



Angelo Liberatore
Harvest on Hudson
1 River Street
Hastings on Hudson, NY 10706
April 11, 2017

Hastings on Hudson Planning Board
7 Maple Avenue
Hastings on Hudson, NY 10706

RE: Townhomes at Woodbank, Nodine Street

Dear Members:

As a longtime member of the community and business owner in Hastings, I would like to go on record as being in favor of the proposed development on Nodine Street. After reviewing the plans, I feel that it is appropriate in scale for the neighborhood as well as being fitting in style to other developments in the village.

My confidence in Mr. Brutto's ability to execute this project properly is extremely high given his history as a contractor, as well as his strong connection to the village. I hope the board will move quickly towards approval of this project so that the taxes generated by it can add to the village's tax base as soon as possible.

Sincerely,

Angelo Liberatore
Harvest on Hudson



May 4, 2017

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

Re: Proposed Townhomes at Woodbank
0 Warburton Avenue

Dear Chairperson and Members of the Planning Board:

As the Architect representing PTG Development, LLC, owner of 0 Warburton Avenue, I am submitting the attached revised drawings, dated May 4, 2017, describing six new townhouses at 0 Warburton Avenue, for site plan, view preservation, and steep slopes review. Our submission consists of the following drawings:

Survey, revised March 29, 2017
Title Sheet
R-1 – R-4 3D Views
S-1 Building Section, Zoning Data
S-1b Building Section – Comparison to Previous Submission
S-2 Site Plan
S-3 Steep Slopes Analysis
S-4 As-of-Right Schemes
S-5 Area Map, Section Through Site – Site Lines from Aqueduct
S-6 – S-7 Sections Through Site – Site Lines from Aqueduct
A-1 Garage Plan
A-2 First Floor Plan
A-3 Second and Third Floor Plans
A-4 – A-7 Exterior Elevations – Proposed and Comparison to Previous Submission
VP-1 – VP-12 View Preservation Studies

The proposed residential building will need the following variances from the Hastings Zoning Code:

1. Variance from Section 295-72 E (2) – Buildings and Structures Coverage in MR-1.5 Zone

We are requesting a variance for 37% total buildings and structures coverage, which is greater than the 15% maximum coverage required by the Hastings Zoning Code.

In response to comments made by the Planning Board at the meeting on March 16, 2017, the drawings were revised, and additional drawings were prepared, as follows:

1. The Old Croton Aqueduct (OCA) and neighboring properties were surveyed to provide elevations of the OCA railway, Nodine Street, and heights of surrounding buildings. These elevations are shown on the revised survey and the site plan and site sections, see Drawings S-1, S-2, S-5, S-6 & S-7.

2. The development coverage has been reduced to 37% from 46%, as a result of lowering the building so that the garage is below grade, and eliminating the roof decks at the rear yard. The street elevation has been established at elevation 112.6, and as a result, we were able to lower the first-floor level. This street elevation will facilitate the design of a storm water drainage system, since the 112.6 elevation is a low point of the street, and allow the retaining walls of neighboring properties to remain. See Site Plan, Drawing S-2.
3. The total open space area has increased to 9,294 SF from 7,836 SF.
4. The proposed building is 5.2 feet lower than the previously submitted building, due to the newly established street elevation of 112.6 and due to the lowering of the ceiling heights at the garage, first floor and second floor. See revised elevations A-4 – A-7, and revised view studies VP-1 – VP-12.
5. The zoning variance for the rear yard setback has been eliminated by lowering the garage so that it is entirely below grade, and by eliminating the patios in the rear yard.
6. The total area of the third floor has been reduced to 1,804 SF from 1,976 SF, which reduces the mass of the building and impact on views. Also, the third floor has been pushed towards the rear yard to open up views from the OCA over the building. See Drawing A-3.
7. The view studies have been revised to show the lower roof height and reduced bulk. Note that the roofs neighboring buildings below the site are now visible from the aqueduct. See view studies VP-1 – VP-12.
8. The aerial view has been revised to show the reduced height and bulk of the building, see Drawing VP-11. Note that the massing of the project is in the range of building shapes and massing that exist in the neighborhood.
9. A view looking southwest from the OCA has been added to the view studies, see VP-11.

