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**Baldwin & Franklin, Architects**

73 Washington Avenue

Hastings-on-Hudson, New York 10706

Telephone (914) 693-5324

Facsimile (914) 693-5676

E-Mail [nedbaldwin@optonline.net](mailto:nedbaldwin@optonline.net)

**16 February 2023**

**Hastings on Hudson Planning Board**

Chairperson William O'Reilly and Members of the Board.

7 Maple Avenue,

Hastings on Hudson, NY 10706

**re: 73 Washington Avenue. Application for relocation of part of east property line.**

We, the owners of 73 Washington Avenue, are the Architects for this project and that at 75 Washington Avenue where it is proposed to restore the 1860's part of the house & to demolish the unfortunate 20<sup>th</sup> century additions. This will result in a significant increase in the west side yard allowing for an adjustment in the location of the property line to alleviate the restricted east side yard at #73. We propose increasing the side yard by 3' along the rear 68.84 feet of the property. This will permit access to the rear yard on the east side of the house and will allow for privacy planting between the two properties.

Our existing accessory building is partially built underground and has a planted roof so that it is largely hidden from view. We propose an addition which will extend to the relocated lot line in order to obtain storage space and a vegetable garden on the roof. A similar structure is proposed to replace the existing garage & shed at #75. By joining the two buildings at the relocated property line, it will be possible to integrate the buildings into the landscape & minimize their visual impact when seen from both properties.

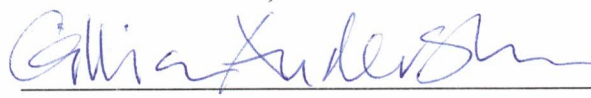
We thank you for your consideration of this application.

**BALDWIN & FRANKLIN ARCHITECTS**

Edward R. Baldwin, Partner



Gillian Anderson, Partner



---

**Baldwin & Franklin, Architects**

73 Washington Avenue

Hastings-on-Hudson, New York 10706

Telephone (914) 693-5324

Facsimile (914) 693-5676

E-Mail [nedbaldwin@optonline.net](mailto:nedbaldwin@optonline.net)

**16 February 2023**

**Hastings on Hudson Planning Board**

Chairperson William O'Reilly and Members of the Board.

7 Maple Avenue,

Hastings on Hudson, NY 10706

**re: 75 Washington Avenue. Application for relocation of part of west property line.**

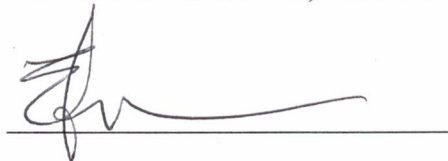
It is proposed to restore the 1860's part of the house at #75 & to demolish the unfortunate 20<sup>th</sup> century additions. This will result in a significant increase in the west side yard allowing for an adjustment in the location of the property line to alleviate the restricted side yard at #73. We propose decreasing the side yard by 3' along the rear 68.84 feet of the property. This will facilitate planting on both sides of the property line.

The existing accessory building at #73 is partially built underground and has a planted roof so that it is largely hidden from view. We propose a similar structure at #75 to replace the existing garage/shed & that the 2 buildings be joined at the relocated property line. It will then be possible to integrate the buildings into the landscape and minimize their visual impact when seen from both properties.

We thank you for your consideration of this application.

**BALDWIN & FRANKLIN ARCHITECTS**

Edward R. Baldwin, Partner



Gillian Anderson, Partner



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



Case number: ..... Date of application: .....

Planning Board action requested for:  
(Check all that apply)

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

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

Property owner: EDWARD BALDWIN & GILLIAN ANDERSON TRUST

Property address: 73 WASHINGTON AVENUE

Name all streets on which the property is located: WASHINGTON AVENUE

SBL: 4.70 - 51 - 14 Zoning District: MR-1.5

Applicant: EDWARD BALDWIN

Standing of applicant if not owner: .....

Address: 73 WASHINGTON AVENUE

Daytime phone number: 914 693 5324 Fax number: .....

E-mail address: nedbaldwinx@gmail.com

Total Area of subject Land/property: 4,331.2 SF TO BE INCREASED BY 206.52 SF

Is the subject Property in View Preservation District? ☒ yes ☐ No

Does Property currently contain or will contain Steep Slopes? ☐ yes ☒ No

Is the subject property within 500 ft. of any other jurisdiction? ☐ yes ☒ No

Will the project affect (remove or Injure) any designated trees? ☐ yes ☒ No

Please provide brief description of proposed work:

REALIGNMENT IS REQUESTED OF 68.84' OF THE EAST PROPERTY LINE TO ADD 3' (AN ADDITION OF 206.52 SF) THIS WILL FACILITATE PLANTING 2 #75 TO SCREEN THE HOUSE FROM #75 & ALLOW ACCESS TO THE REAR YARD AROUND THE EAST SIDE OF THE HOUSE. ALSO IT WILL BE POSSIBLE TO BUILD AN ADDITION TO THE ACCESSORY BUILDING FOR A VEGETABLE GARDEN ON THE ROOF & STORAGE SPACE BELOW.



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 15 day  
of February, 2023

Signature of the Applicant

  
Notary Public

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name: Melvin M. D'Allesandro, being duly sworn, deposes and says that he/she resides at 5 Spring St. Hastings on Hudson NY in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet Block and Lot of the tax map, and that he/she hereby authorized Melvin D'Allesandro 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 15 day  
of February, 2023

  
Signature of the Owner  
Notary Public

Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

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



Case number: ..... Date of application: .....

Planning Board action requested for:  
(Check all that apply)

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

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

Property owner: MALCOLM & VICTORIA MACDOUGALL

Property address: 75 WASHINGTON AVENUE

Name all streets on which the property is located: WASHINGTON AVENUE

SBL: 4.70 - 51 - 1 Zoning District: MR - 1.5

Applicant: EDWARD BALDWIN

Standing of applicant if not owner: ARCHITECT

Address: 73 WASHINGTON AVENUE

Daytime phone number: 914 693 5324 Fax number: .....

E-mail address: nedbaldwinx@gmail.com

Total Area of subject Land/property: 6,543.7sf TO BE DECREASED BY 206.52sf

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

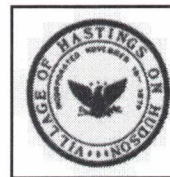
Will the project affect (remove or Injure) any designated trees? ☐ yes ☒ No

Please provide brief description of proposed work:

REALIGNMENT IS REQUESTED OF 68.84' OF THE  
WEST PROPERTY LINE BY 3' (A DECREASE OF 206.52sf)  
AS PER THE PURCHASE AGREEMENT.  
THE PROPOSED ALTERATIONS TO THE EXISTING HOUSE  
(EVEN WITH THE DEDUCTION OF 3') WILL RESULT IN  
A WEST SIDE YARD LARGER THAN NOW EXISTS.



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 15<sup>th</sup> day  
of February, 2021-2023

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

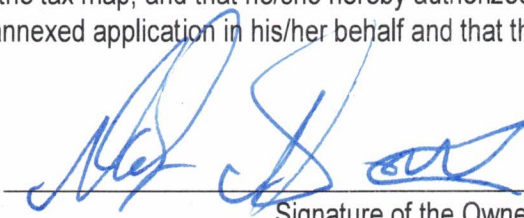
  
\_\_\_\_\_  
Notary Public



STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name : Melvin Madgala, being duly sworn, deposes and says that he/she  
resides at 5 Spring St. Hastings on Hudson NY in the Village of Hastings-on-Hudson in  
the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in  
fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet  
\_\_\_\_\_  
Block \_\_\_\_\_ and Lot \_\_\_\_\_ of the tax map, and that he/she hereby authorized  
Melvin Madgala 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 15<sup>th</sup> day  
of February, 2021-2023

  
\_\_\_\_\_  
Signature of the Owner

  
\_\_\_\_\_  
Notary Public

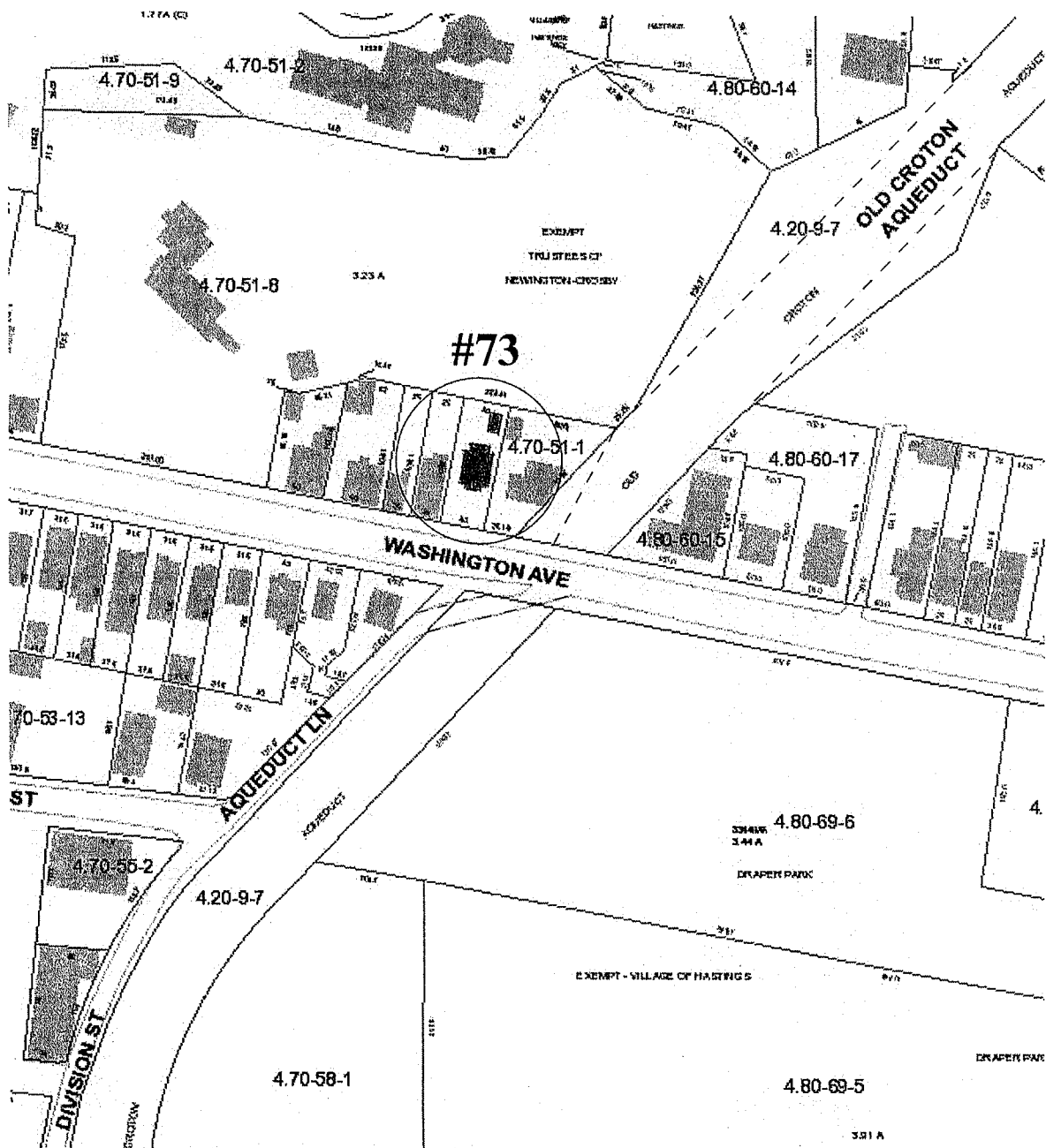


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# INDEX OF DRAWINGS:

Survey

- Z-1 Zoning Analysis
- AB-1 As Built Floor Plans
- A-1 Site Plan
- A-2 As Built Accessory Building & Addition
- A-3 Overall view of Accessory Buildings at #73 & #75



## Accessory Building Addition

**OWNERS:**

Gill Anderson /Ned Baldwin  
73 Washington Avenue  
Hastings on Hudson  
NY 10706  
(914) 693 5324

**ARCHITECTS:**

Baldwin & Franklin Architects  
73 Washington Avenue  
Hastings on Hudson  
NY 10706  
(914) 693 5324

**CONTRACTOR:**

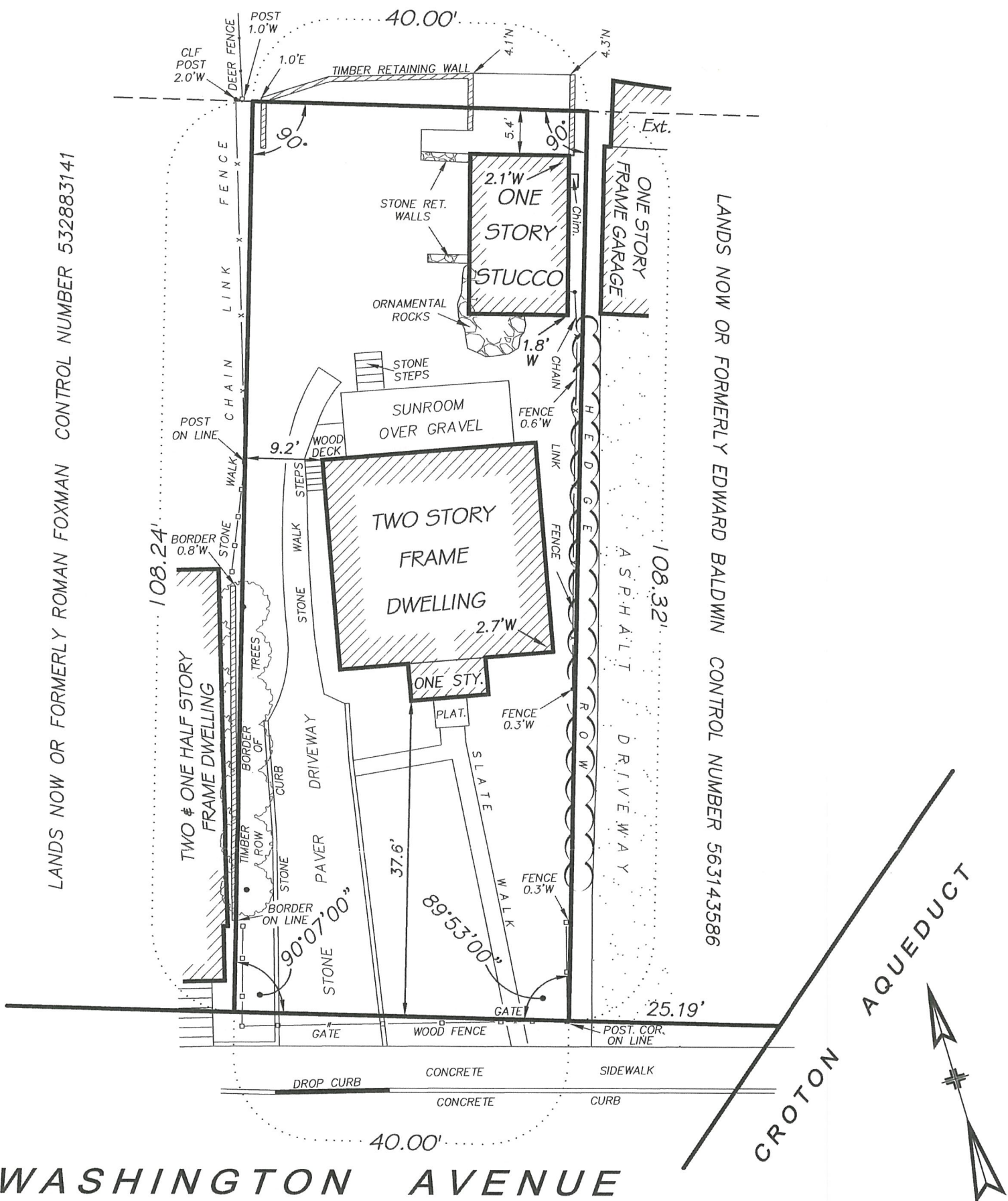
T.B.D.

73 WASHINGTON AVE  
HASTINGS - ON - HUDSON, N.Y. 10706

15 February 2023



LANDS NOW OR FORMERLY VFE MAIN ST. CORP. - CONTROL NUMBER 492600135



- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS IN CONTROL NUMBER 481360348
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH / VILLAGE OF HASTINGS ON HUDSON SECTION: 4.70 BLOCK: 51 LOT: 14 PROPERTY ADDRESS: 73 WASHINGTON AVENUE PROPERTY AREA: 4,331 Sq.Ft. - 0.0994 ACRE
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: EDWARD BALDWIN

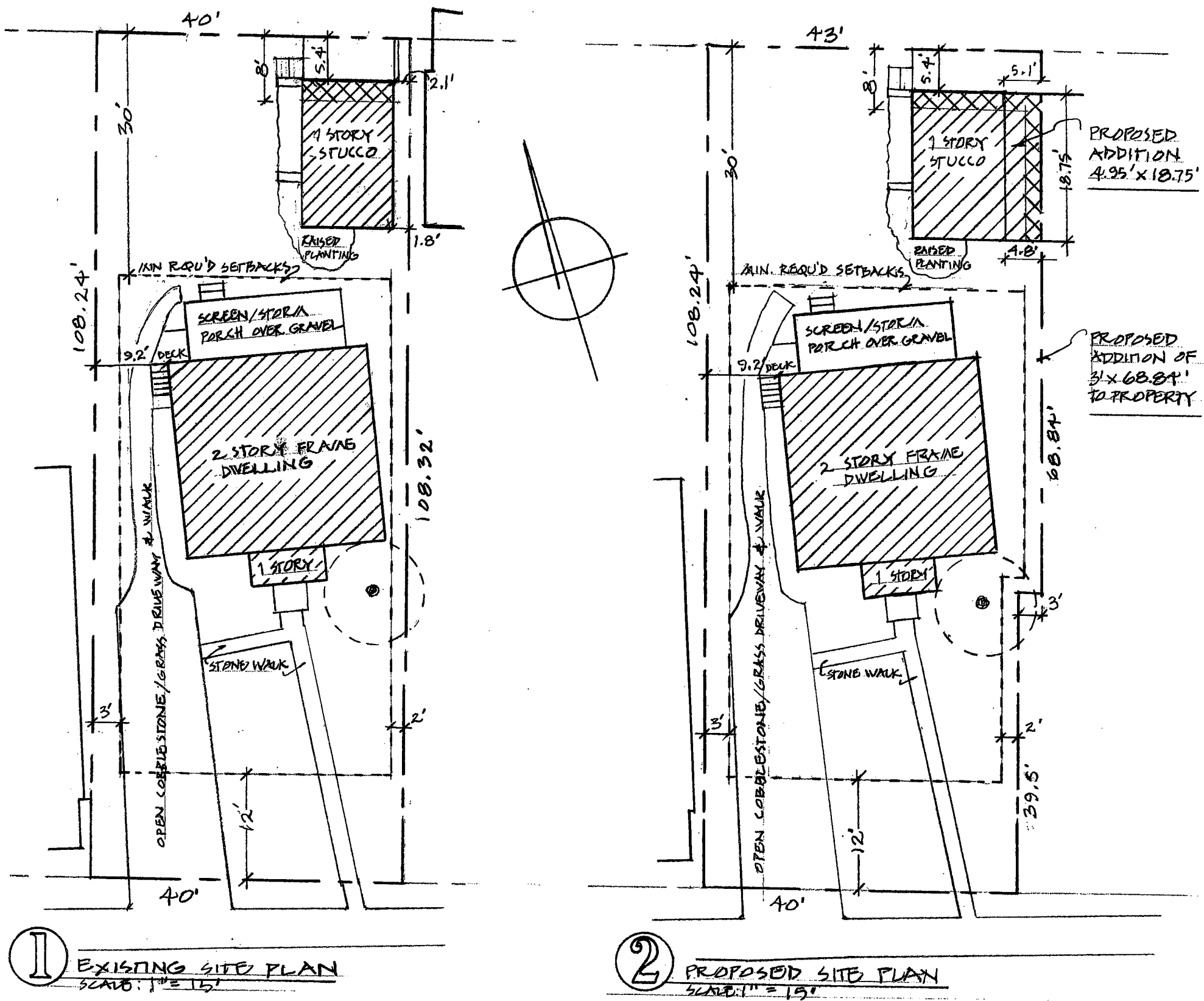
SURVEY OF PROPERTY  
SITUATE IN THE  
VILLAGE OF HASTINGS-ON HUDSON  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY  
NEW YORK

