis	
	0-15% = 6,099 sq. ft.
	15%-25% = 3,277 sq. ft.
	25% & greater = 1,444 sq. ft.

Disturbed Slope

0-15% = 1,140 sq. ft. has been changed to 15%-25%

0-15% = 199 sq. ft. has been changed to 25% & greater

Survey of Property
prepared for
Ellen Kera-Geiger
in the Village of
Hastings-on-Hudson
Town of Greenburgh
Westchester County, N.Y.
Scale 1"=20'
Sept. 7, 2016

Foundation survey July 21, 2017.
Slope Analysis added July 19, 2018.

The premises being Lots 401 through 404 and part of 405 as shown on a map entitled "Map of Lots at Hastings-on-Hudson belonging to the Estate of the late Sydney S. Blackwell" dated May 23, 1874 and filed July 8, 1874 as County Clerk Map No. 621.

Certified to Thoroughbred Title Services and Ellen Kera-Geiger.

Vertical Datum: NAVD88

Subsurface structures and their encroachments, if any exist, are not shown hereon.

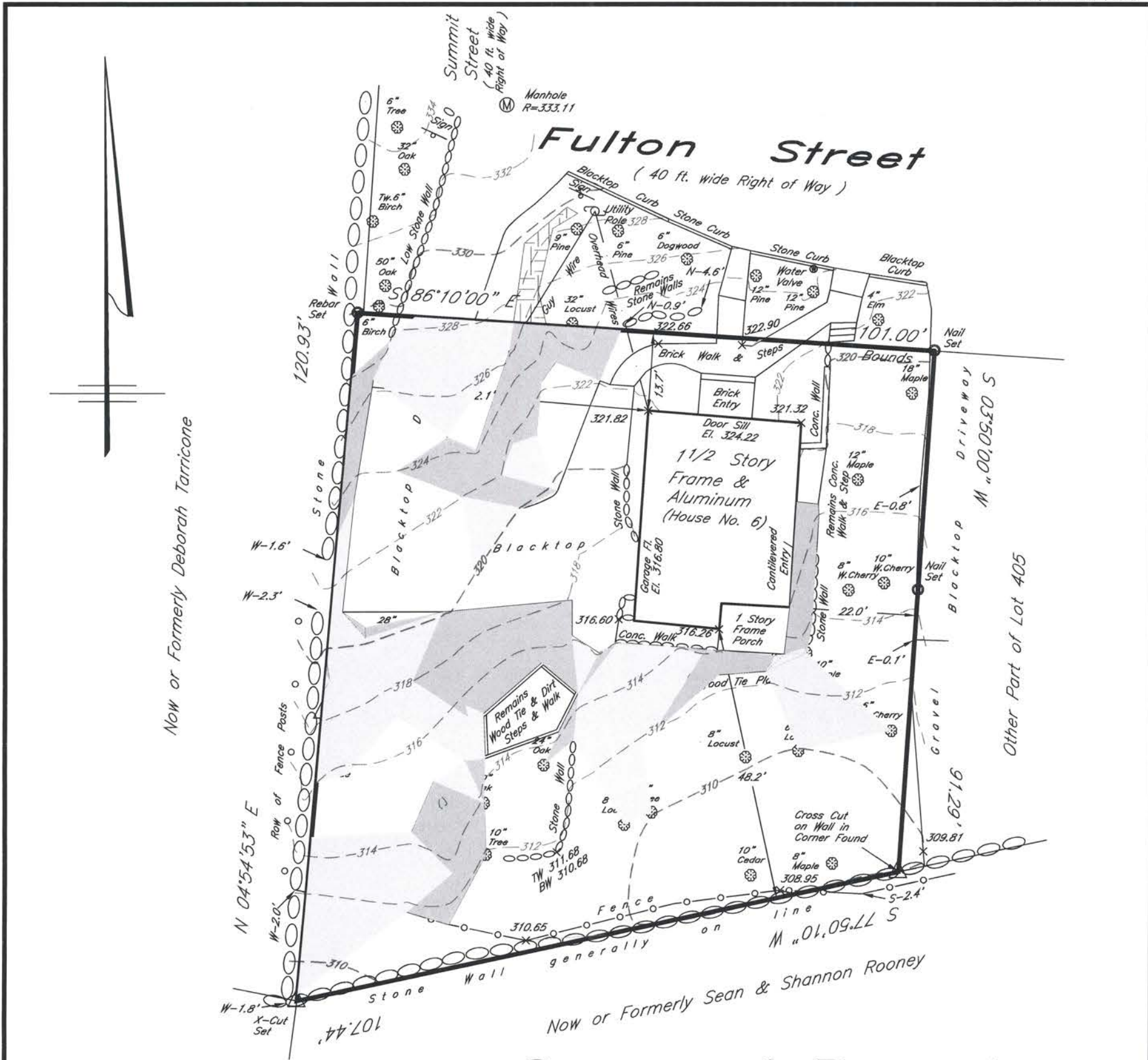
"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy .

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution . CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS .

Copyright (c) 2016-2017-2018 Ward Carpenter Engineers, Inc. All Rights Reserved.

Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601



Lot Area = 10,820 sq. ft.

Slope Analysis

- 0-15% = 7,424 sq. ft.
- 15%-25% = 2,007 sq. ft.
- 25% & greater = 1,389 sq. ft.

Survey of Property
prepared for
Ellen Kera-Geiger
in the Village of
Hastings-on-Hudson
Town of Greenburgh
Westchester County, N.Y.
Scale 1"=20'
Sept. 7, 2016

Topography added Sept. 8, 2016.

Slope Analysis added Oct. 18, 2016 & Nov. 9, 2016.

Stakes set Sept. 13, 2016.

The premises being Lots 401 through 404 and part of 405 as shown on a map entitled "Map of Lots at Hastings-on-Hudson belonging to the Estate of the late Sydney S. Blackwell" dated May 23, 1874 and filed July 8, 1874 as County Clerk Map No. 621.

Certified to Thoroughbred Title Services and Ellen Kera-Geiger.

Vertical Datum: NAVD88

Subsurface structures and their encroachments, if any exist, are not shown hereon.

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Copyright (c) 2016 Ward Carpenter Engineers, Inc. All Rights Reserved.



Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601