I look forward to presenting these drawings at the May 18, 2017 Planning Board meeting. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP

cc: PTG Development, LLC

VIEW PRESERVATION STUDIES



LOCATION MAP
NOT TO SCALE

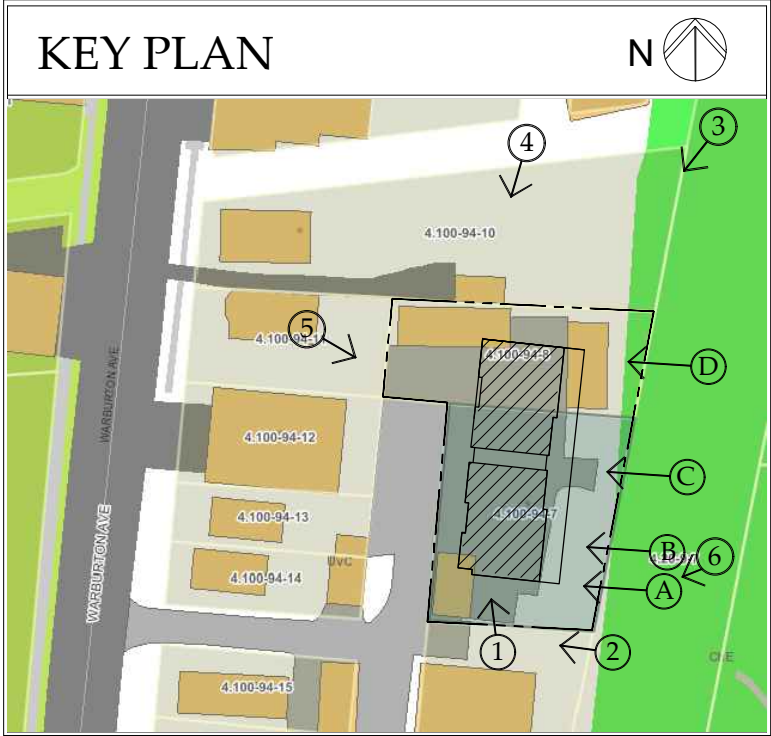
TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 12-15-16
REVISED P.B. SUBMISSION 01-10-17
REVISED P.B. SUBMISSION 03-17
REVISED P.B. SUBMISSION 04-17-17
REVISED PLANNING BOARD SUB. 05-17