SCALE : 1" = 15'  
SURVEYED : SEPTEMBER 30, 2022

**Link**  
**Land Surveyors P.C.**  
21 Clark Place, Suite 103 Mahopac, N.Y. 10541  
Phone 845-628-5857  
ERIK J. LINK  
NEW YORK STATE LICENSED  
LAND SURVEYOR NO. 050542  
COPYRIGHT 2022

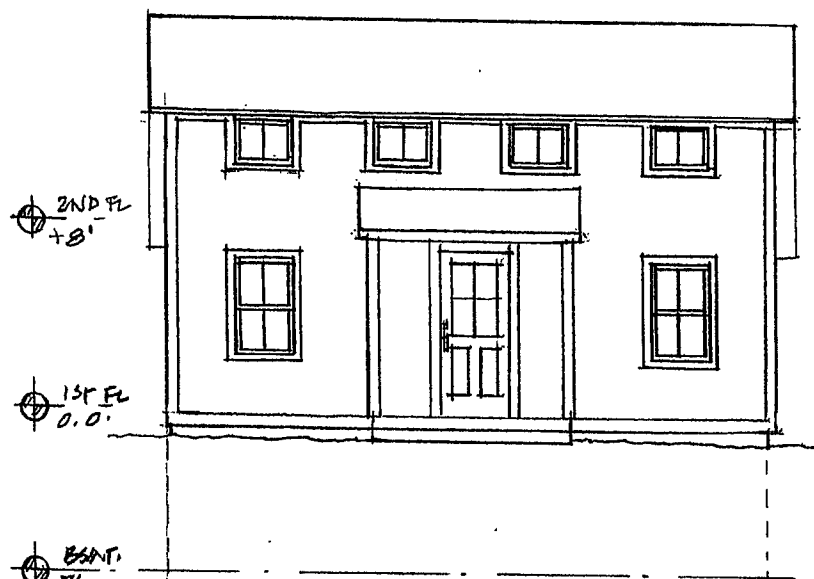
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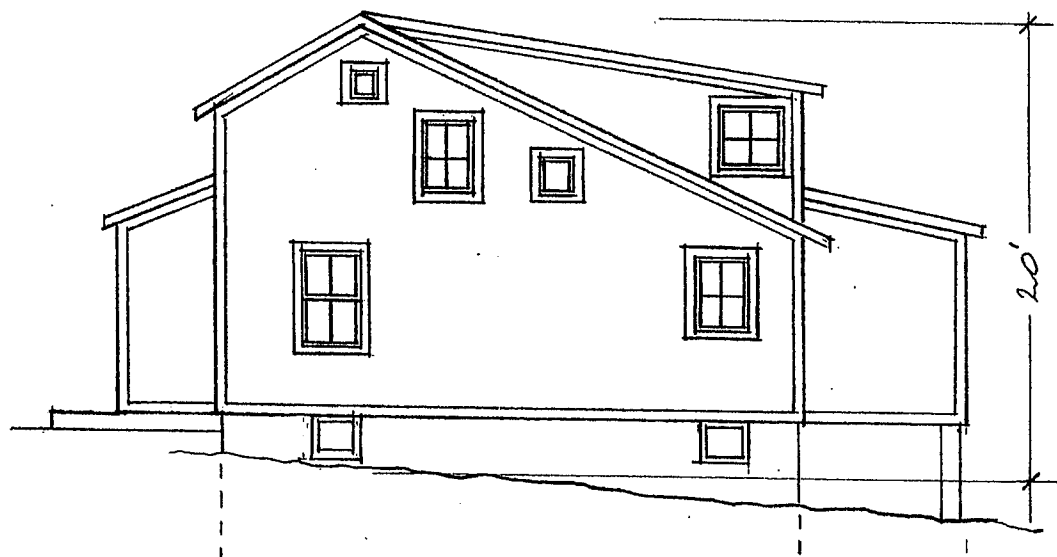


**ZONING ANALYSIS** Zoning District **MR-1.5** Required variance shown in **Bold**:  
73 Washington Avenue, Hasting on Hudson. Section: 4.70 Block: 51 Lot: 14

	Required	Existing	Proposed	Change
Lot size minimum	1,500sf	4,331.2sf	4,537.7sf	<b>increased by 206.5sf *</b>
Lot width minimum	25'	40'	same	none
Front yard setback min.	12'	37.6'	same	none
Rear yard setback min.	30'	33'	same	none
*Accessory bldg. rear yard min.	8'	5.4'	same	<b>extended 5'</b>
*Accessory bldg. side yard min.	2'	1.8'	0'	<b>reduced by 1.8'</b>
2 side yards min. (25' - 49' lot width)	5'	11.9'	14.9'	<b>improved by 3'</b>
Each side yard min.	2'	2.7'	5.7'	<b>improved by 3'</b>
Dwelling max. height	40'	20'	same	none
Accessory bldg. max. height	15'	max 9'	same	none
Max building coverage of lot area	35% (1,515.92sf)	23.6% (1,024sf)	24.6% (1,116.8sf)	<b>increased by 1%</b>
Max development coverage of lot area	50% (2,165.6sf)	35% (1,524sf)	35.6% (1,616.8sf)	<b>increase of 0.6%</b>
Max floor area ratio	0.75	0.47	0.47	none
Off street parking single family occupancy	2 spaces	tandem parking	same	none



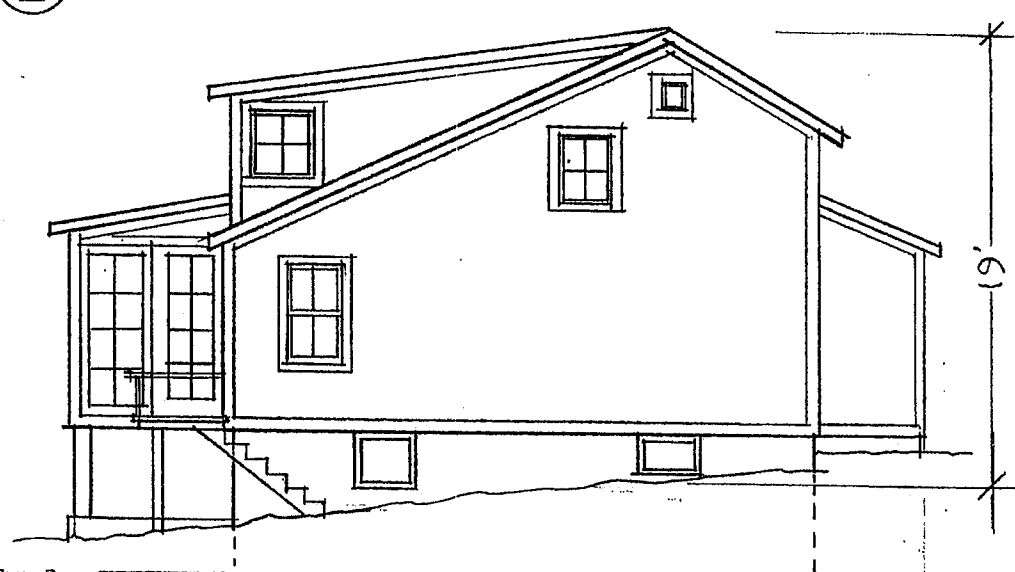
1 SOUTH ELEVATION



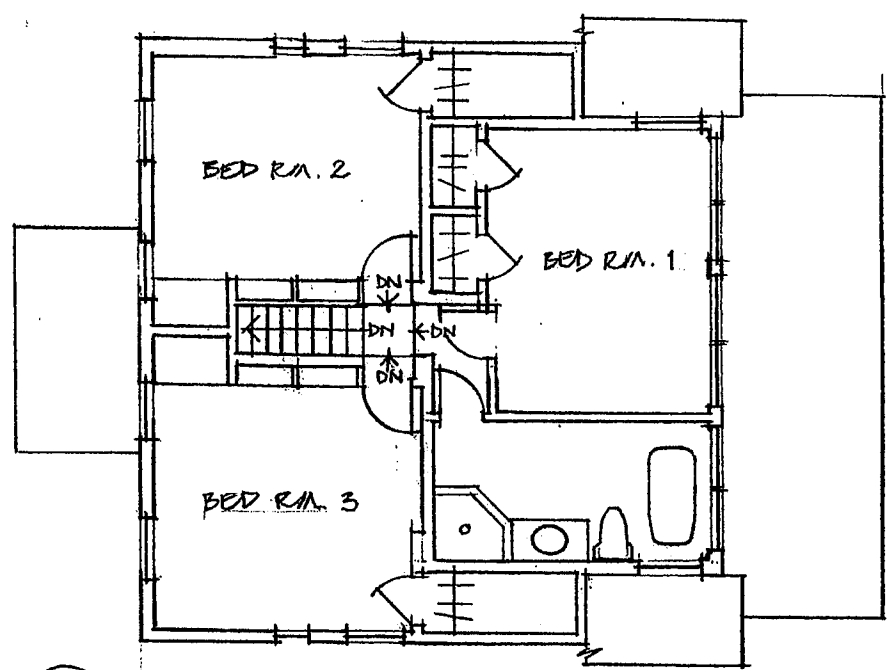
2 EAST ELEVATION



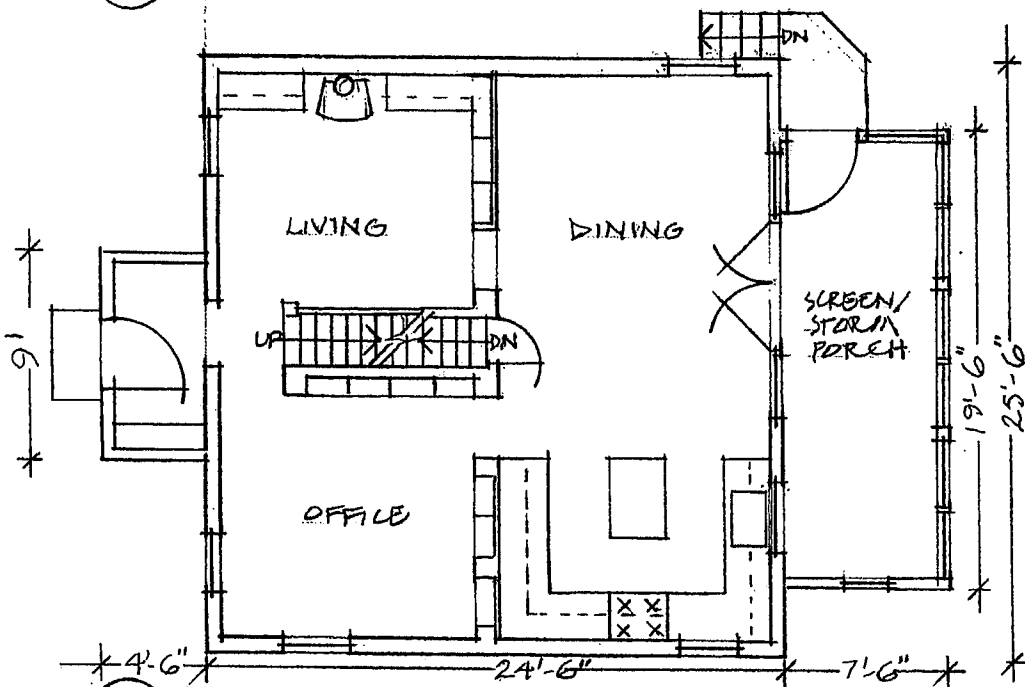
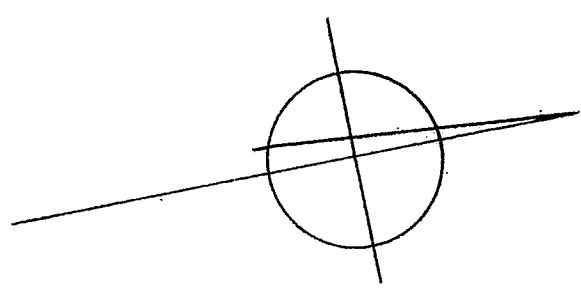
3 NORTH ELEVATION



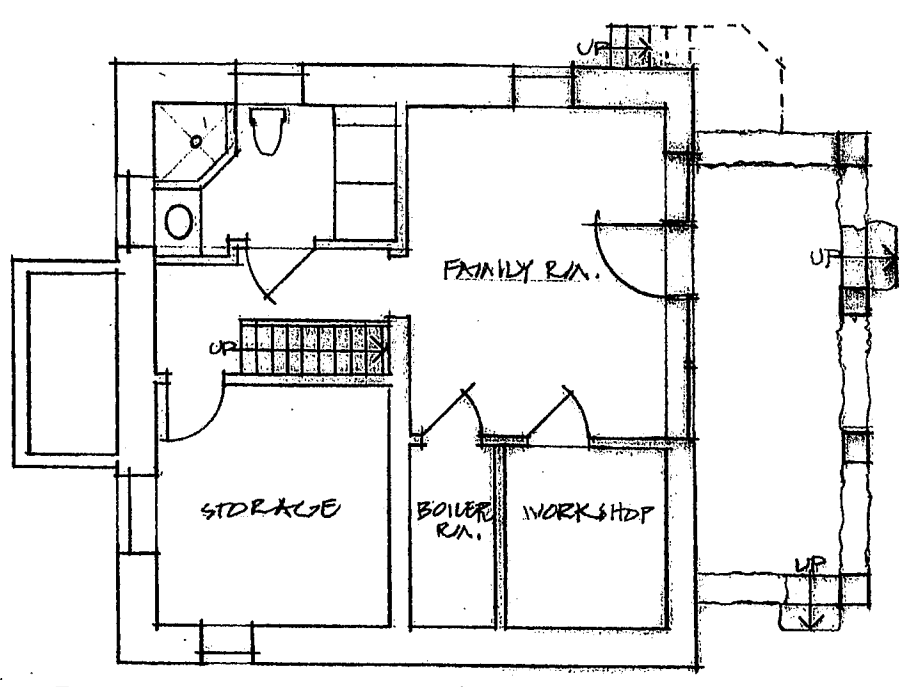
4 WEST ELEVATION



5 SECOND FLOOR PLAN



6 FIRST FLOOR PLAN



7 BASEMENT PLAN

**Baldwin & Franklin, Architects**  
 73 Washington Avenue  
 Hastings-on-Hudson, N.Y. 10706  
 Tel: (914) 693-5324  
 Fax: (914) 693-5676

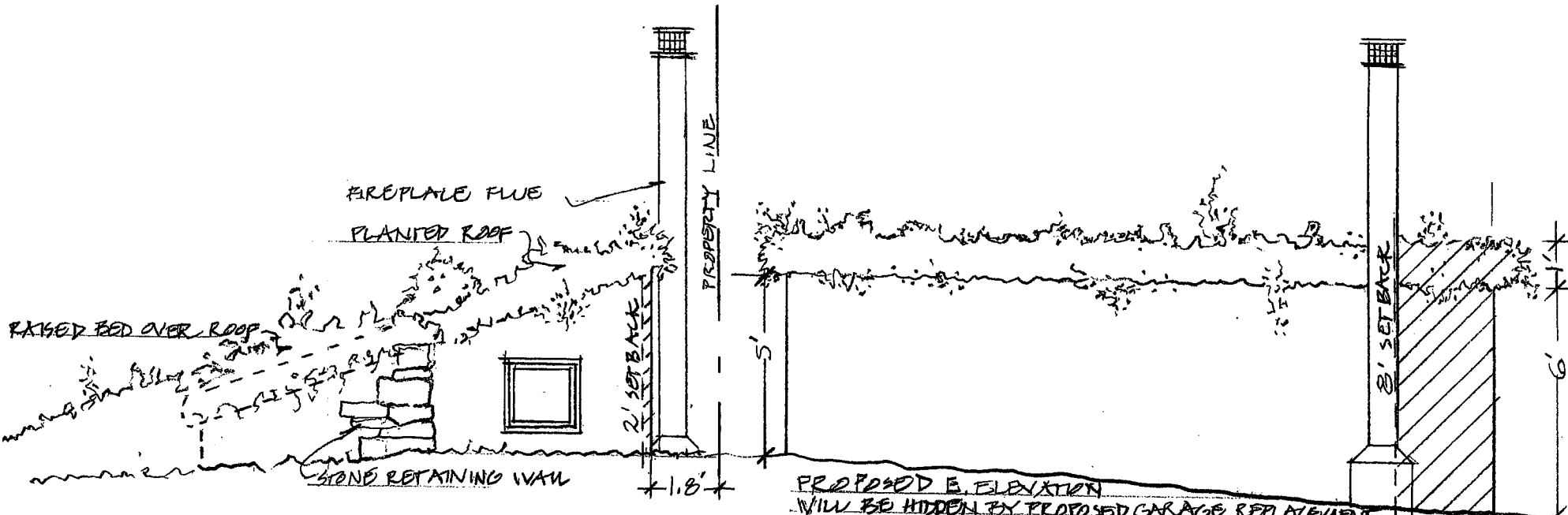
Project **73 WASHINGTON AVENUE**  
**HASTINGS-ON-HUDSON NY 10706**  
 Sheet Title **AS BUILT HOUSE PLANS &**  
**ELEVATIONS. NO PROPOSED CHANGES**

Date **15 FEB 2023**  
 Scale **1/8" = 1' - 0"**  
 Project #  
 Drawn **GA**

Sheet #  
**AB-1**

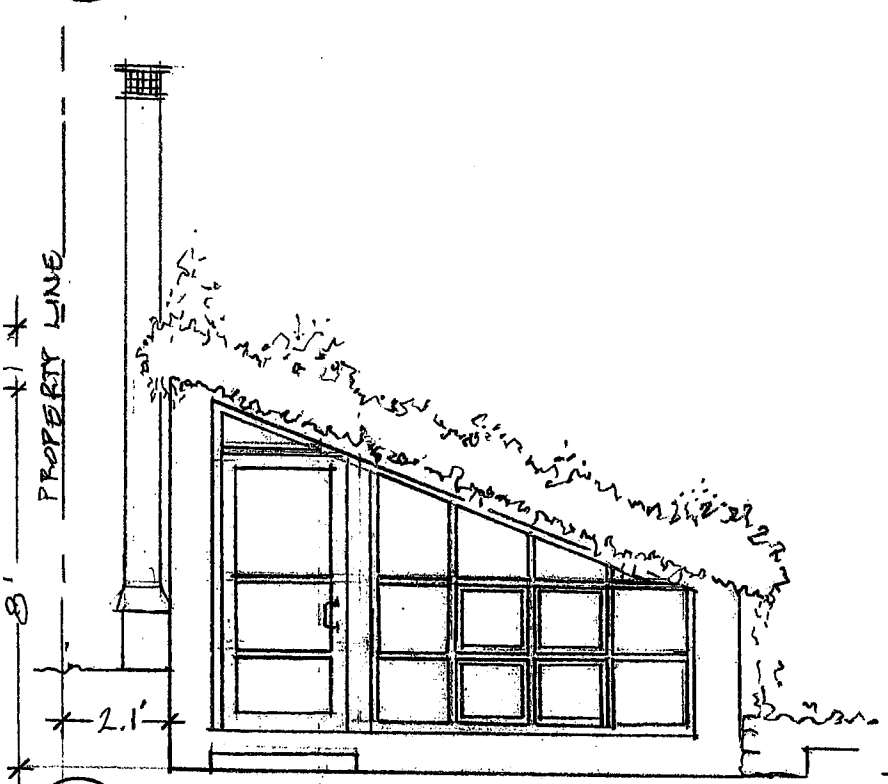




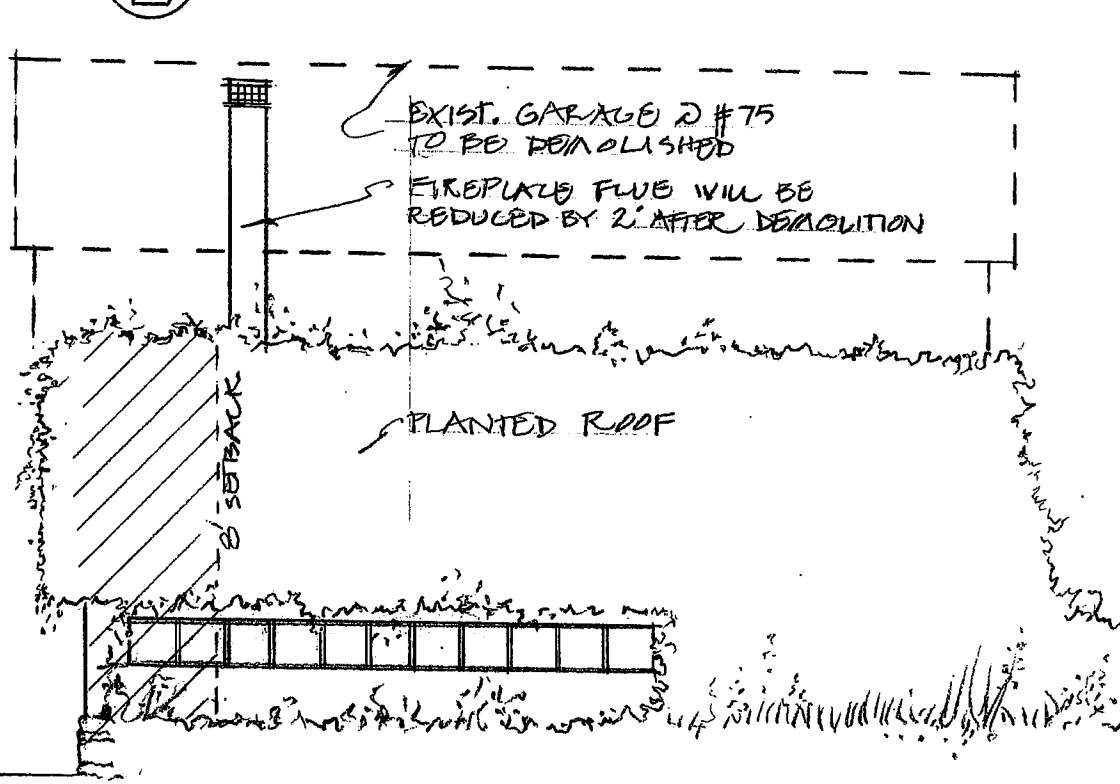


1 EXISTING SOUTH ELEVATION

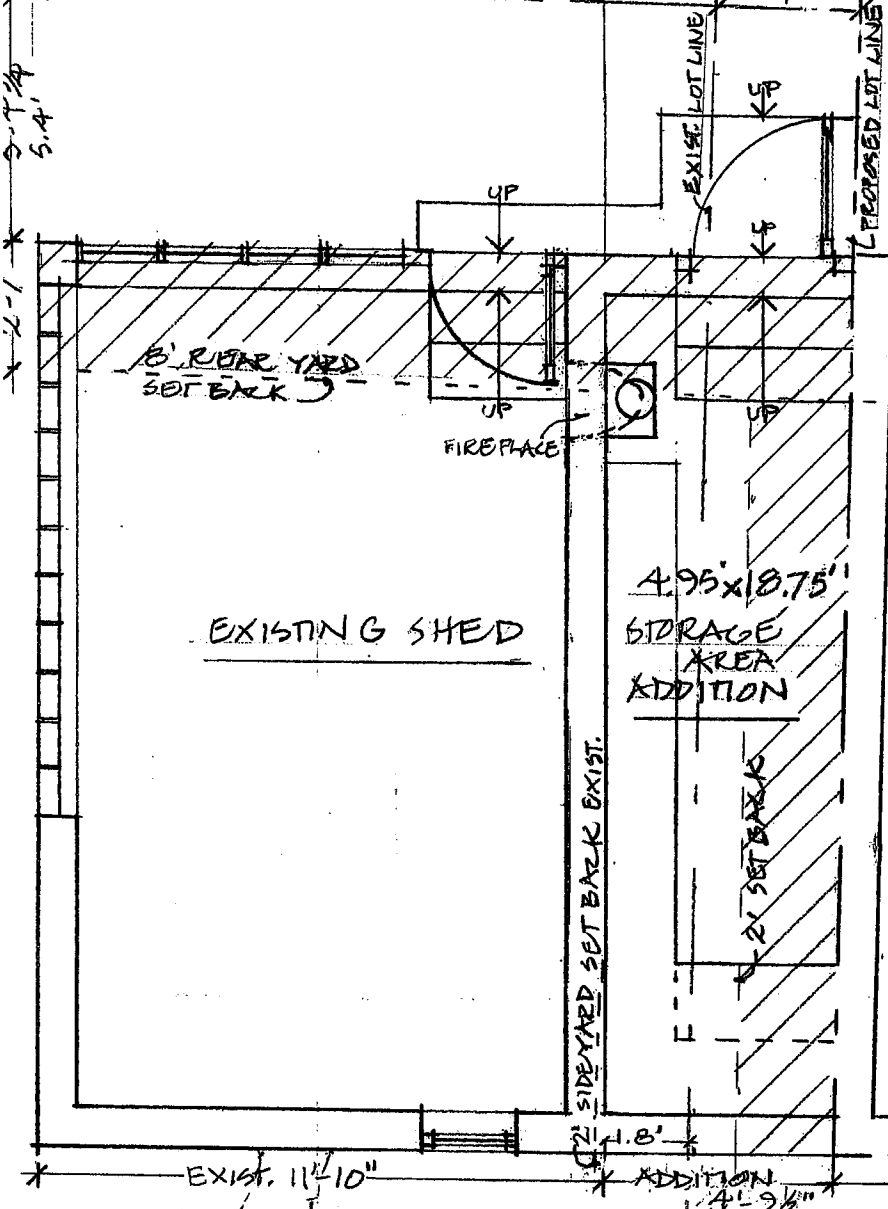
2 EXISTING EAST ELEVATION



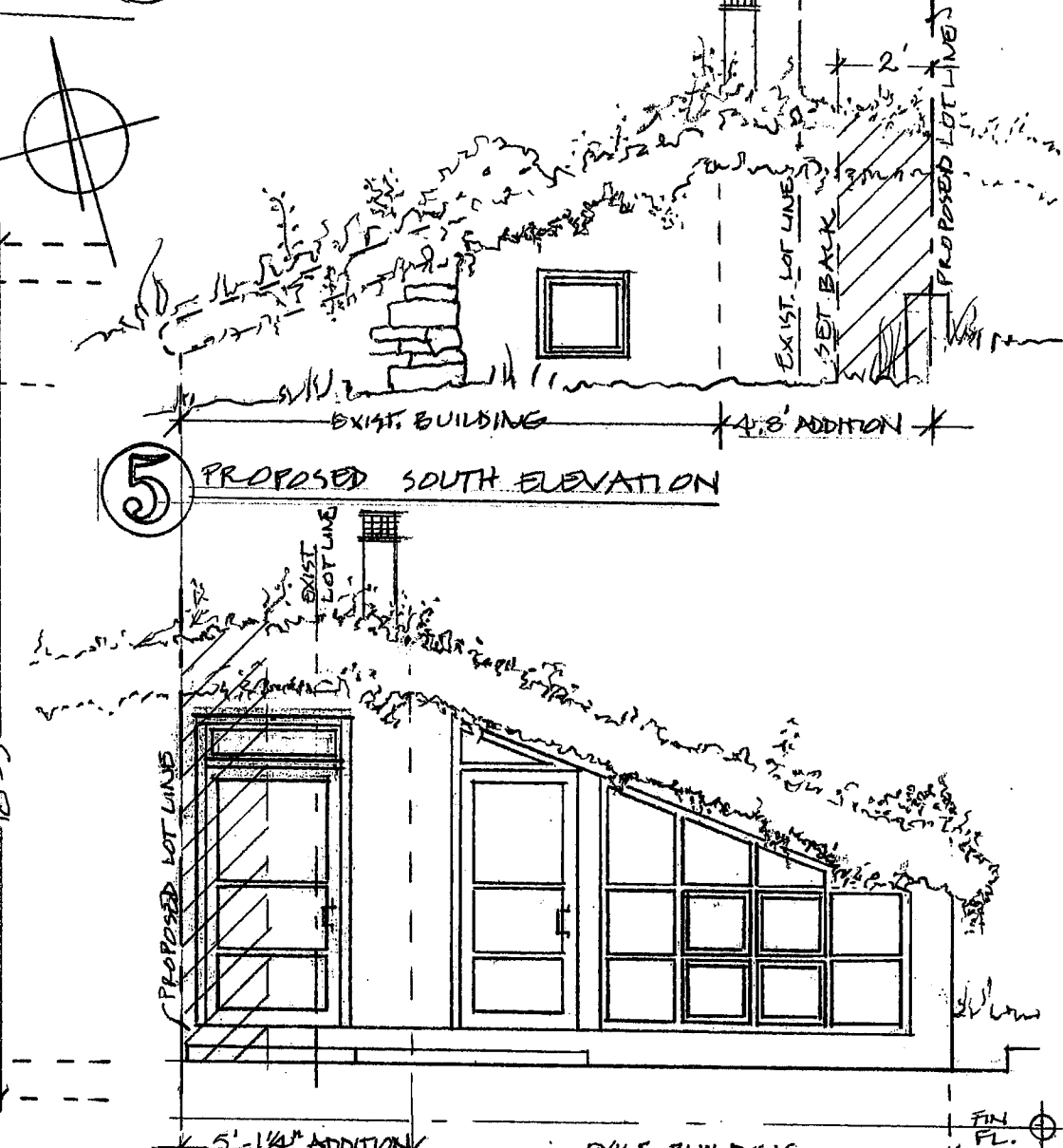
3 EXISTING NORTH ELEVATION



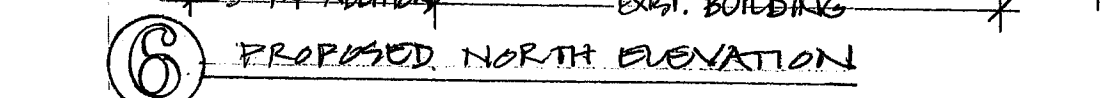
4 EXISTING & PROPOSED WEST ELEVATION



7 EXIST. & PROPOSED PLAN

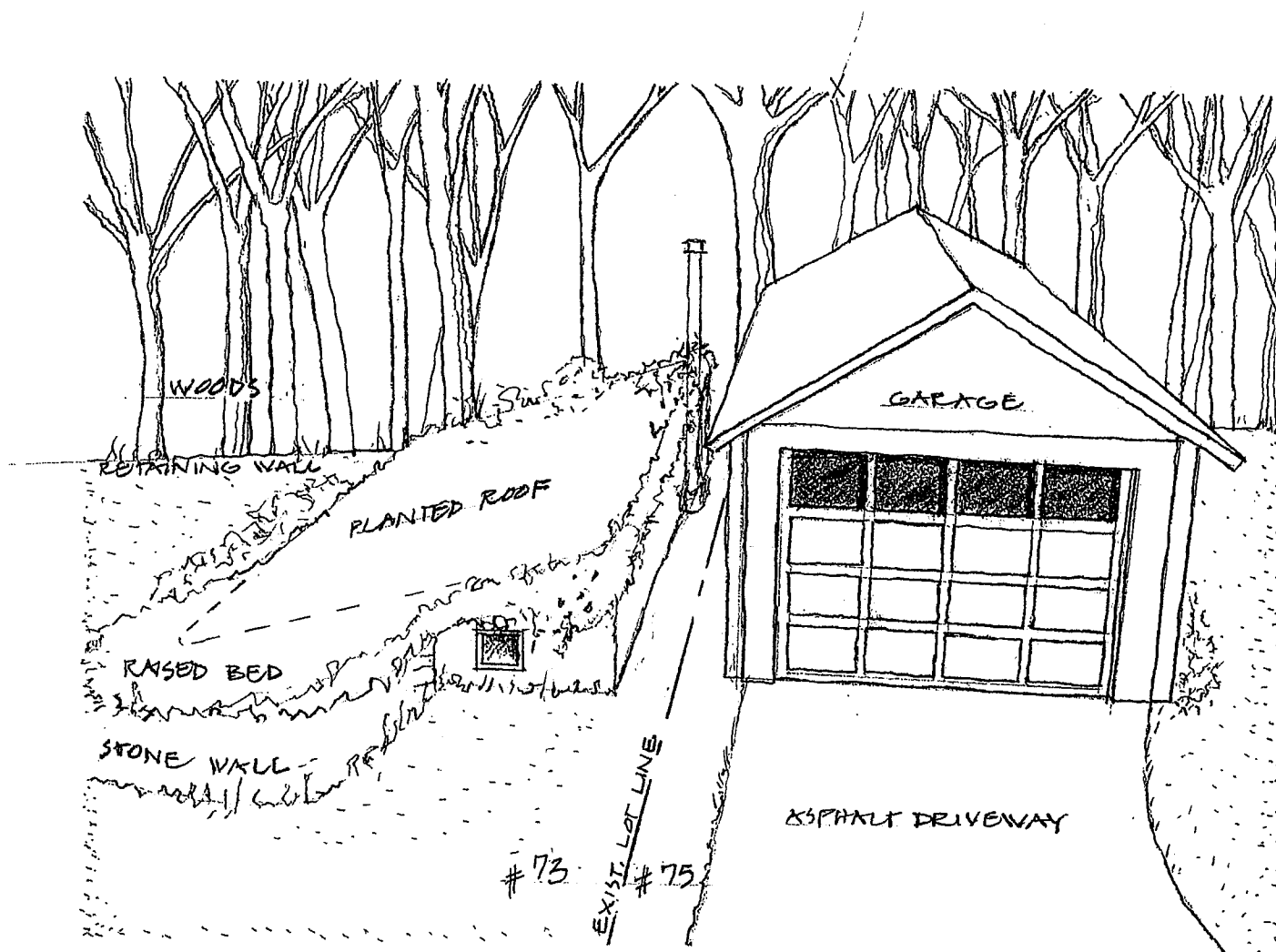


5 PROPOSED SOUTH ELEVATION

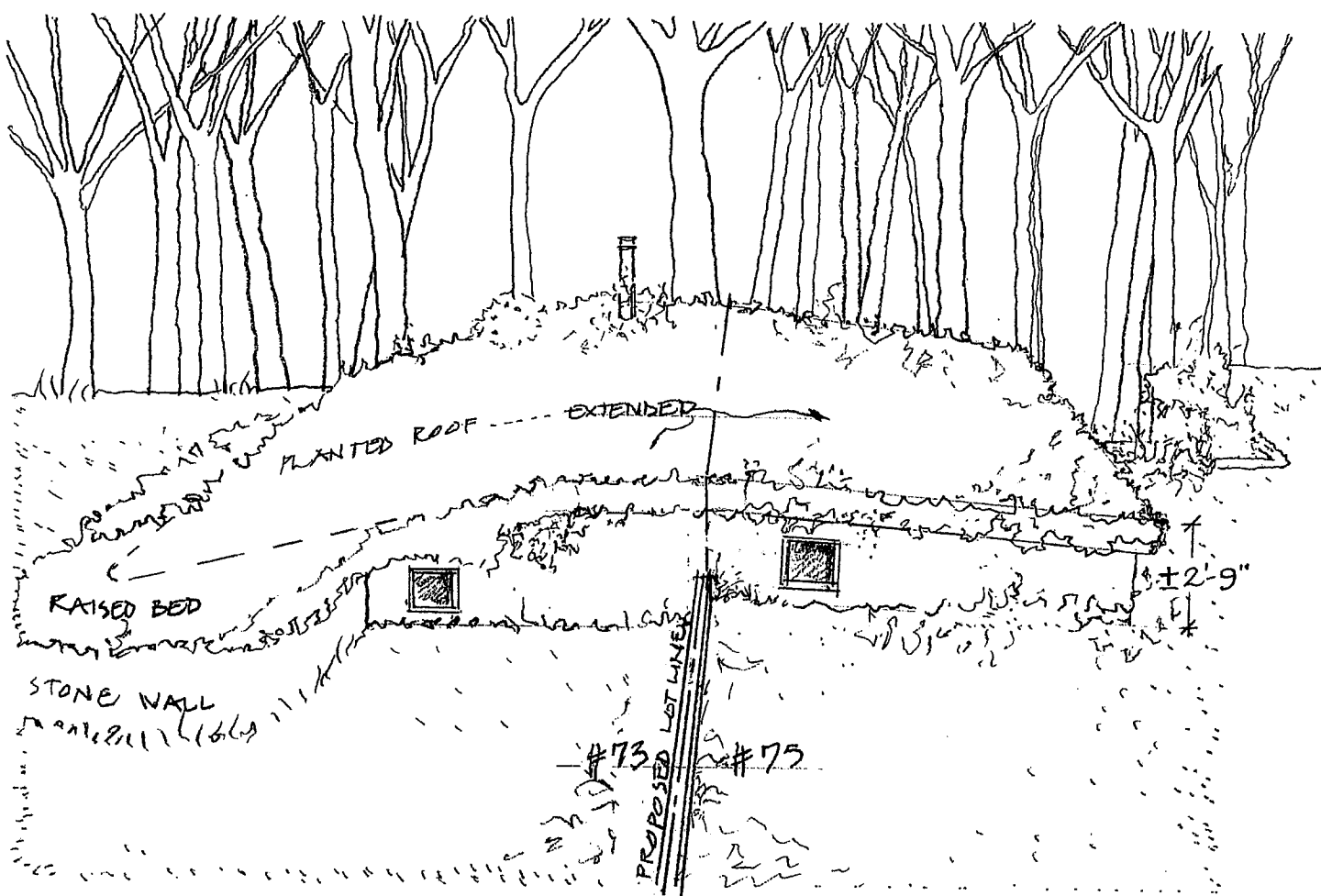


6 PROPOSED NORTH ELEVATION





① EXISTING STUDIO @ #73 & GARAGE @ #75

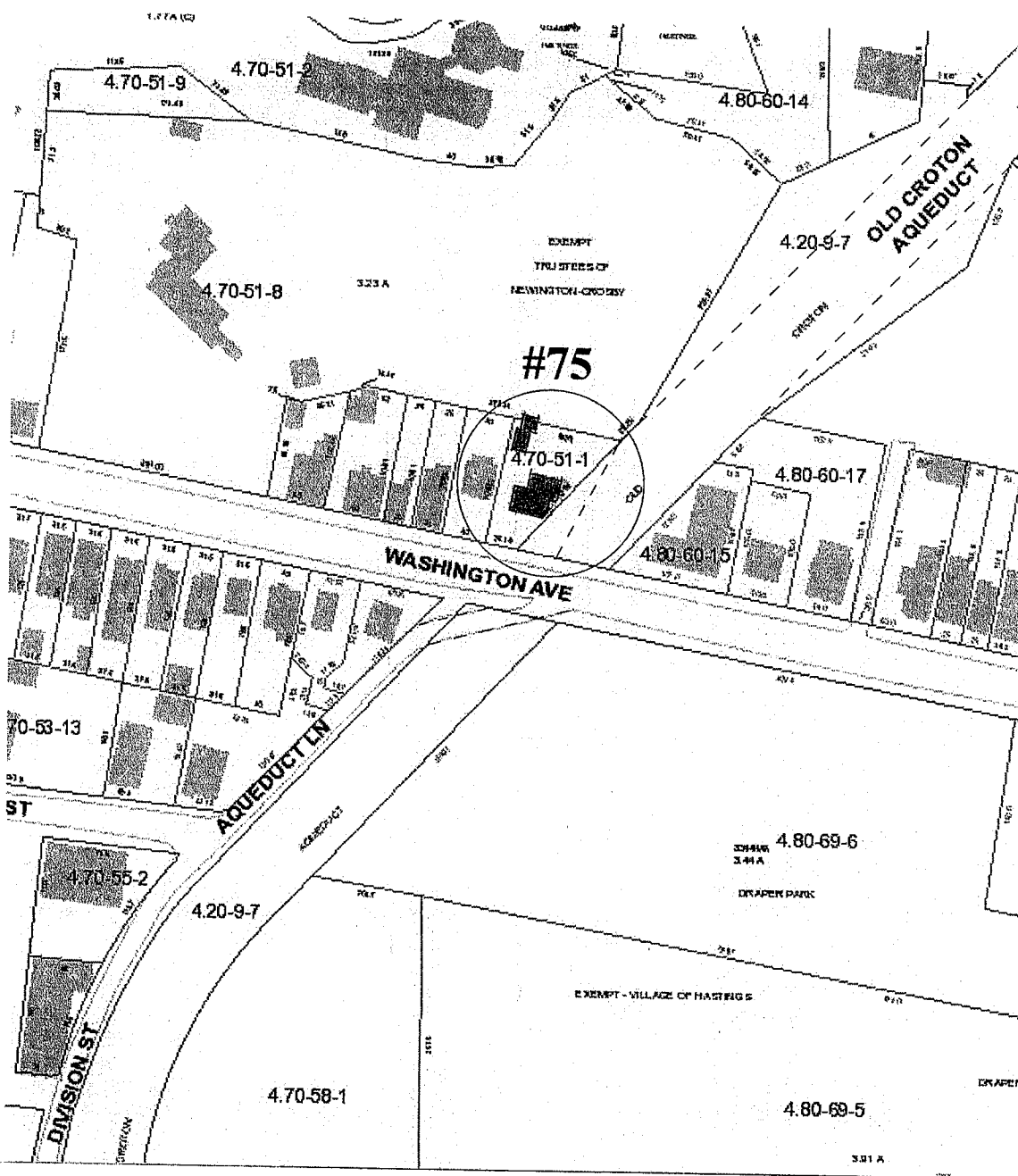


② PROPOSED ADDITION @ #73 & GARAGE REPLACEMENT @ #75

# INDEX OF DRAWINGS:

**Survey**

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- A-11 Section ZZ**
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- A-12 Accessory Building**
- A-13 Overall View of Accessory Buildings @ #73 & #75**



## Alterations to House & Garage

**OWNERS:**

Malcolm & Tori MacDougall  
5 Spring St #2 West,  
Hastings on Hudson,  
NY 10706.  
(914) 320 9714

**ARCHITECTS:**

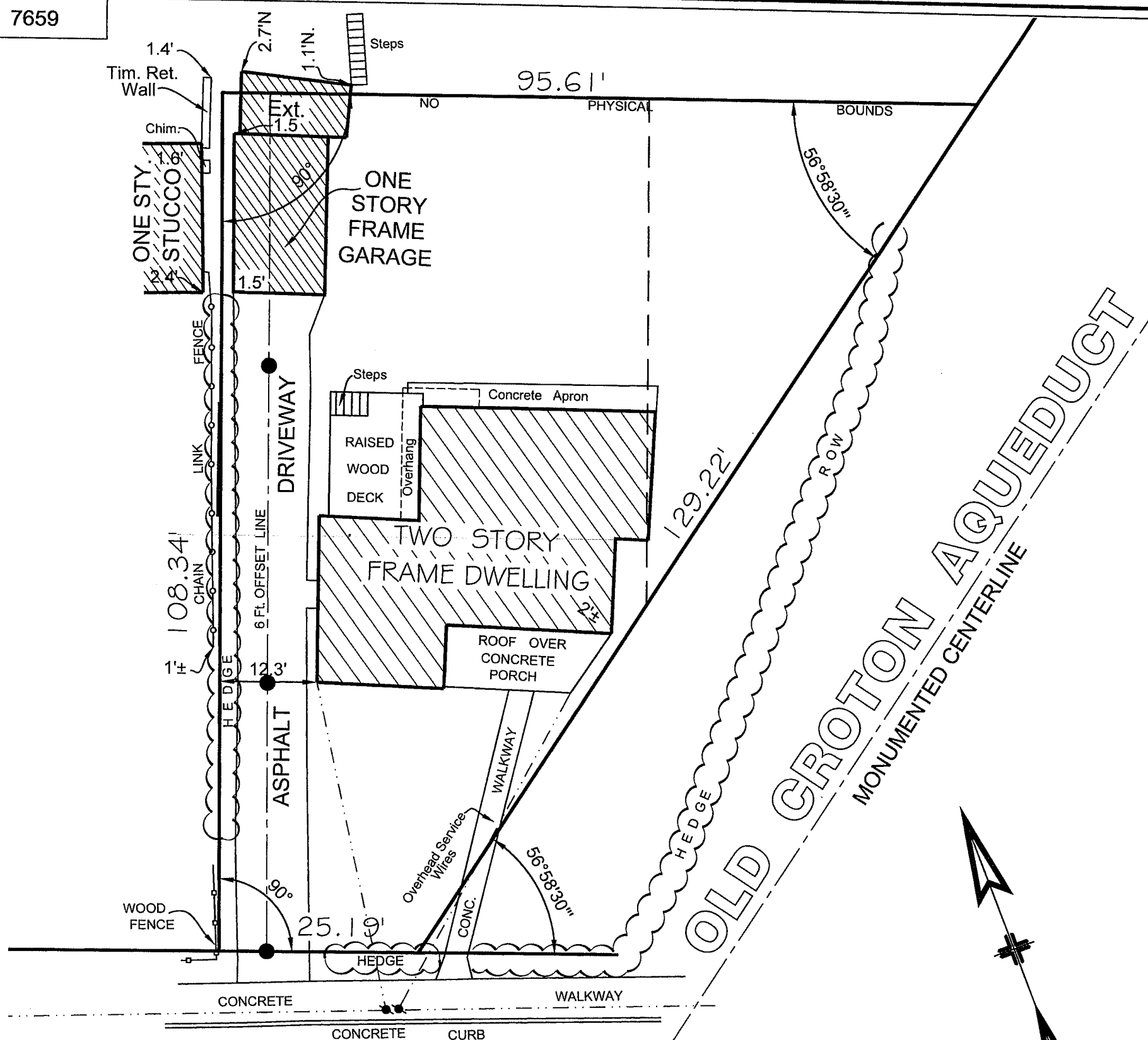
Baldwin & Franklin Architects,  
73 Washington Avenue,  
Hastings on Hudson,  
NY 10706.  
(914) 693 5324.

**CONTRACTOR:**

T.B.D.

75 Washington Avenue  
HASTINGS - ON - HUDSON, N.Y. 10706