AS SHOWN

VP-1



BEFORE VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

A



AFTER VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

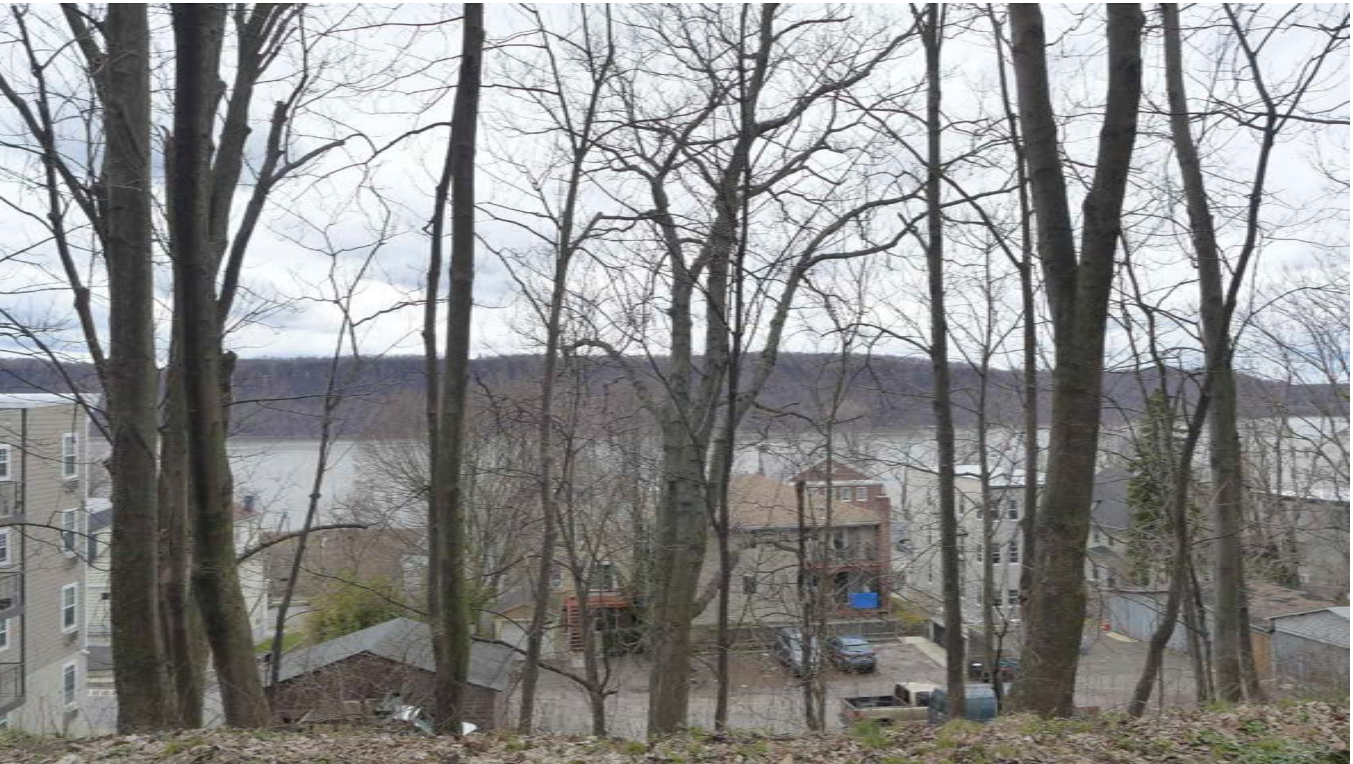
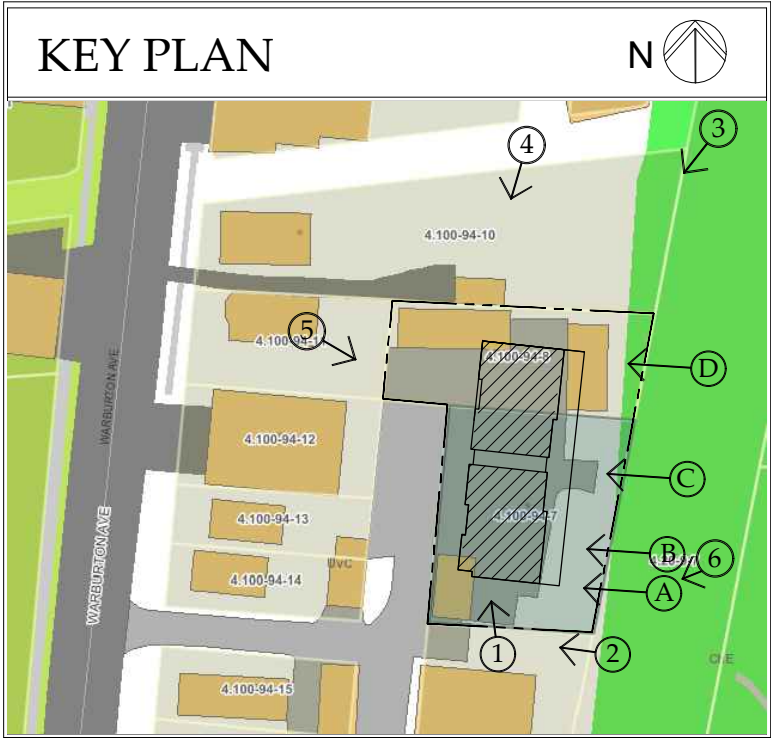
A

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|-----------------------------|----------|
| Date | 12-15-16 |
| PLANNING BOARD SUBMISSION | 12-15-16 |
| REVISED P.B. SUBMISSION | 01-10-17 |
| REVISED P.B. SUBMISSION | 03-15-17 |
| REVISED P.B. SUBMISSION | 04-17-17 |
| REVISED PLANNING BOARD SUB. | 05-17-17 |
| Drawing Title | VIEW |
| Scale | AS SHOWN |



BEFORE VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

(B)