## WASHINGTON AVENUE

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE OF HASTINGS ON HUDSON SECTION 04.70 \* BLOCK 51 \* LOT 1  
STREET ADDRESS: 75 WASHINGTON STREET  
PROPERTY AREA:
- THE PREMISES SHOWN HEREON ARE AS DESCRIBED IN TITLE COMMITMENT No. ANY 2016-2254Z, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS,
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
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- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

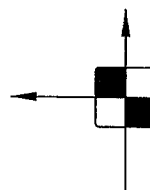
### CERTIFIED TO:

EDWARD R. BALDWIN, TRUSTEE OF THE EDWARD R. BALDWIN TRUST  
DATED APRIL 24, 2008 AND GILLIAN ANDERSON, TRUSTEE OF THE  
GILLIAN ANDERSON TRUST DATED APRIL 25, 2008  
STEWART TITLE INSURANCE COMPANY  
ALL NEW YORK TITLE AGENCY

## SURVEY OF PROPERTY SITUATE IN THE VILLAGE OF HASTINGS ON HUDSON TOWN OF GREENBURGH WESTCHESTER COUNTY NEW YORK

SCALE : 1"= 15

SURVEYED : OCTOBER 17, 2016  
AMENDED TO SHOW 6FT SETBACK LINE

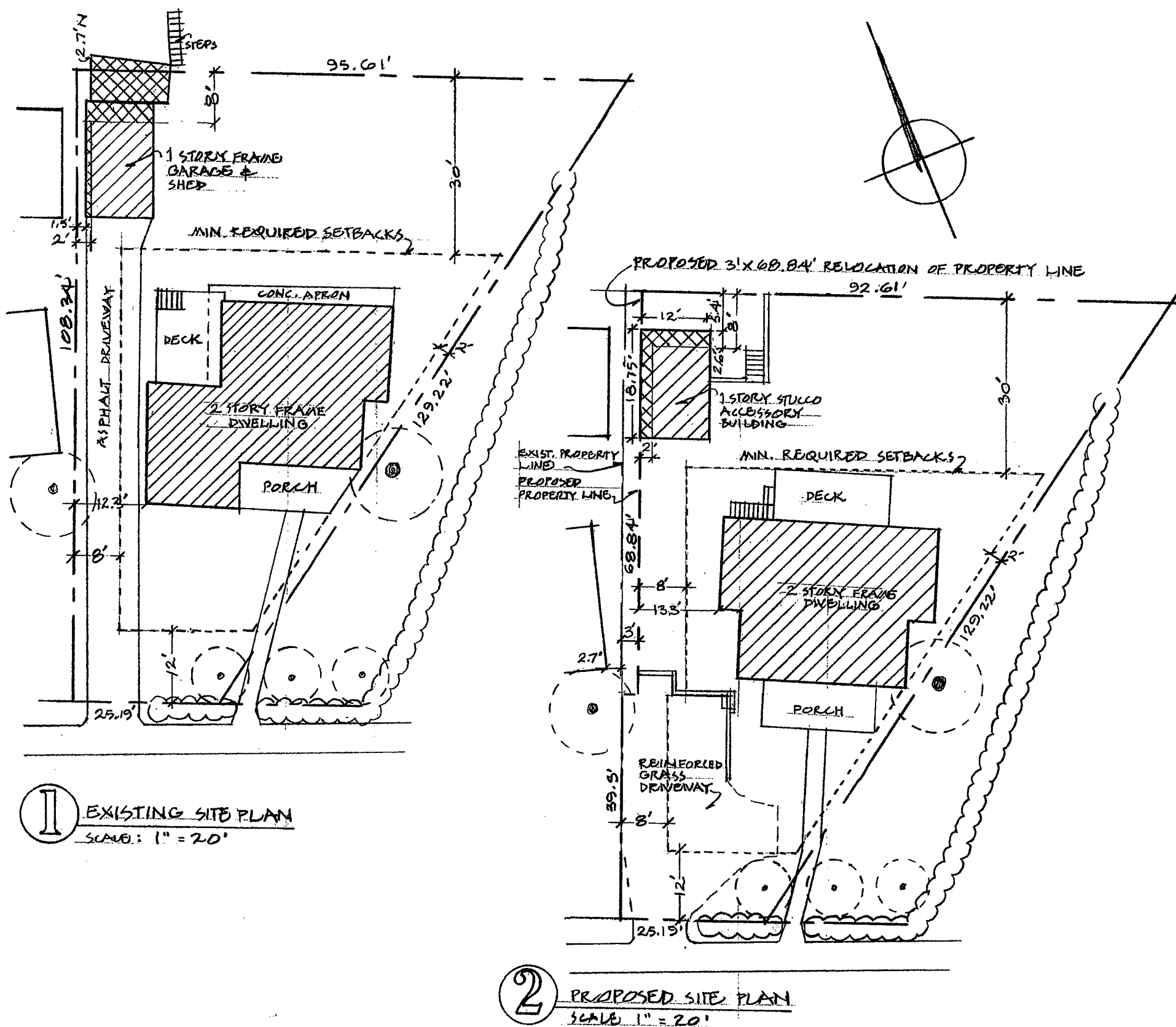


**Link**  
**Land Surveyors P.C.**  
21 Clark Place, Suite 1-B Phone 845-628-5857  
Mahopac N.Y. 10541 Fax 845-621-0013

JOSEPH R. LINK  
NEW YORK STATE LICENSED  
LAND SURVEYOR NO. 050456

NEW YORK STATE LICENSED  
LAND SURVEYOR SEAL

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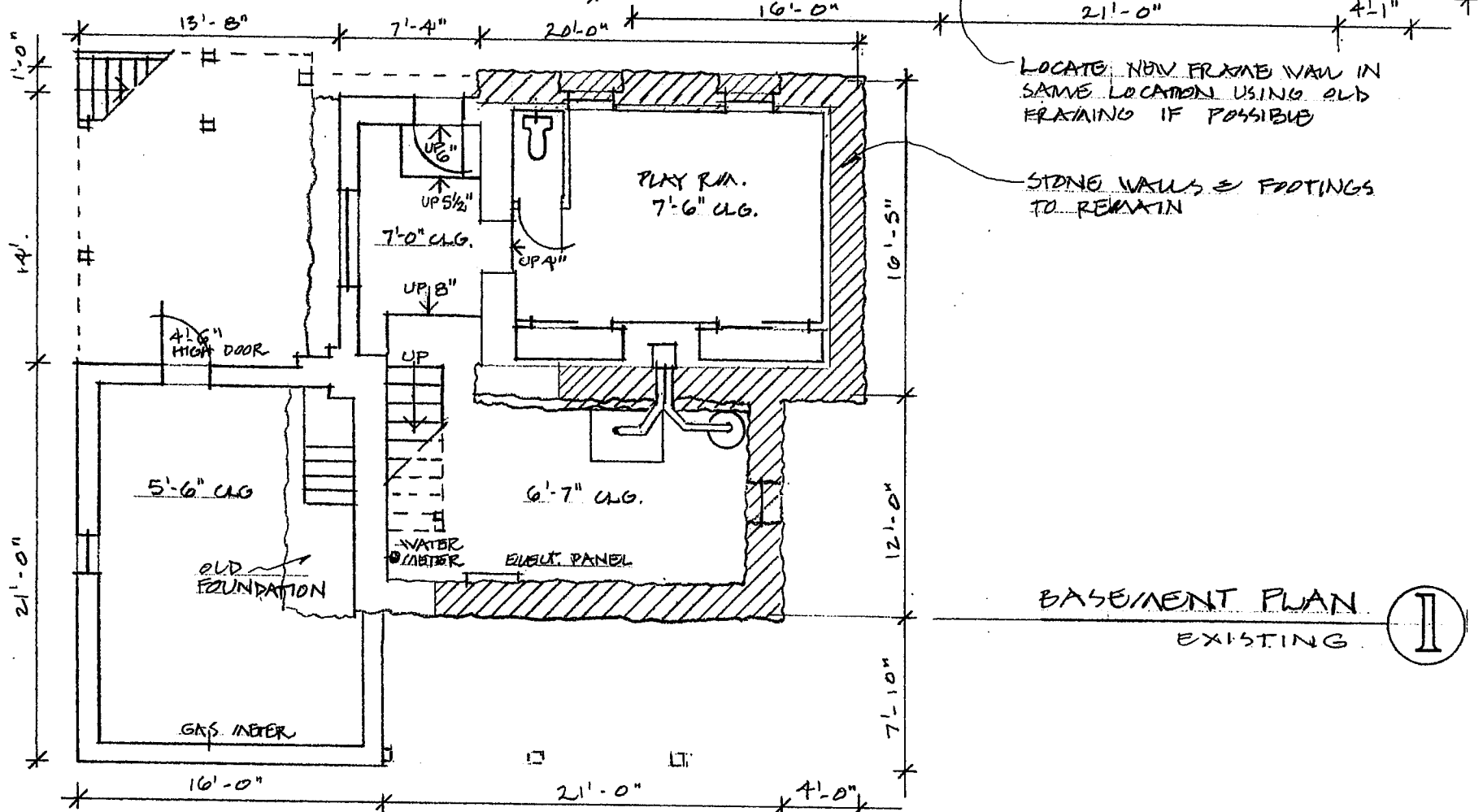
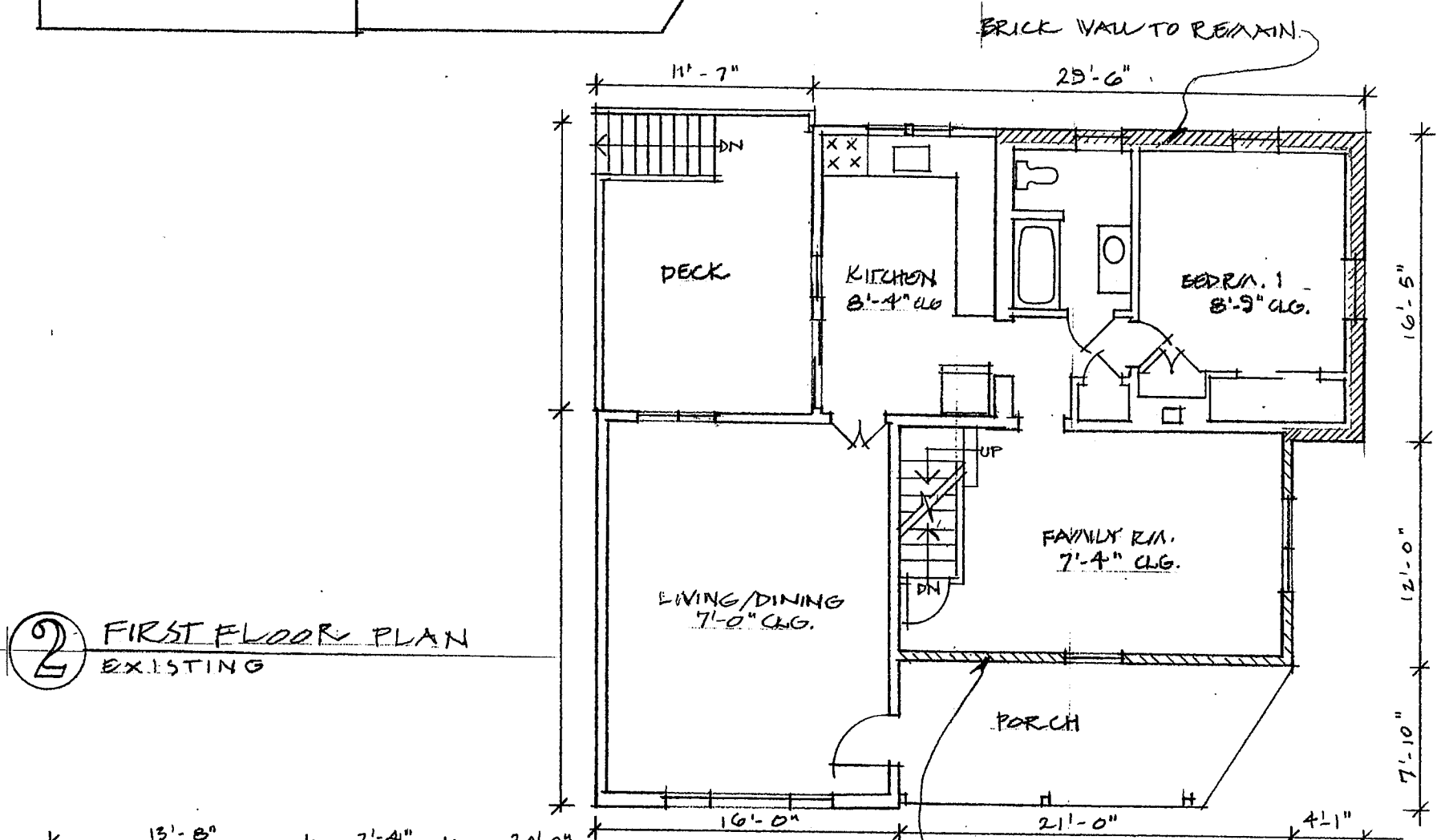
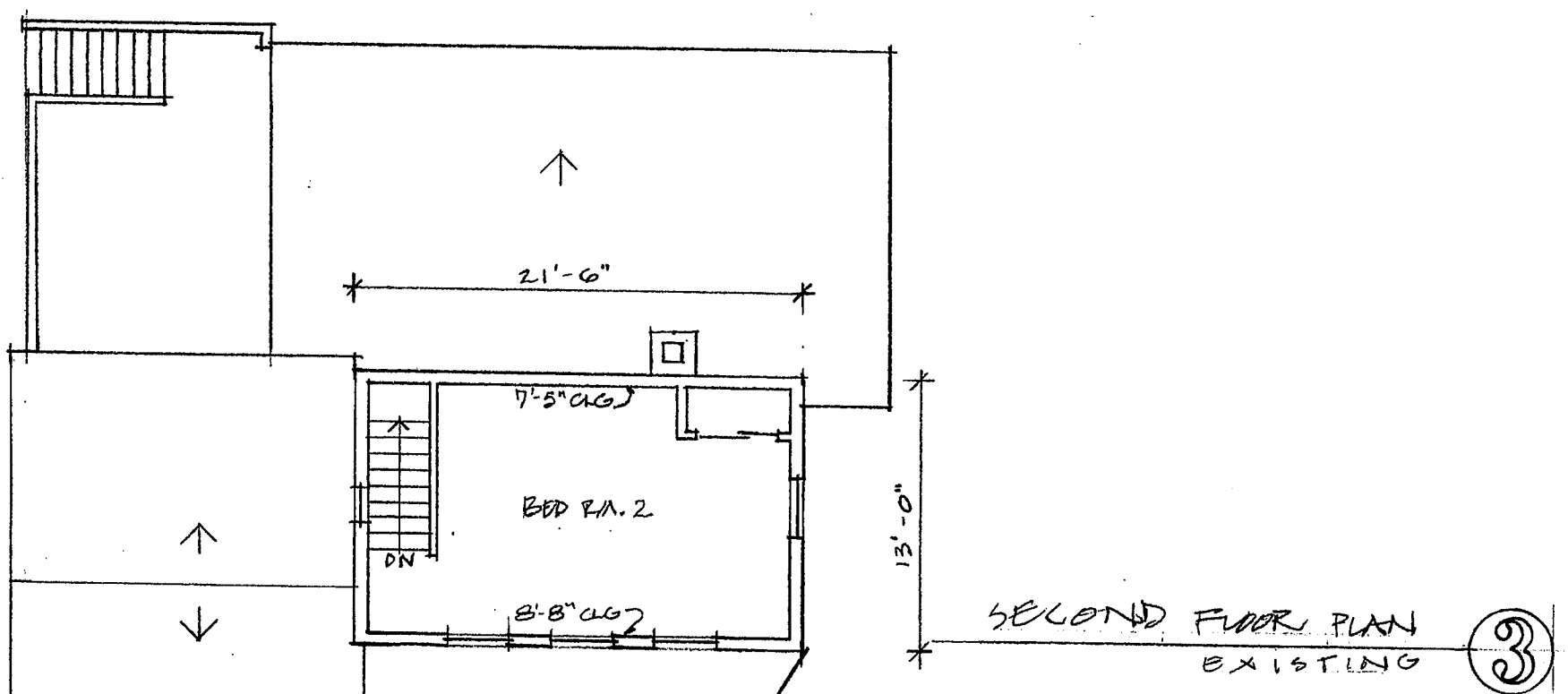
# ZONING ANALYSIS

Zoning District **MR-1.5** Required variance shown in **Bold\***

75 Washington Avenue, Hastings on Hudson. Section: 4.70 Block: 51 Lot: 1

	Required	Existing	Proposed	Change
Lot size minimum	1,500sf	6,543.7sf	6,337.2sf	<b>reduced by 206.5sf *</b>
Lot width minimum	25'	25.19'	same	none
Front yard setback min.	12'	33'	same	none
Rear yard setback min.	30'	39'	39' to house (30' to deck)	<b>reduced by 9'@ deck</b>
*Accessory bdg. rear yard min.	8'	0' (& extends 2.7' beyond lot line)	5.3'	<b>improved by 5.3'(+2.7')</b>
*Accessory bdg. side yard min.	2'	1.5'	0'	<b>reduced by 1.5'</b>
2 side yards min.(50' - 74' lot width)	10'	14.3'	15.3'	<b>improved by 1'</b>
Each side yard min.	2'	2'	same	none
Dwelling max. height	40'/ 3 stories	22' 1/2 stories	30' (top of cupola)/2 stories	<b>increased by 8'</b>
Accessory bdg. max. height	15'	12.75'	max 9.5'	<b>improved by 3.25'</b>
Max building coverage of lot area	35% (2,290sf)	26% (1,700.4sf)	24% (1,540.8sf)	<b>improved by 2%</b>
Max development coverage of lot area	50% (3,272sf)	40 % (2,603sf)	29% (1,828sf)	<b>improved by 11%</b>
Max floor area ratio	0.75	0.33	0.45	<b>(528sf grass drive @ 10% coverage)</b>
Off street parking single family occupancy	2 spaces	tandem parking	2 spaces	<b>increased by 0.12 improved</b>



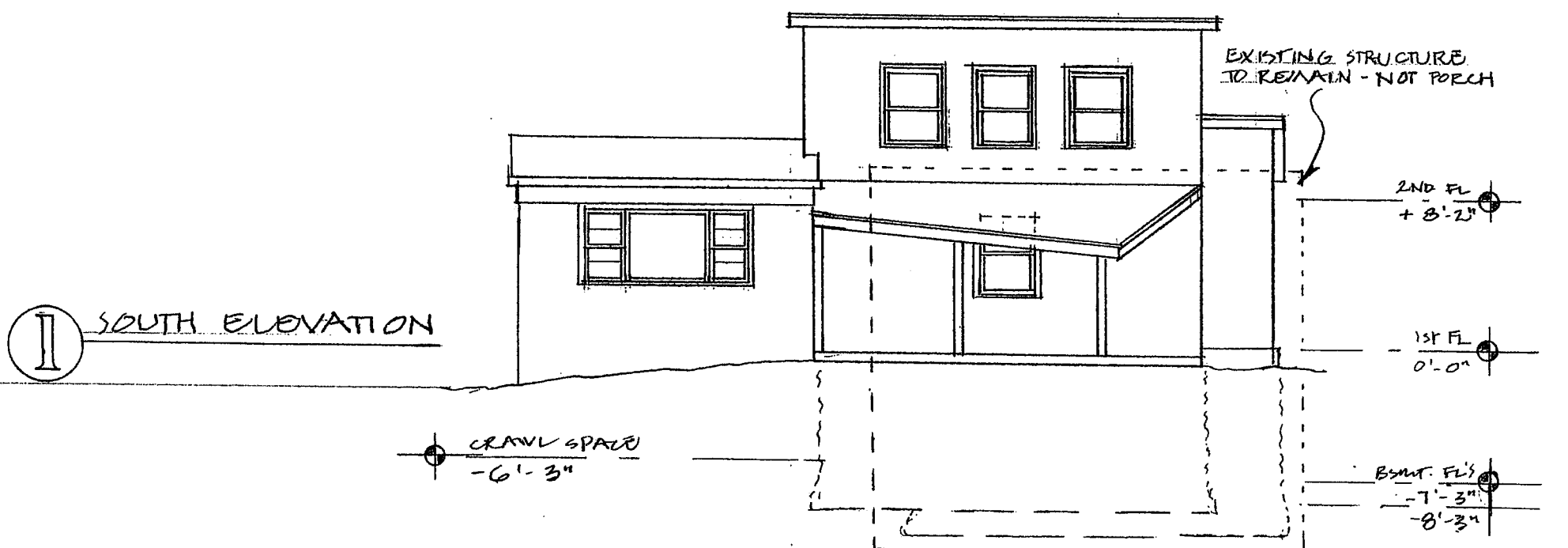
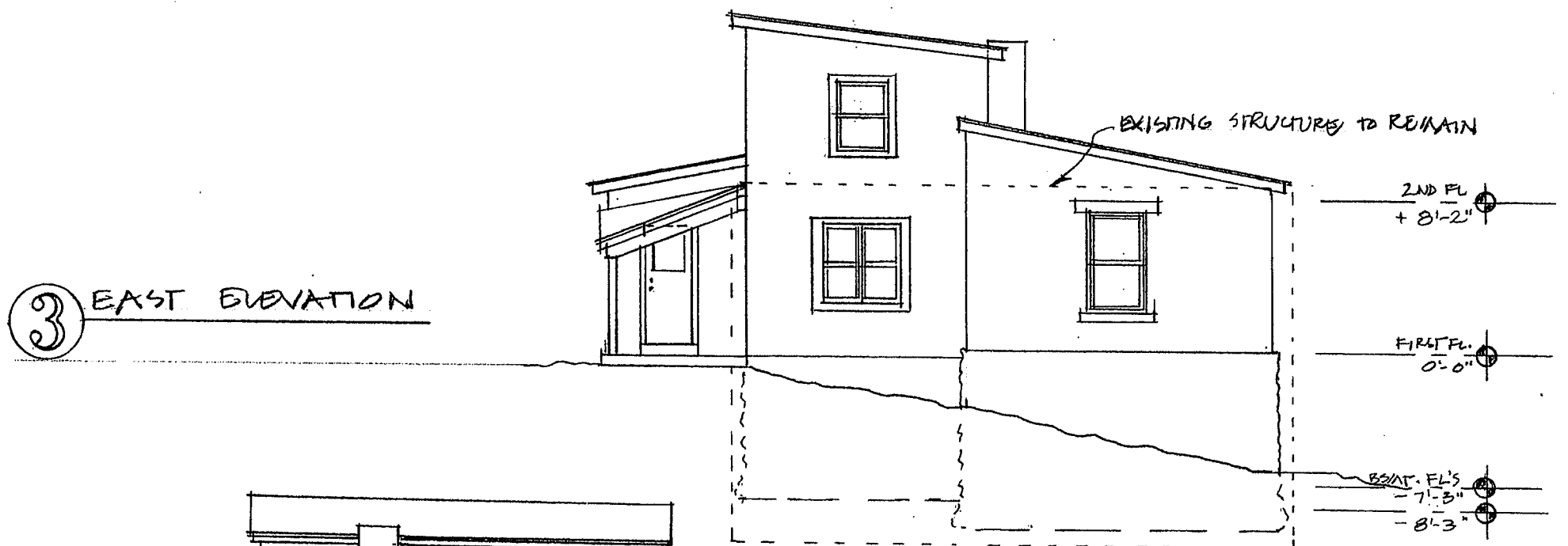
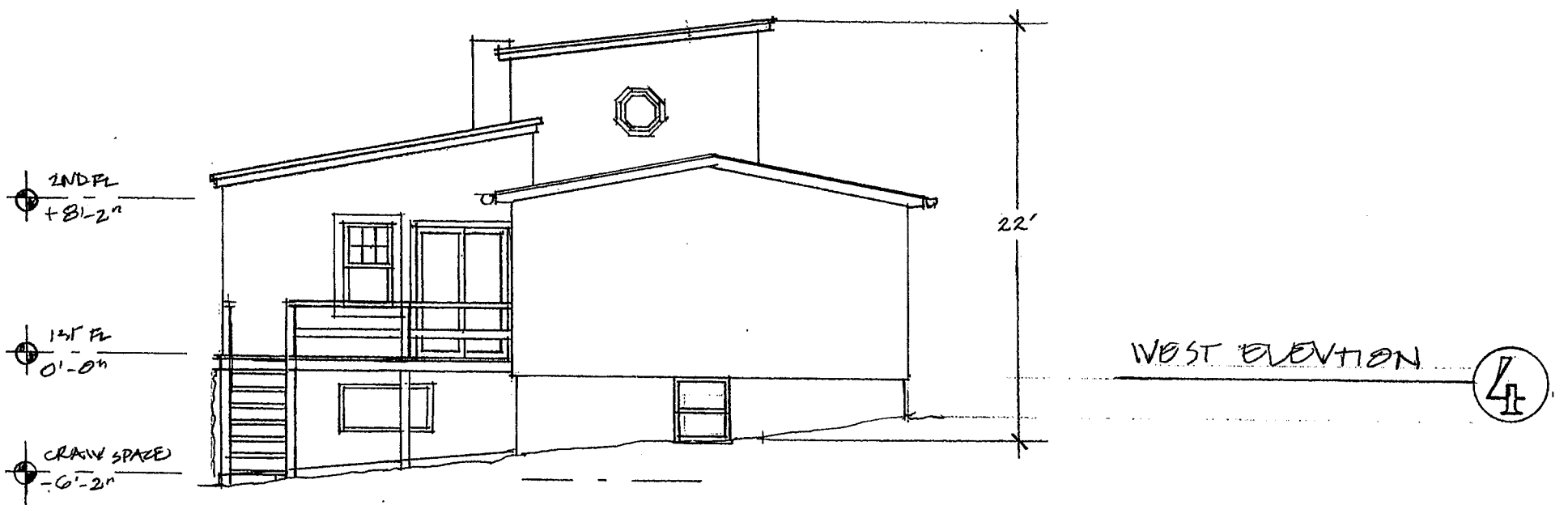


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Project 75 WASHINGTON AVENUE  
HASTINGS - ON - HUDSON NY 10706  
 Sheet Title EXISTING FLOOR PLANS SHOWING  
WALLS & FOOTING TO REMAIN

Date 15 FEB 2023  
 Scale 1/8" = 1'-0"  
 Project #  
 Drawn GA

Sheet #  
**AB-1**



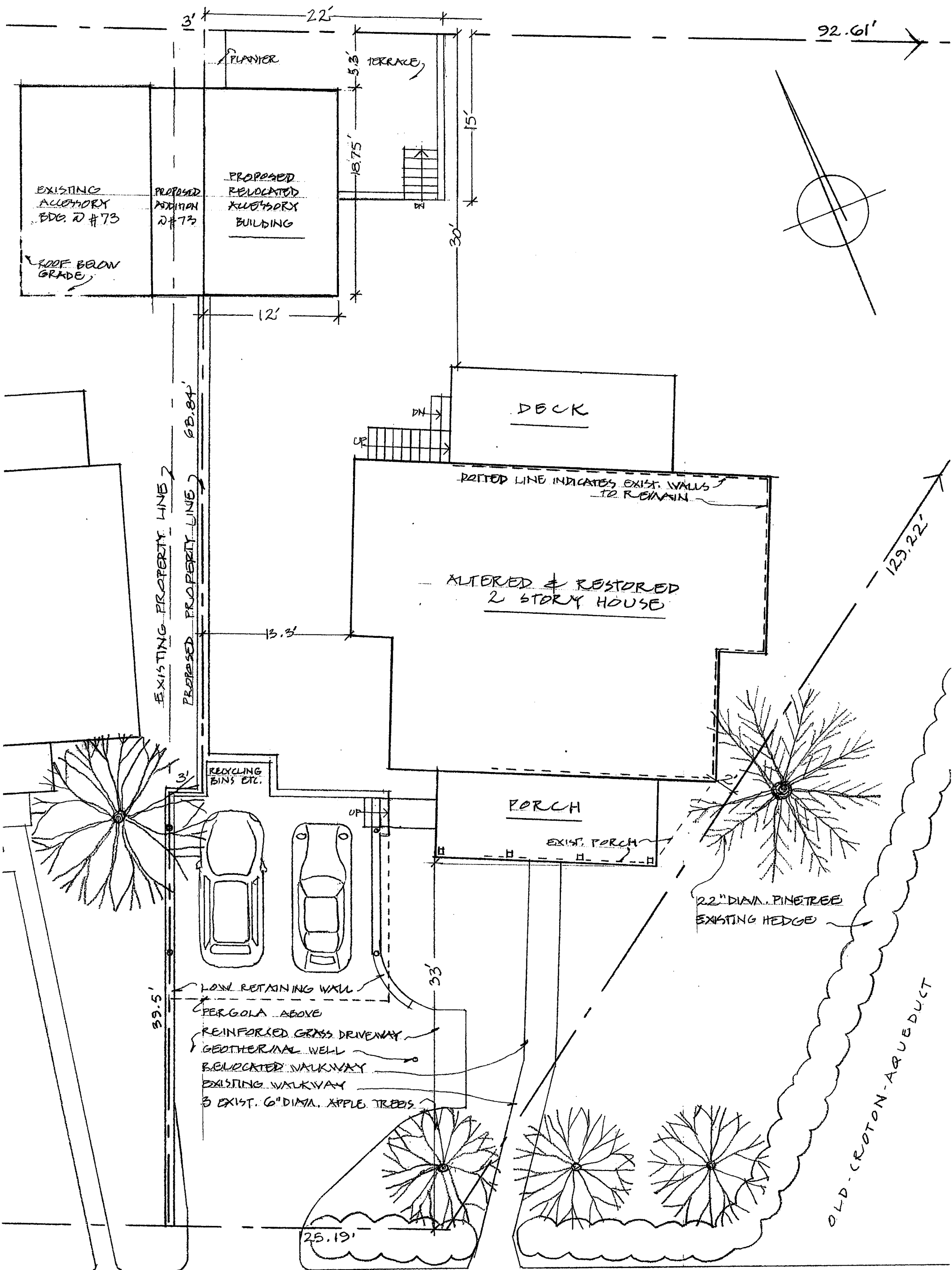
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Project **75 WASHINGTON AVENUE**  
**HASTINGS - ON - HUDSON NY 10706**  
 Sheet Title **EXISTING**  
**AREAS OF STRUCTURE TO REMAIN**

Date **15 FEB 2023**  
 Scale **1/8" = 1'-0"**  
 Project #  
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Sheet #