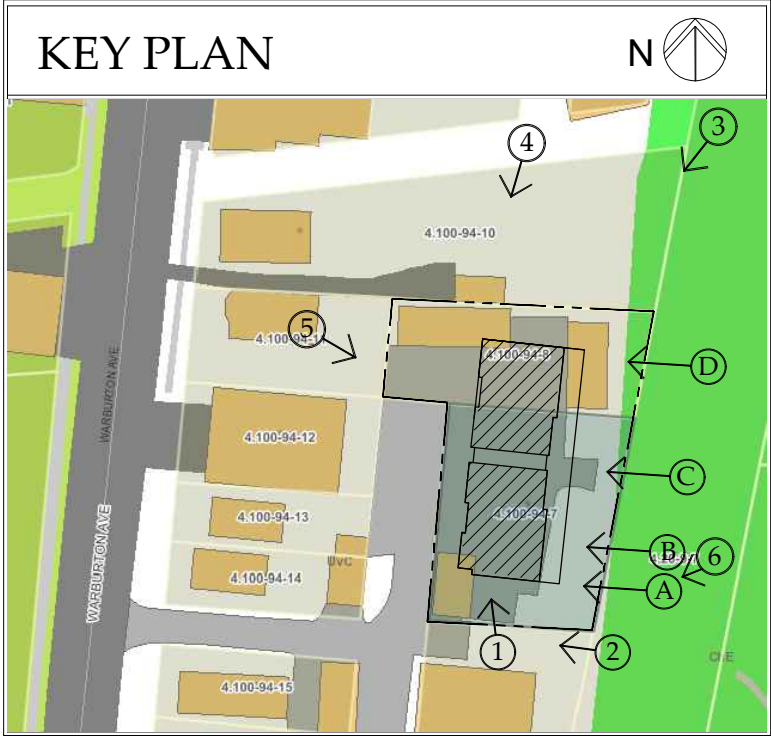
AFTER VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

(B)

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

| | | |
|-----------------------|-----------------------------------|-----------|
| Drawing Title VIEW | Date PLANNING BOARD SUBMISSION | 12-15-16L |
| | REVISED P.B. SUBMISSION | 01-10-17 |
| | REVISED P.B. SUBMISSION | 03-15-17 |
| | REVISED PLANNING BOARD SUB. | 04-17-17 |
| Scale: AS SHOWN | | |

VP-3



BEFORE VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

C



AFTER VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

C

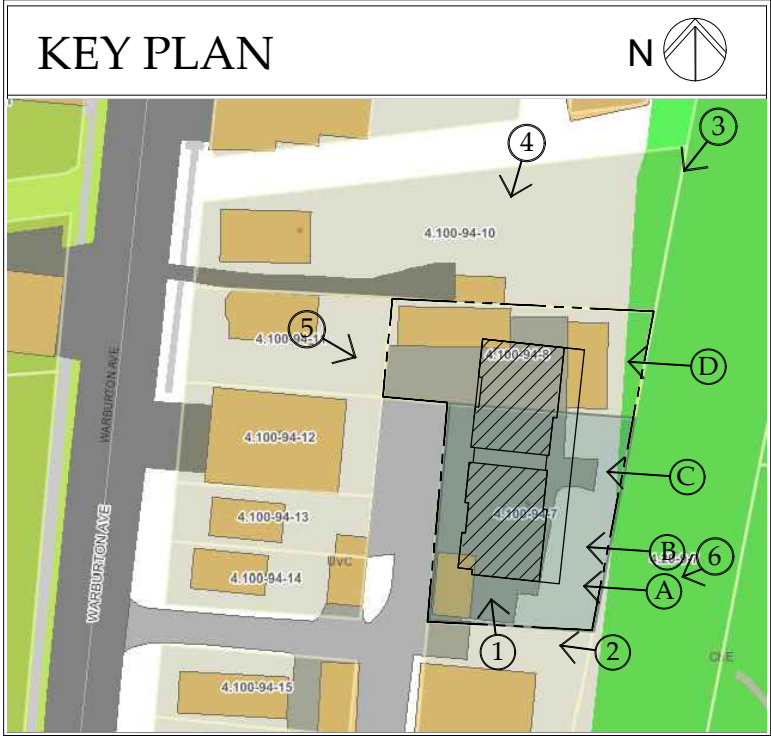
TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|-----------------------------|----------|
| Date | 12-15-16 |
| PLANNING BOARD SUBMISSION | 12-15-16 |
| REVISED P.B. SUBMISSION | 01-10-17 |
| REVISED P.B. SUBMISSION | 03-13-17 |
| REVISED P.B. SUBMISSION | 04-17-17 |
| REVISED PLANNING BOARD SUB. | 05-17-17 |
| Drawing Title | VIEW |
| Scale | AS SHOWN |