**AB-2**



EXIST. CURB CUT

WASHINGTON AVENUE

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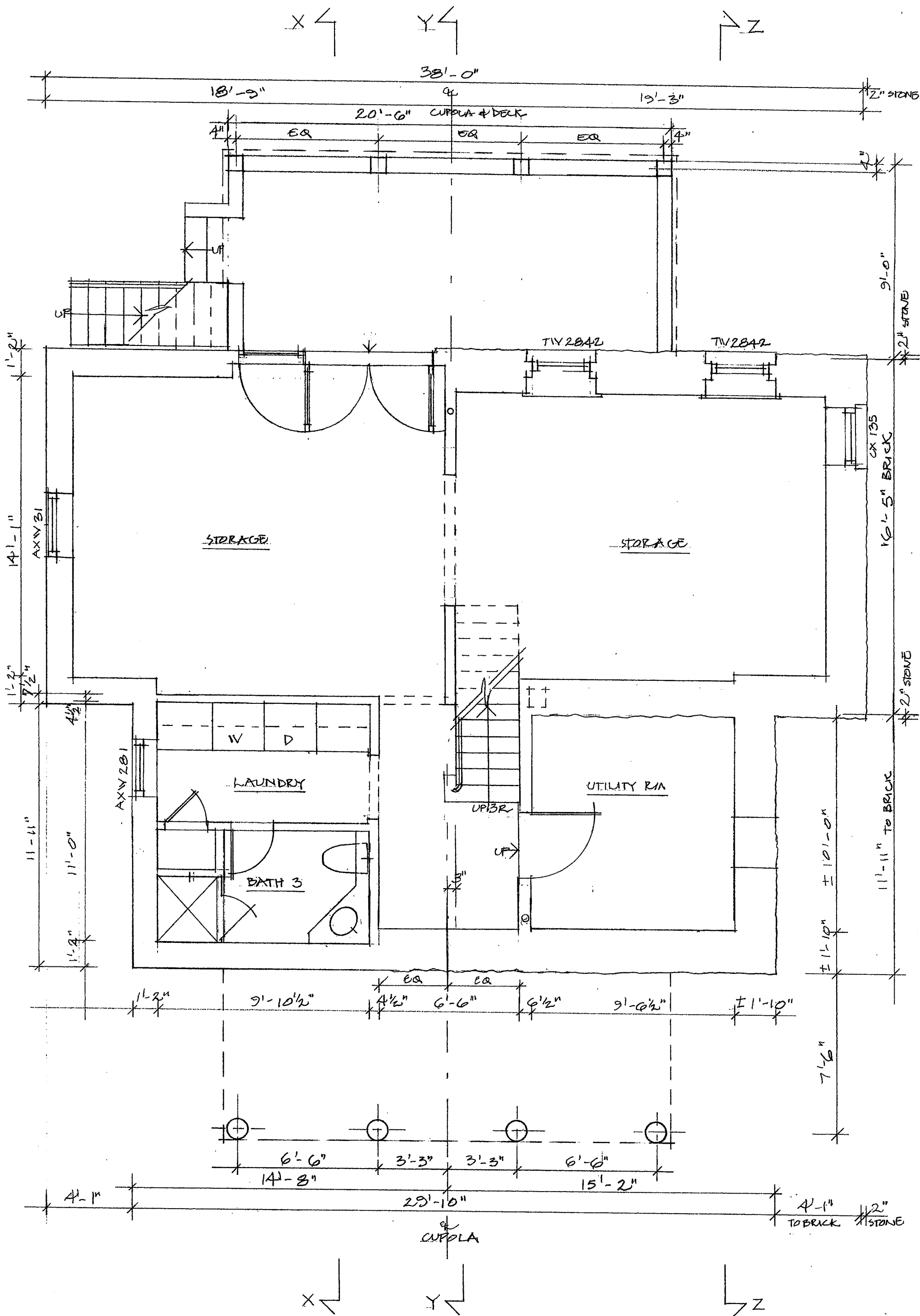
Project 75 WASHINGTON AVENUE  
HASTINGS-ON-HUDSON NY 10706  
Sheet Title SITE PLAN

Date 15 FEB 2013  
Scale 1/8" = 1'-0"  
Project #  
Drawn GA

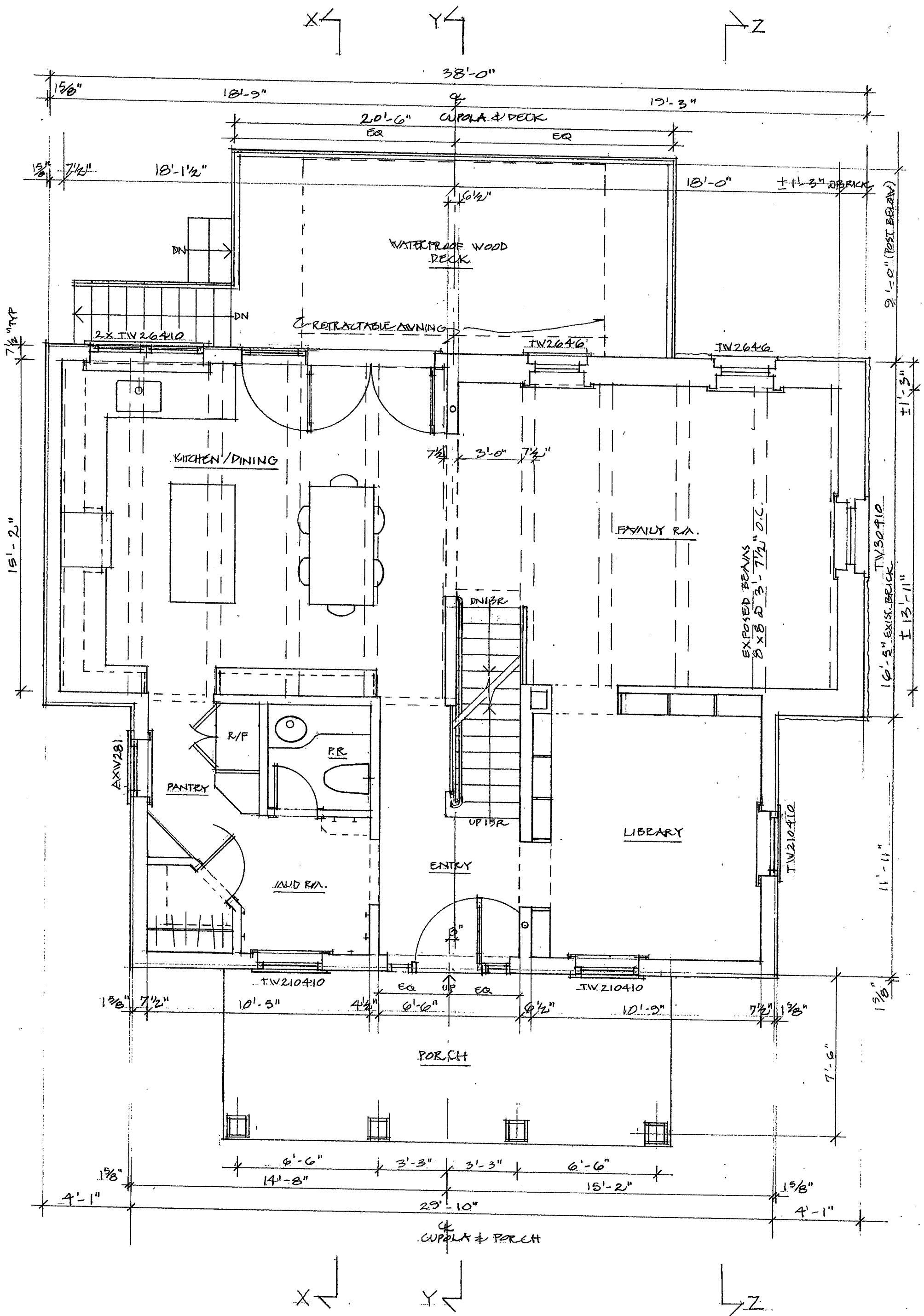
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A-1





<b>Baldwin &amp; Franklin, Architects</b> 73 Washington Avenue Hastings-on-Hudson, N.Y. 10706 Tel: (914) 693-5324 Fax: (914) 693-5676	Project	75 WASHINGTON AVENUE HASTINGS-ON-HUDSON NY 10706	Date	15 FEB 2023	Sheet #
	Sheet Title	BASEMENT PLAN	Scale	1/4" = 1'-0"	A-2
			Project #		
			Drawn	GA	



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Project **75 WASHINGTON AVENUE  
 HASTINGS-ON-HUDSON N.Y. 10706**  
 Sheet Title **FIRST FLOOR PLAN**

Date **15 FEB 2023**  
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 Project #  
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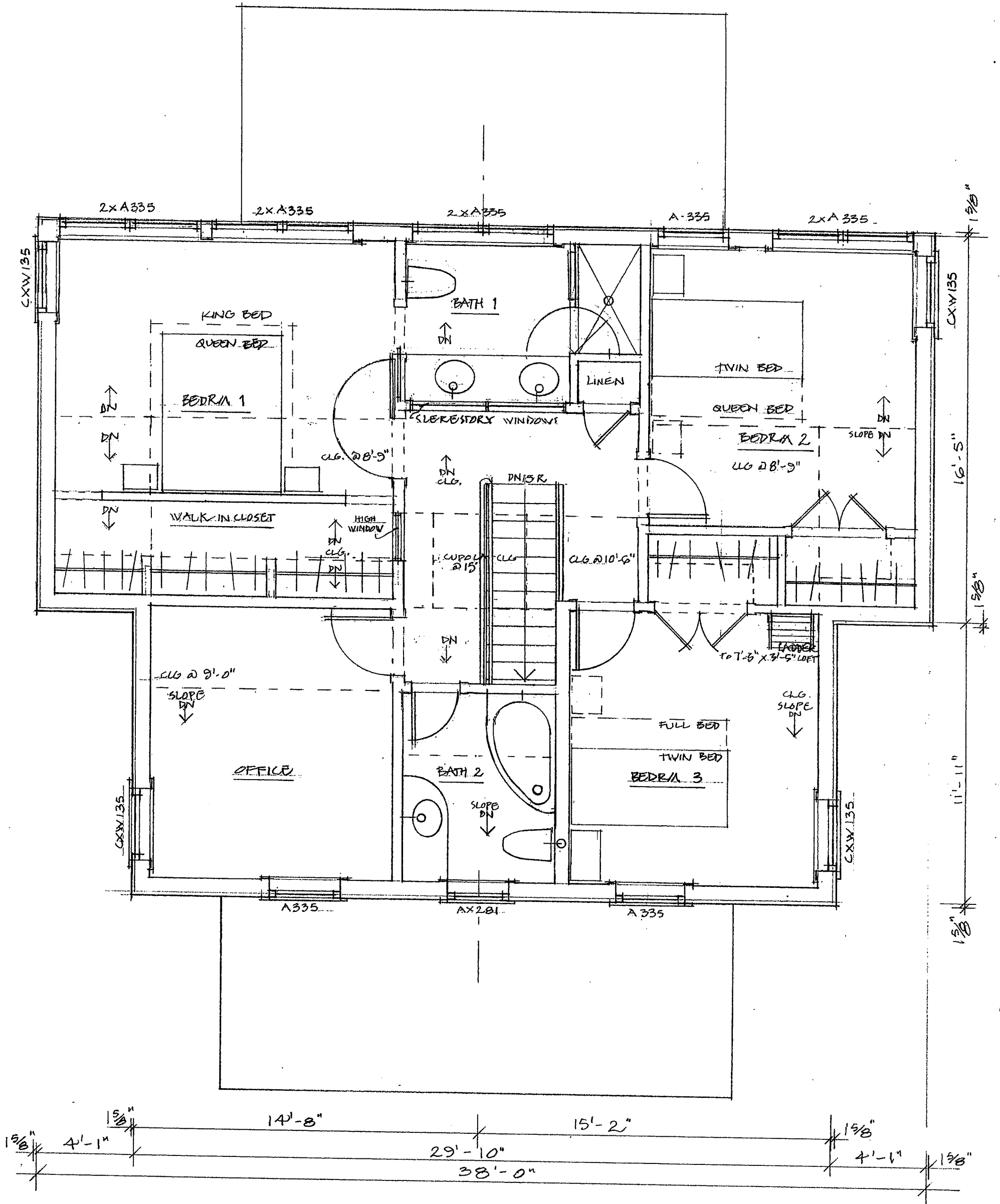
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**A-3**

X

Y

Z



X

Y

Z

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Project **75 WASHINGTON AVENUE**  
**HASTINGS - ON - HUDSON N.Y. 10706**  
 Sheet Title **SECOND FLOOR PLAN**

Date **15 FEB 2023**  
 Scale **1/4" = 1'-0"**  
 Project #  
 Drawn **GA**

Sheet #

**A-4**





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Project

75 WASHINGTON AVENUE  
HASTINGS-ON-HUDSON NY 10706

Sheet Title

SOUTH ELEVATION

Sheet #

Date 15 FEB 2023

Scale 1/4" = 1'-0"

Project #

Drawn

GA

A-5



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Project **75 WASHINGTON AVENUE  
HASTINGS - ON-HUDSON NY 10706**

Sheet Title **NORTH ELEVATION**

Date **15 FEB 2023**

Scale **1/4" = 1'-0"**

Project #

Drawn **GA**

Sheet #

**A-6**



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Project

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HASTINGS-ON-HUDSON NY 10706

Sheet Title

EAST ELEVATION

Sheet #

Date 15 FEB 2003

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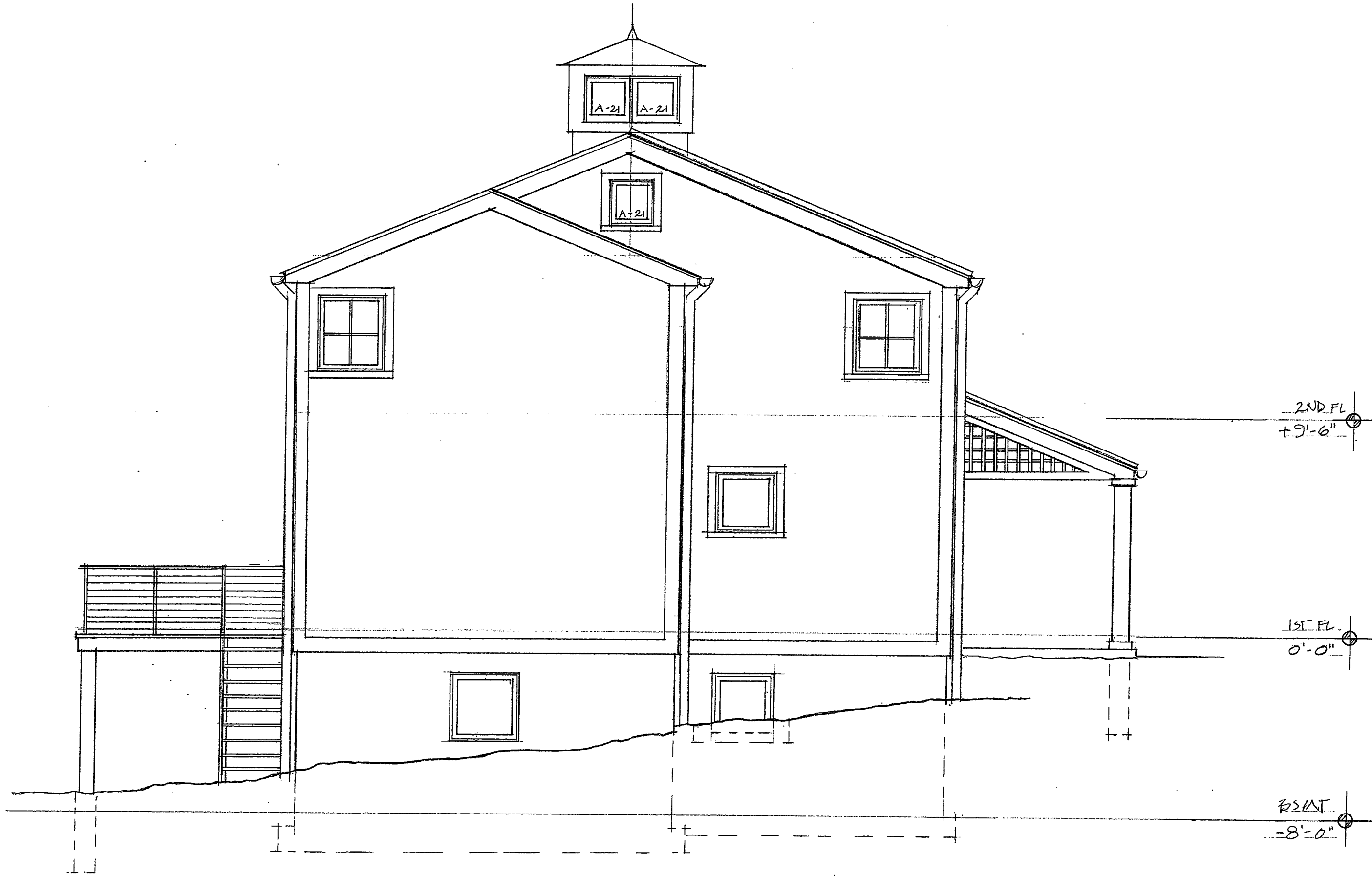
Project #

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A-7





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Project **75 WASHINGTON AVENUE**  
**HASTINGS-ON-HUDSON NY 10706**

Sheet Title **WEST ELEVATION**

Date

Scale  $\frac{1}{4}" = 1'-0"$

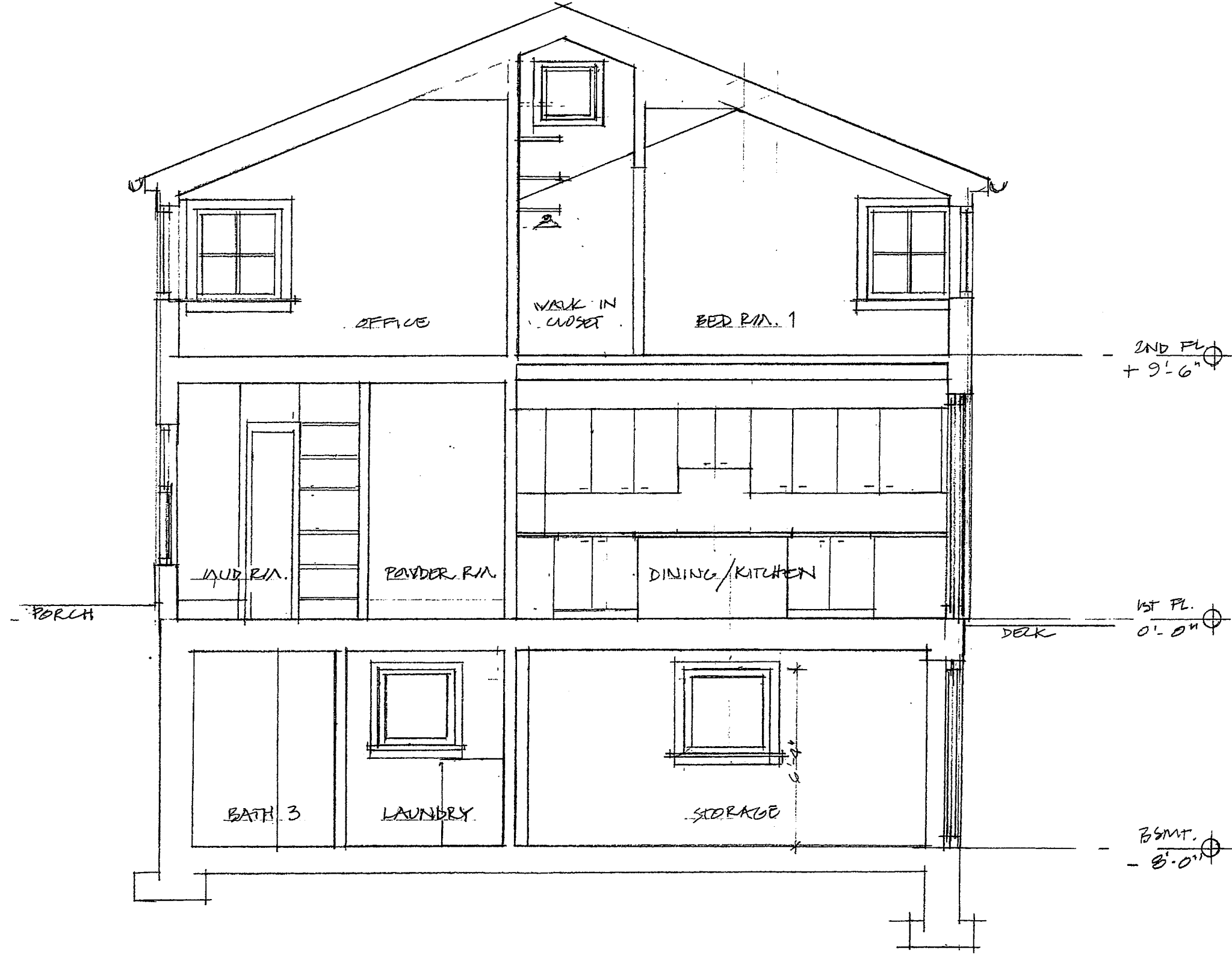
Project #

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Sheet #

**A-8**



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Project **75 WASHINGTON AVENUE**  
**HASTINGS-ON-HUDSON NY 10706**

Sheet Title **SECTION X X**

Date **15 FEB 2003**

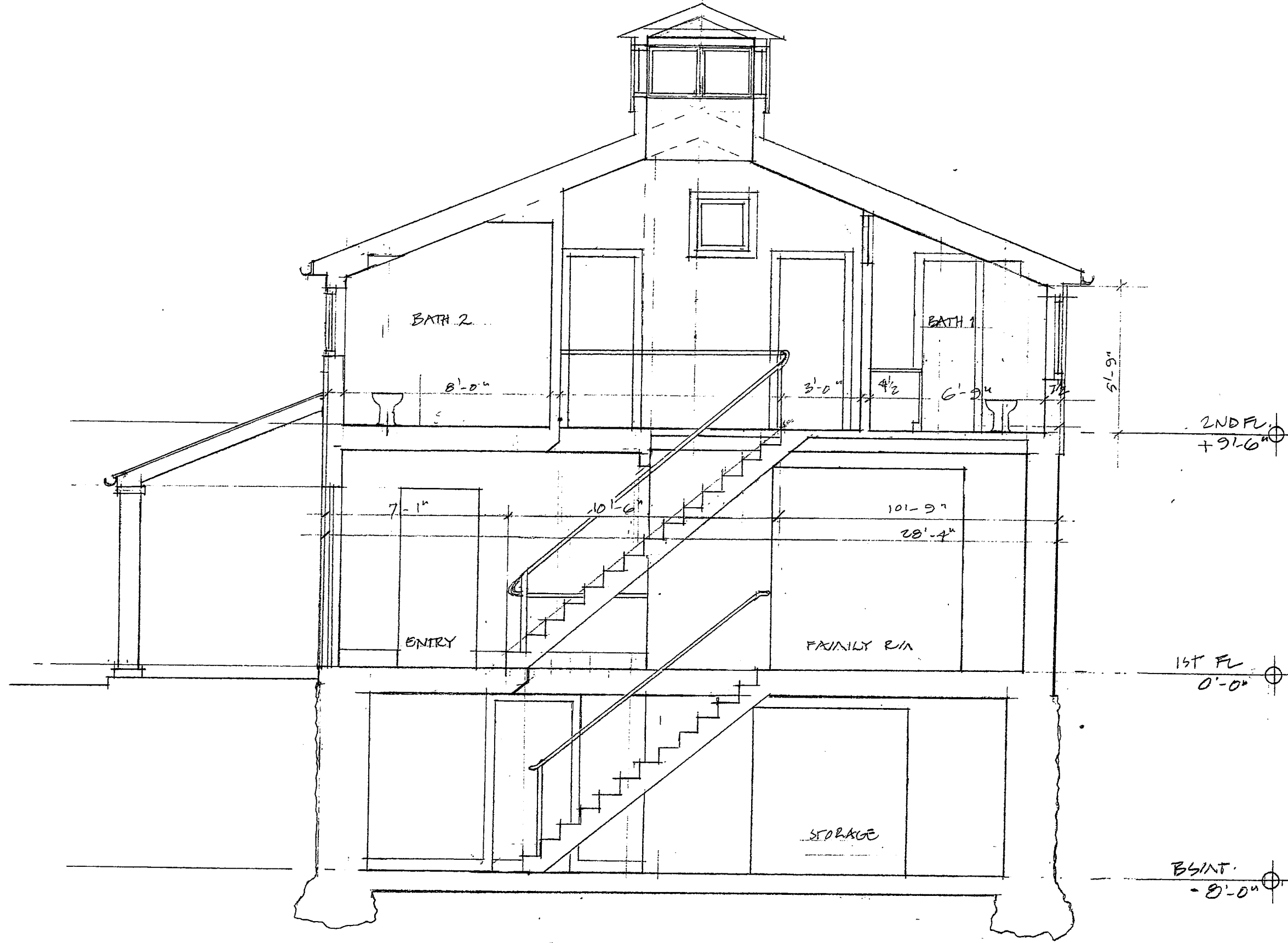
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Project #

Drawn **GA**

Sheet #

**A-9**



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Project **75 WASHINGTON AVENUE**  
HASTINGS-ON-HUDSON N.Y. 10706

Sheet Title

**SECTION YY**

Date **15 FEB 2023**

Scale **1/4" = 1'-0"**

Project #

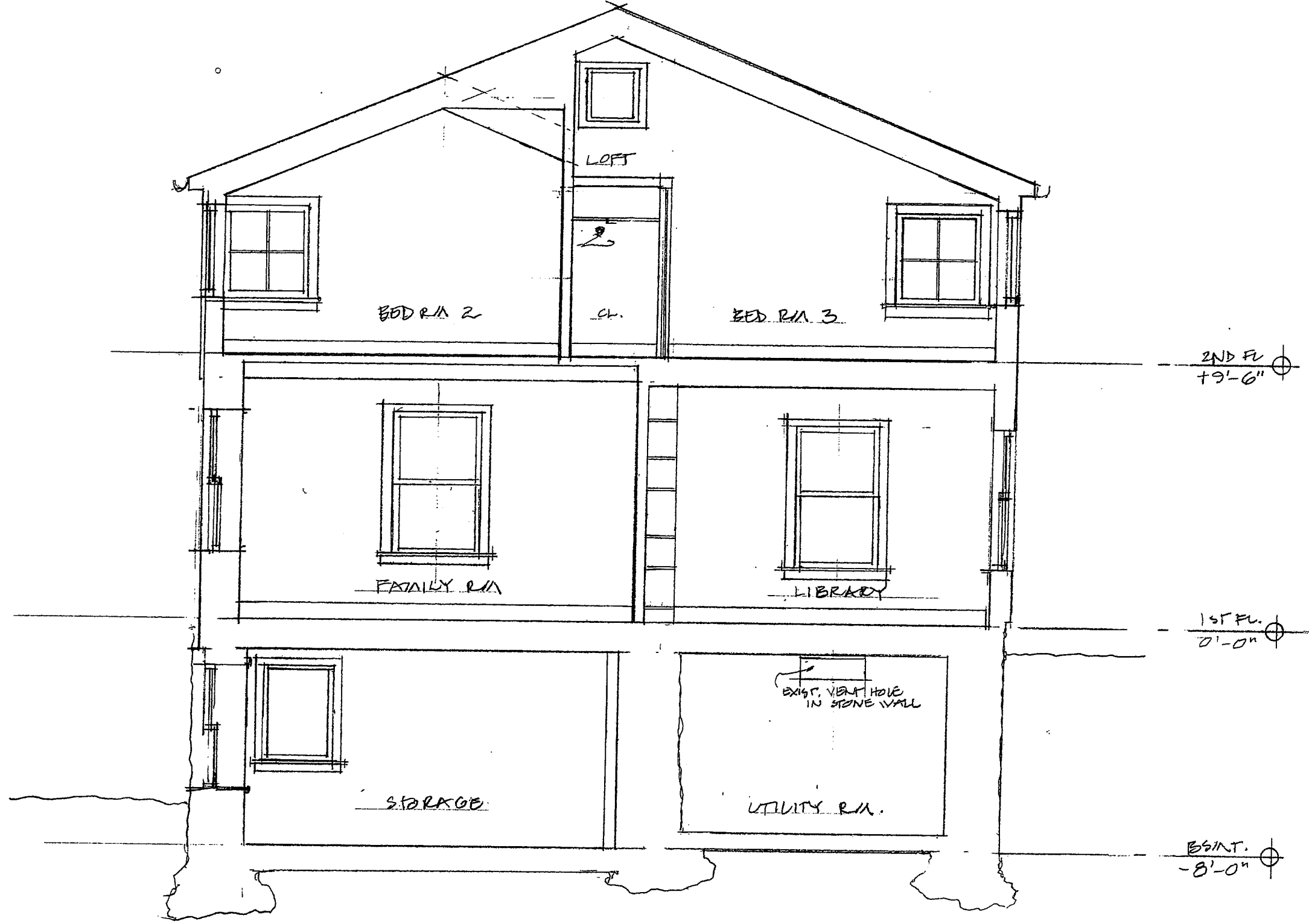
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Sheet #

**A-10**





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Project 75 WASHINGTON AVENUE  
 HASTINGS-ON-HUDSON NY 10706

Sheet Title SECTION ZZ

Date 15 FEB 2003

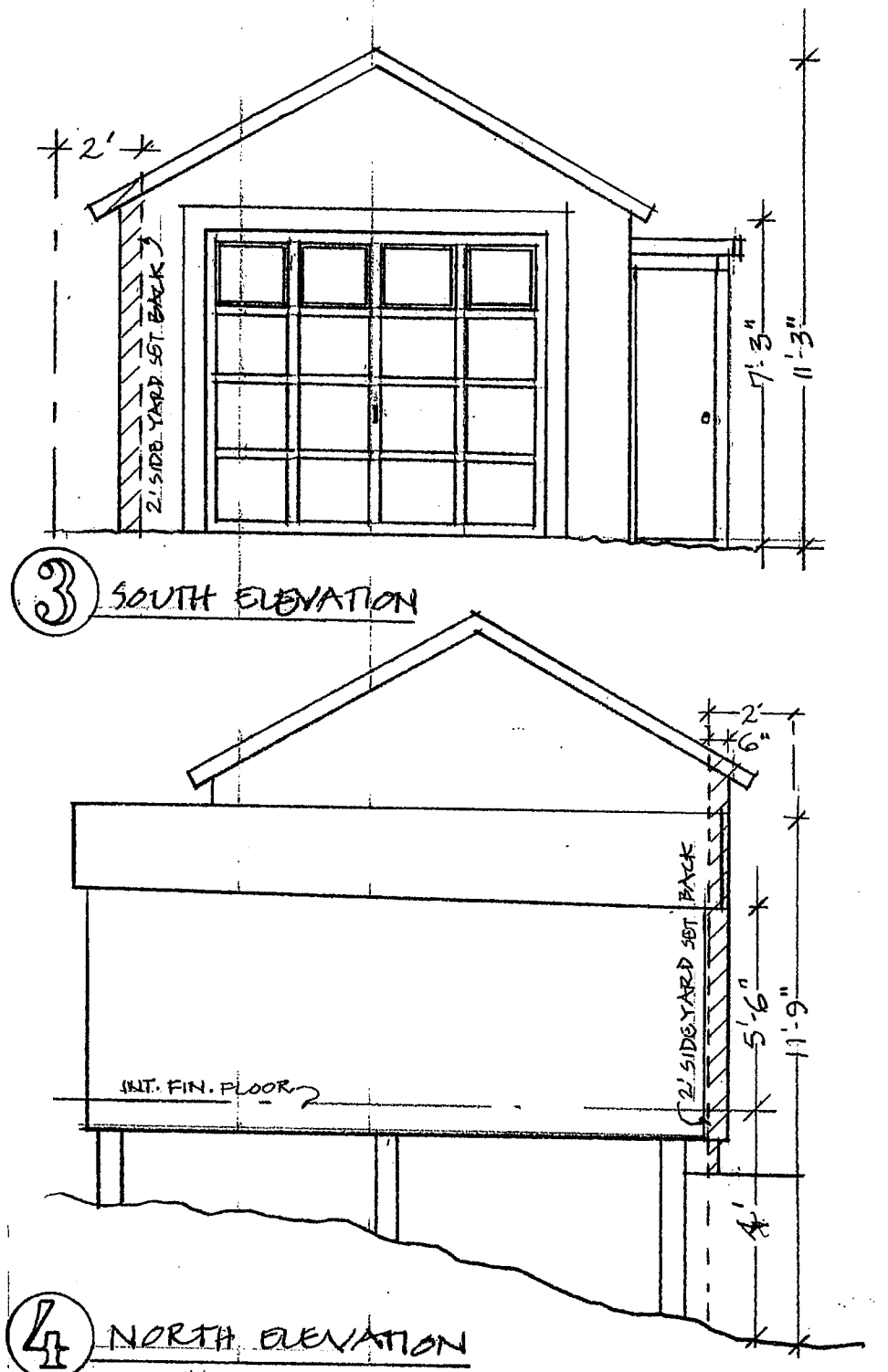
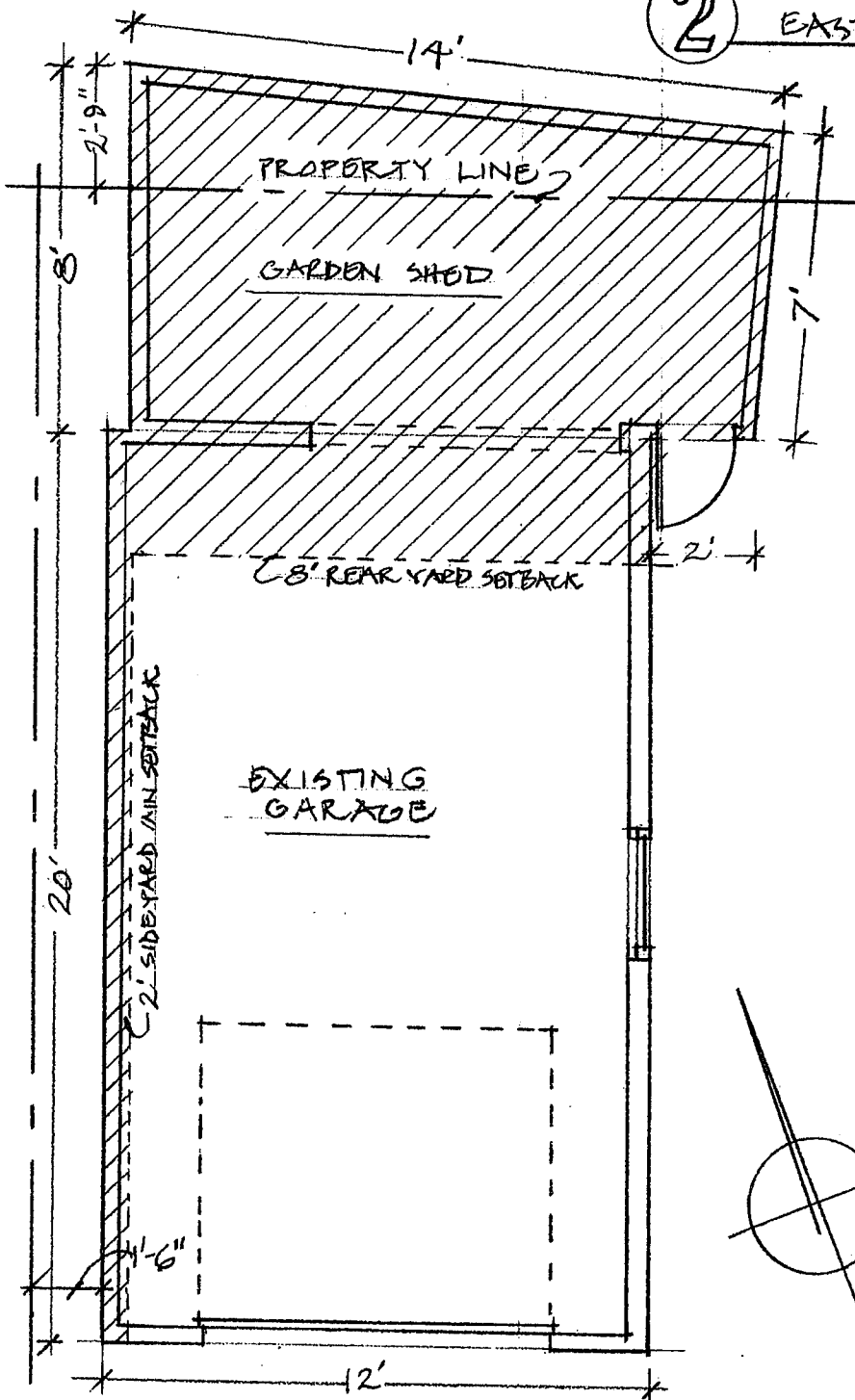
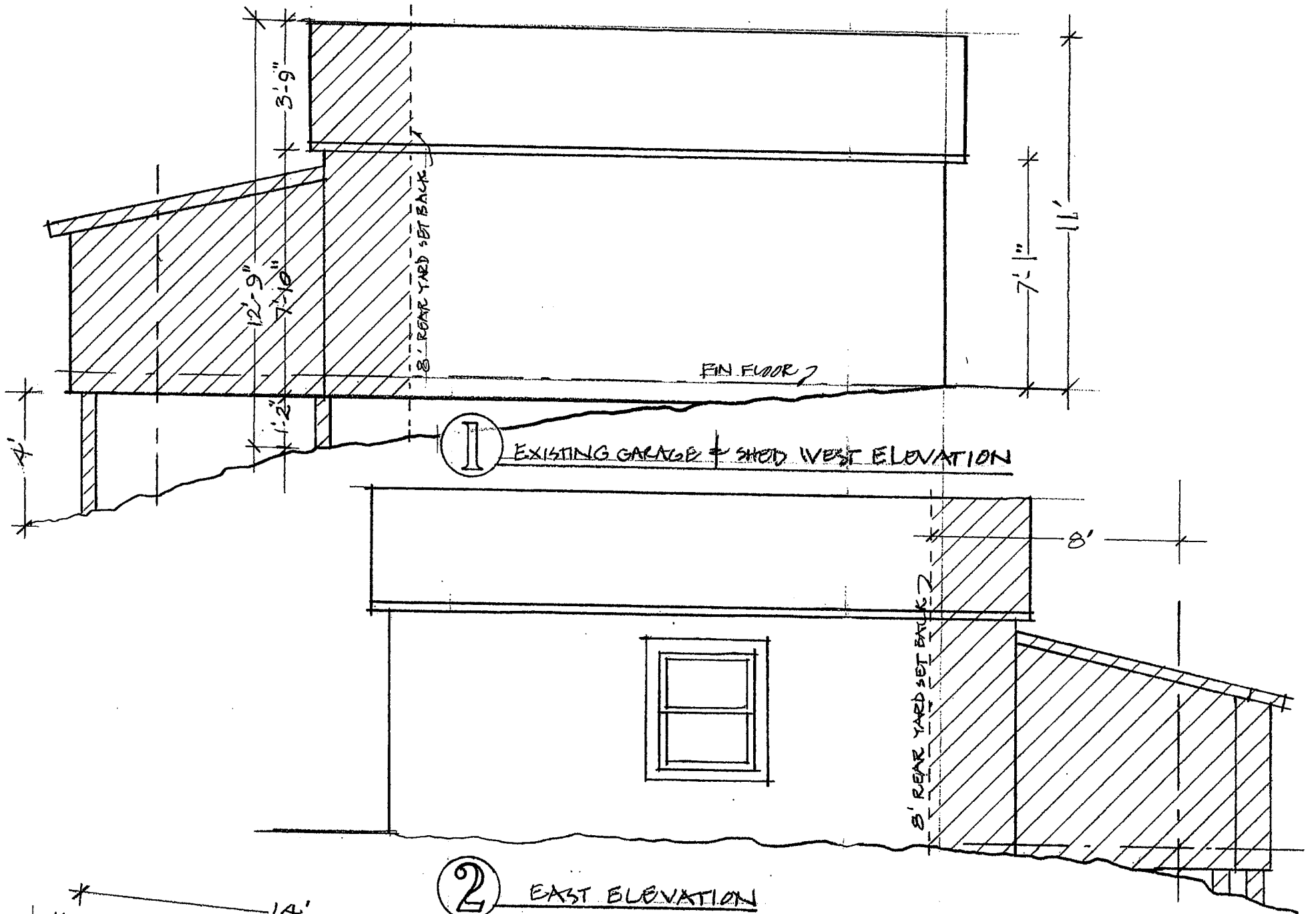
Scale 1/4" = 1'-0"