VP-4



BEFORE VIEW (D)
East of Property
OLD CROTON
TRAILWAY STATE PARK



AFTER VIEW (D)
East of Property
OLD CROTON
TRAILWAY STATE PARK

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Date

PLANNING BOARD SUBMISSION 12-15-16

REVISION SUBMISSION 01-10-17

REVISED P.B. SUBMISSION 03-15-17

REVISED P.B. SUBMISSION 04-17-17

REVISED PLANNING BOARD SUB. 05-01-17

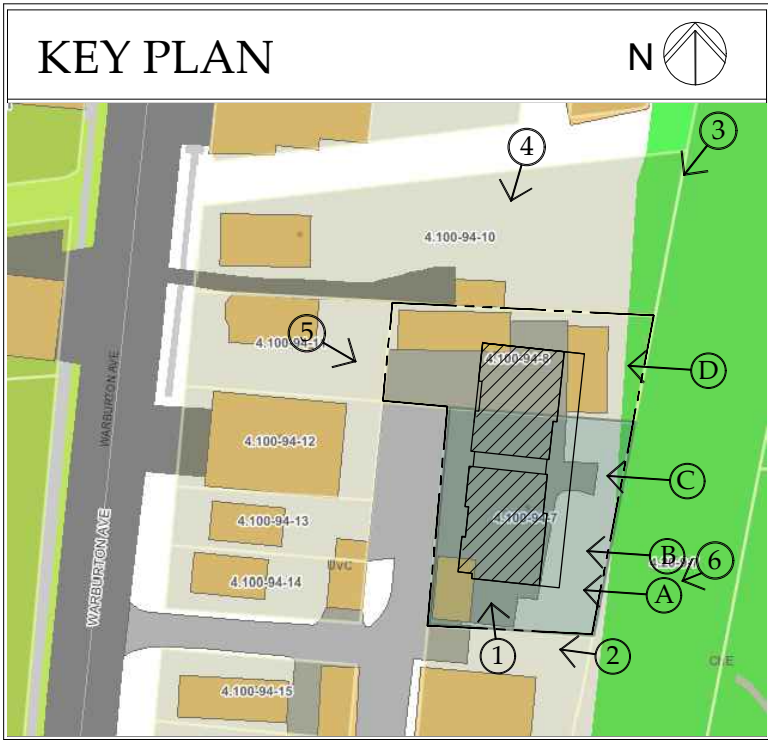
Drawing Title

VIEW

PRESERVATION

Scale

AS SHOWN



BEFORE VIEW 1
 Fourth Floor
 Southern Neighboring Building
 376 NODINE STREET



AFTER VIEW 1
 Fourth Floor
 Southern Neighboring Building
 376 NODINE STREET

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street

Hastings-on-Hudson, New York 10706

914.478.0799 tel 914.478.0806 fax

www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION

12-15-16

REVISIONS

3-17

REVISIONS

4-17

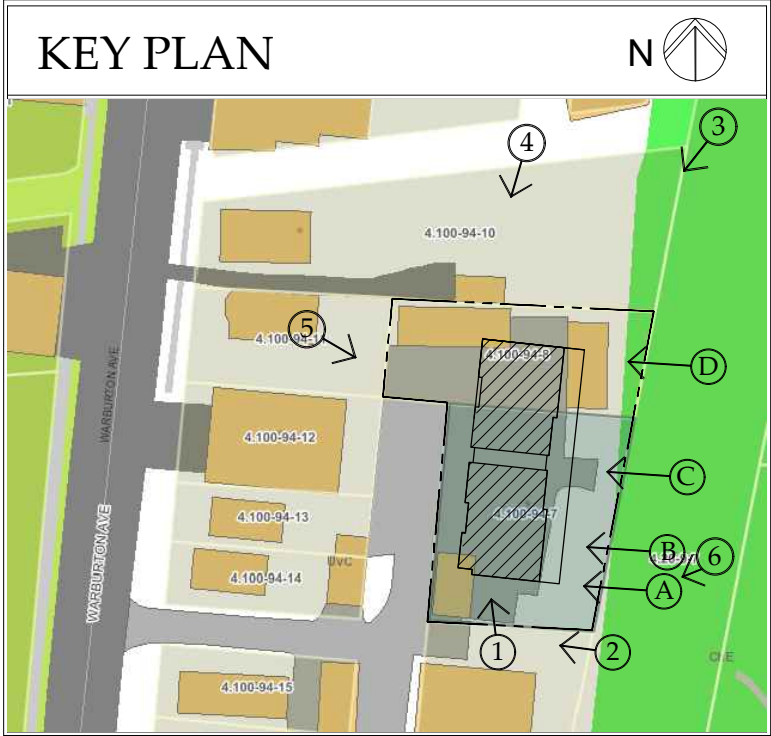
REVISIONS

5-17

VIEW

AS SHOWN

VP-6



BEFORE VIEW
Fourth Floor
Southern Neighboring Building
376 NODINE STREET

2



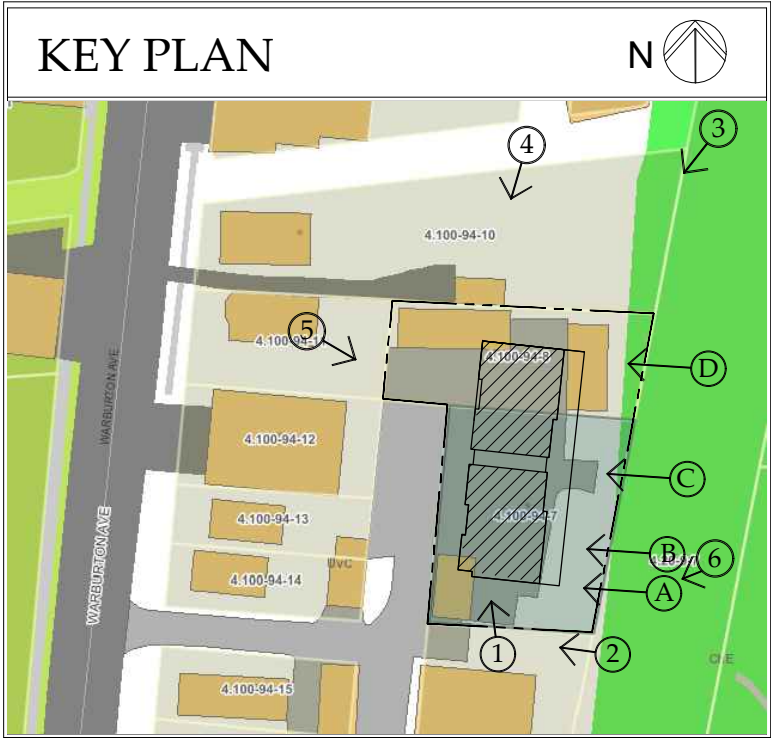
AFTER VIEW
Fourth Floor
Southern Neighboring Building
376 NODINE STREET

2

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

| | | |
|-----------------------|-----------------------------------|----------|
| Drawing Title VIEW | Date PLANNING BOARD SUBMISSION | 12-15-16 |
| | REVISED P.B. SUBMISSION | 01-10-17 |
| | REVISED P.B. SUBMISSION | 03-15-17 |
| | REVISED P.B. SUBMISSION | 04-17-17 |
| | REVISED PLANNING BOARD SUB. | 05-01-17 |
| Scale: | AS SHOWN | |

VP-7



BEFORE VIEW ③
North-East of Property
Northern Neighboring Building
2 MARBLE TERRACE