Project #

Drawn GA

Sheet #

A-III



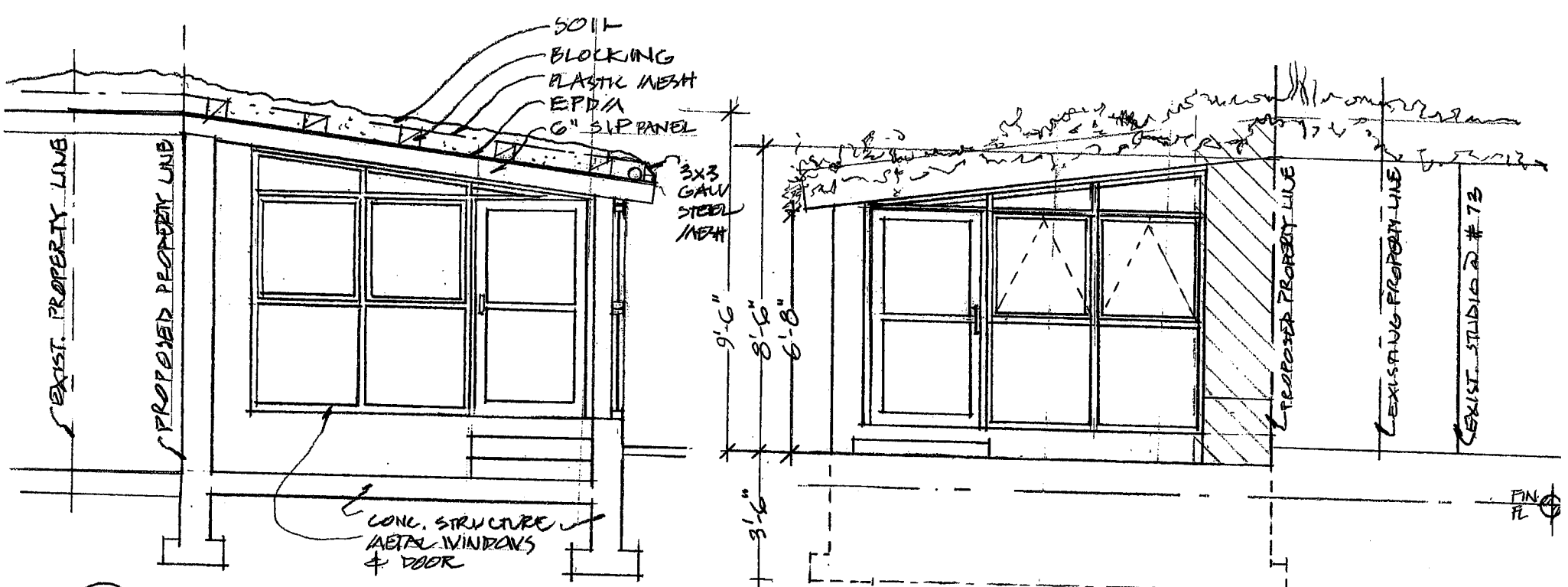
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Project **75 WASHINGTON AVENUE**  
**HASTINGS-ON-HUDSON N.Y. 10706**  
 Sheet Title **AS BUILT GARAGE & SHED**  
**- PROPOSED TO BE DEMOLISHED**

Date **12 FEB '23**  
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 Project #  
 Drawn **GA**

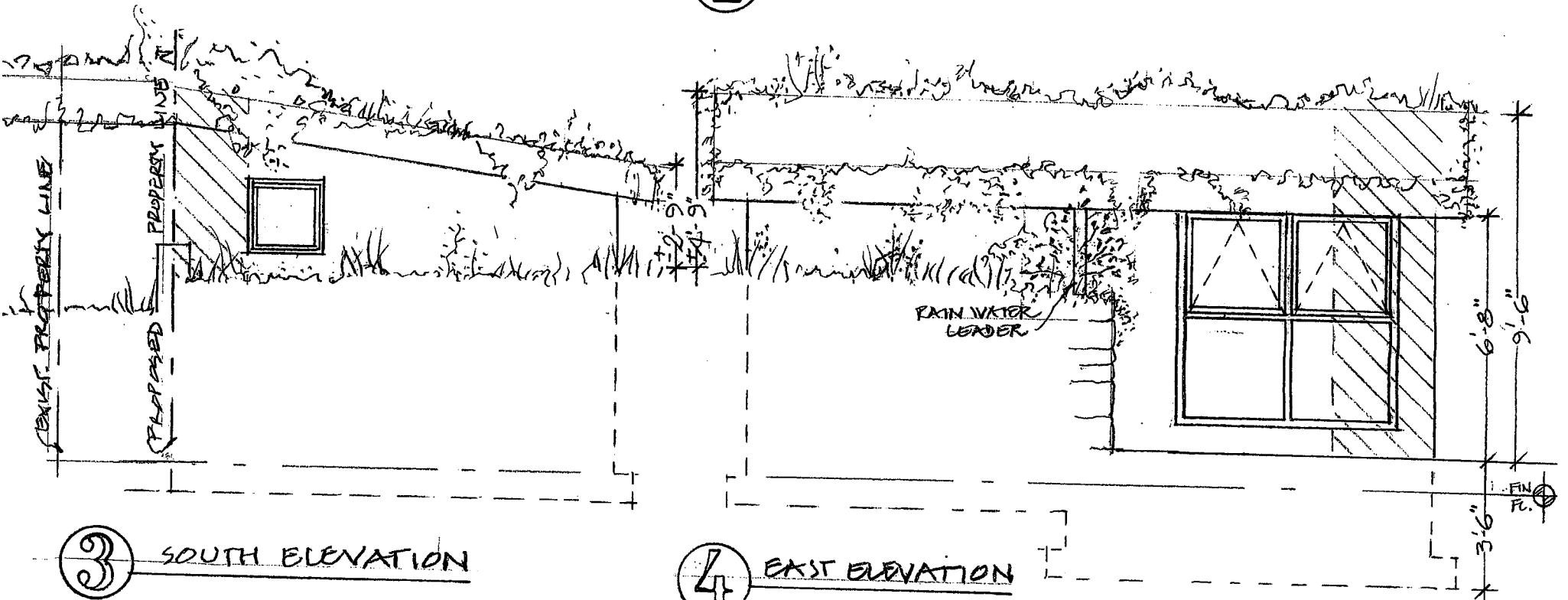
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**AJB-3**



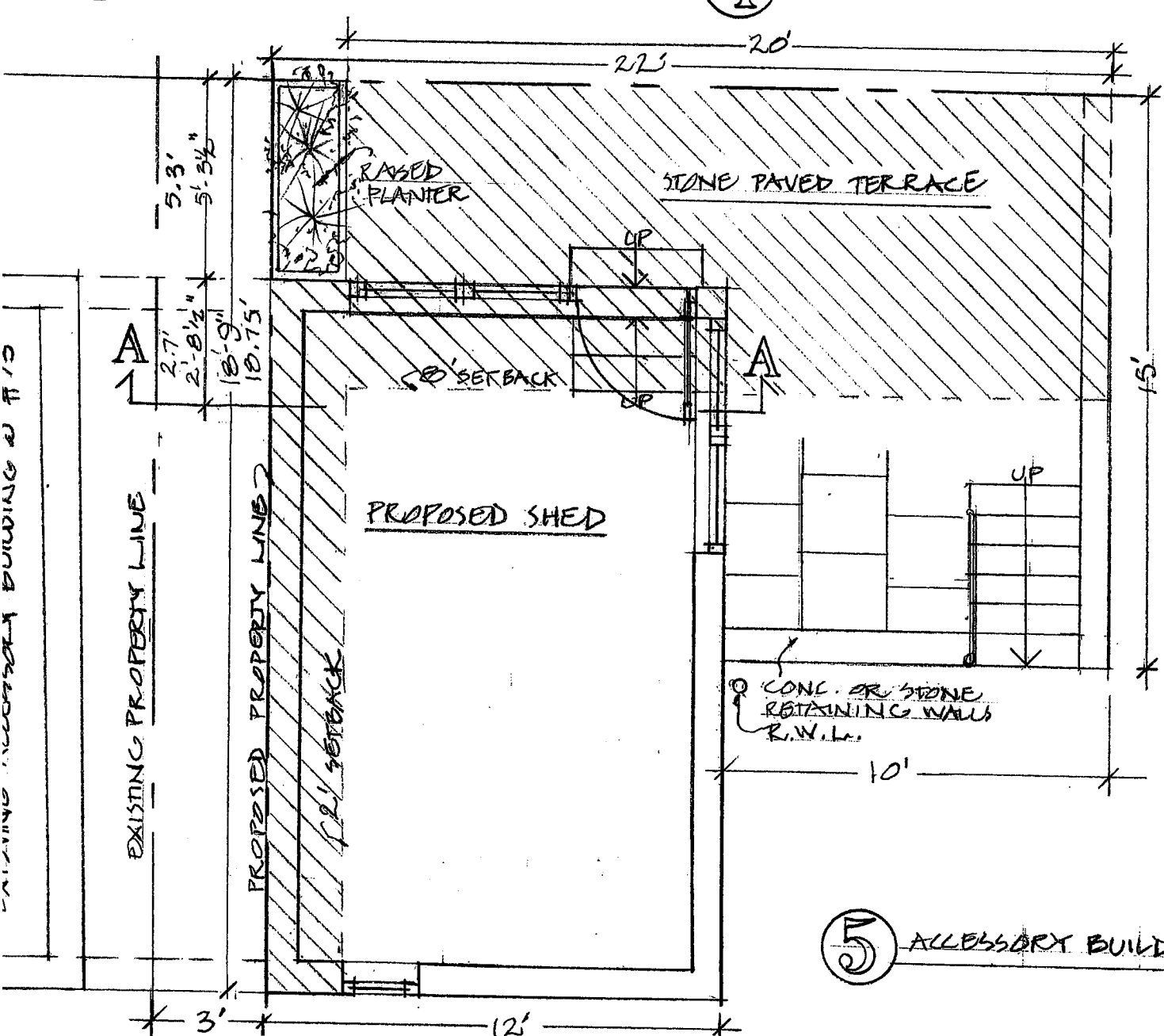
1 SECTION AA

2 NORTH ELEVATION

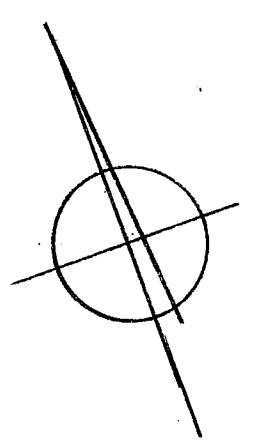


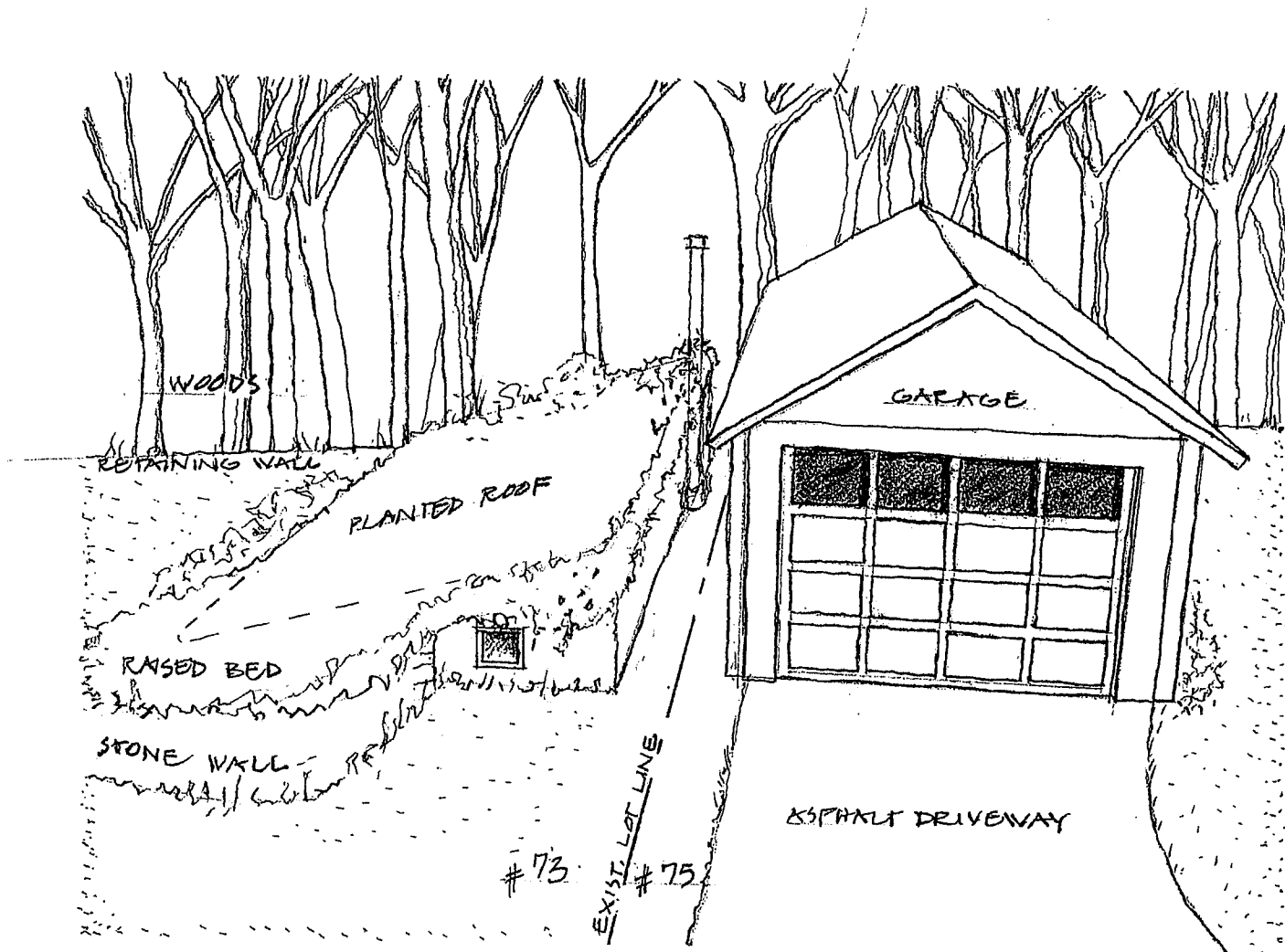
3 SOUTH ELEVATION

4 EAST ELEVATION

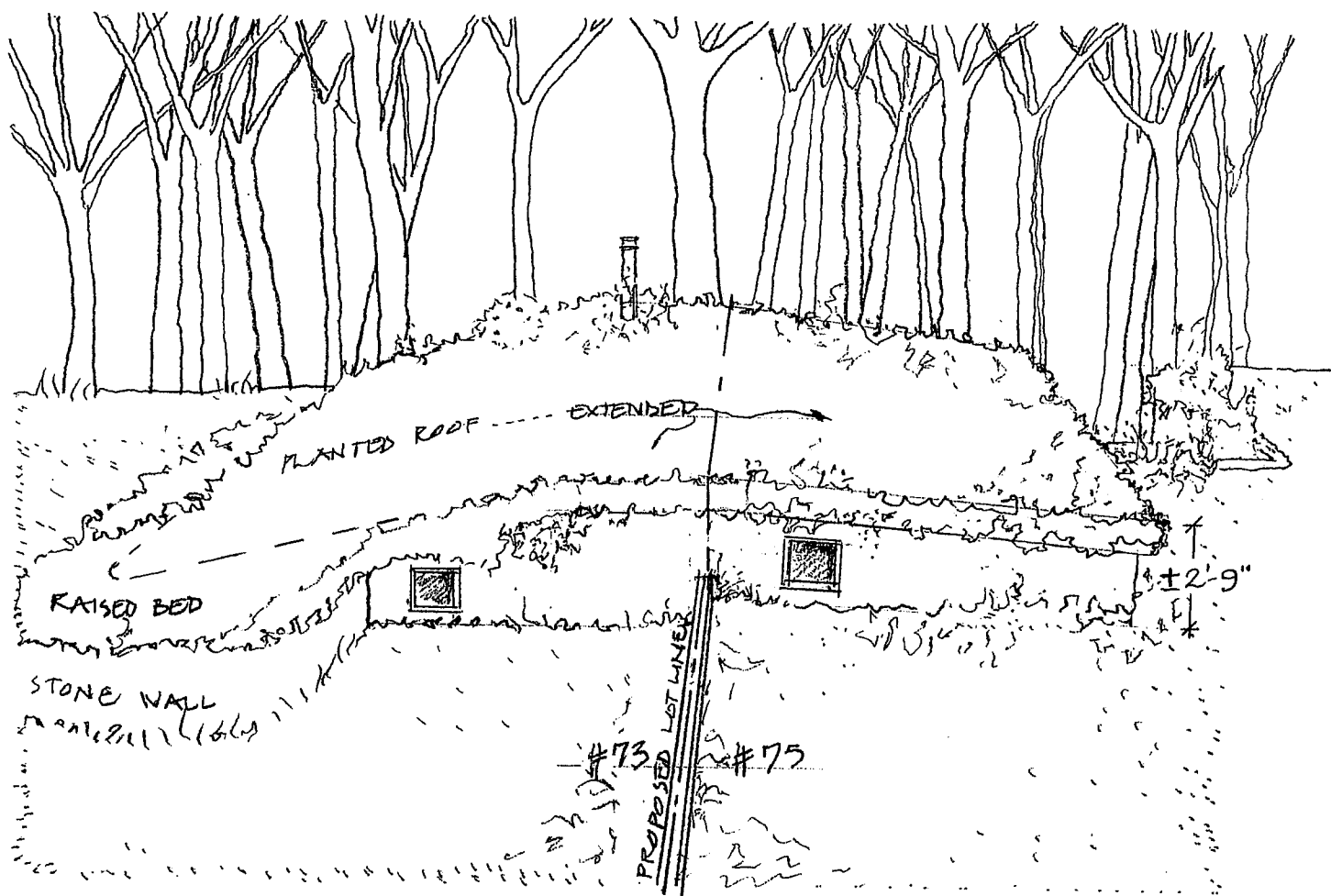


5 ACCESSORY BUILDING & TERRACE PLAN





① EXISTING STUDIO @ #73 & GARAGE @ #75



② PROPOSED ADDITION @ #73 & GARAGE REPLACEMENT @ #75