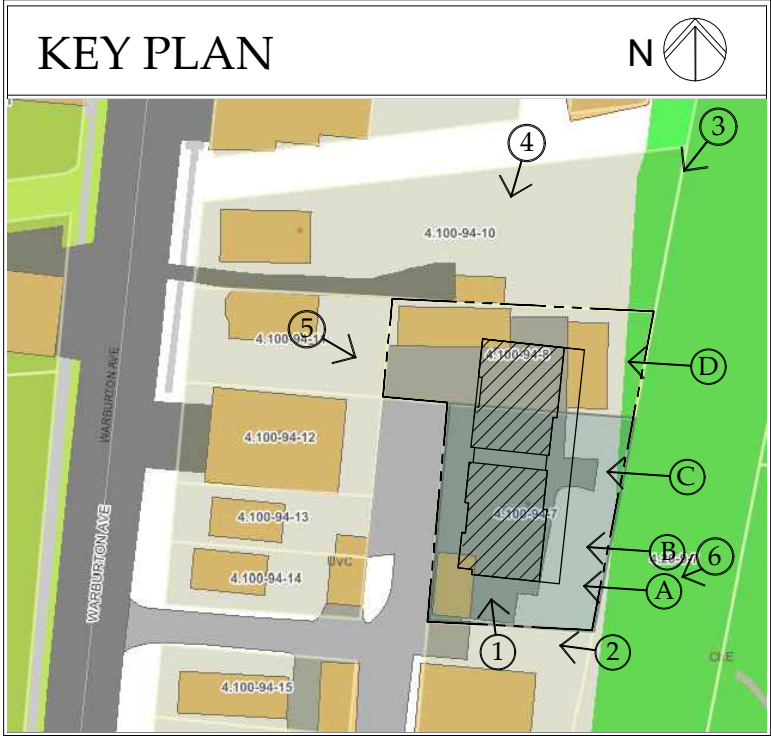


AFTER VIEW ③
North-East of Property
Northern Neighboring Building
2 MARBLE TERRACE

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

| | |
|--|------------------------------------|
| CHRISTINA GRIFFIN ARCHITECT PC | |
| 10 Spring Street Hastings-on-Hudson, New York 10706 914.478.0799 tel 914.478.0806 fax www.christinagriffinarchitect.com | |
| Date | PLANNING BOARD SUBMISSION 12-15-16 |
| | REVISED P.B. SUBMISSION 01-10-17 |
| | REVISED P.B. SUBMISSION 03-15-17 |
| | REVISED P.B. SUBMISSION 04-17-17 |
| Drawing Title | PRESERVATION |
| | VIEW |
| | Scale: AS SHOWN |
| | |

VP-8



BEFORE VIEW ④
North-East of Property
Northern Neighboring Building
2 MARBLE TERRACE



AFTER VIEW ④
North-East of Property
Northern Neighboring Building
2 MARBLE TERRACE

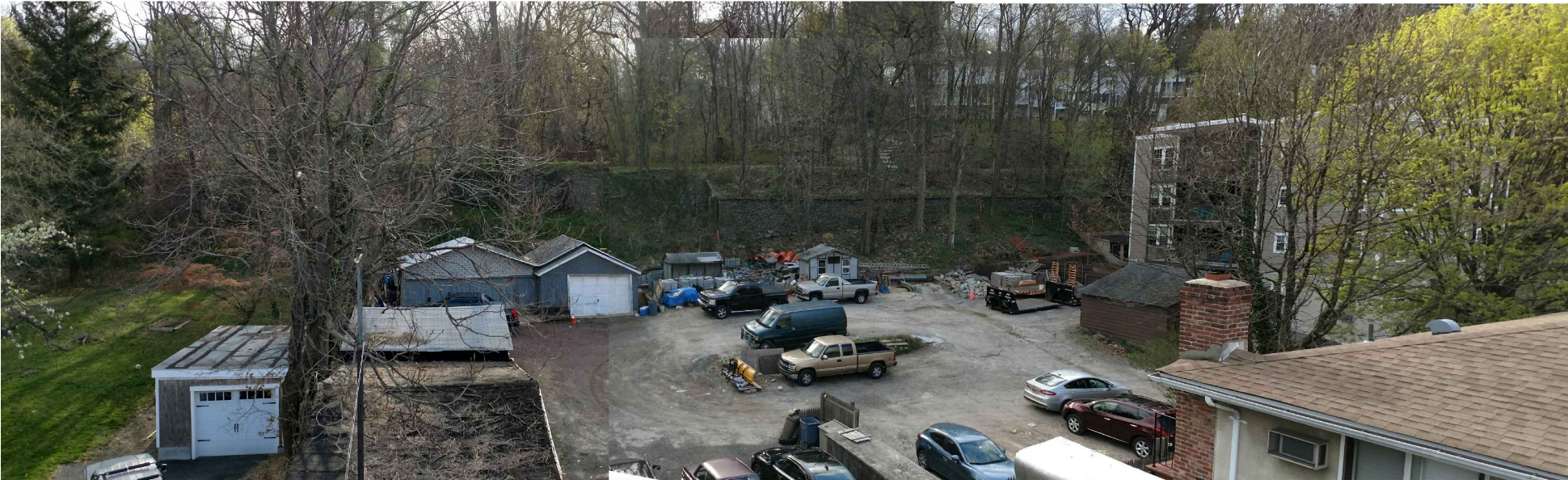
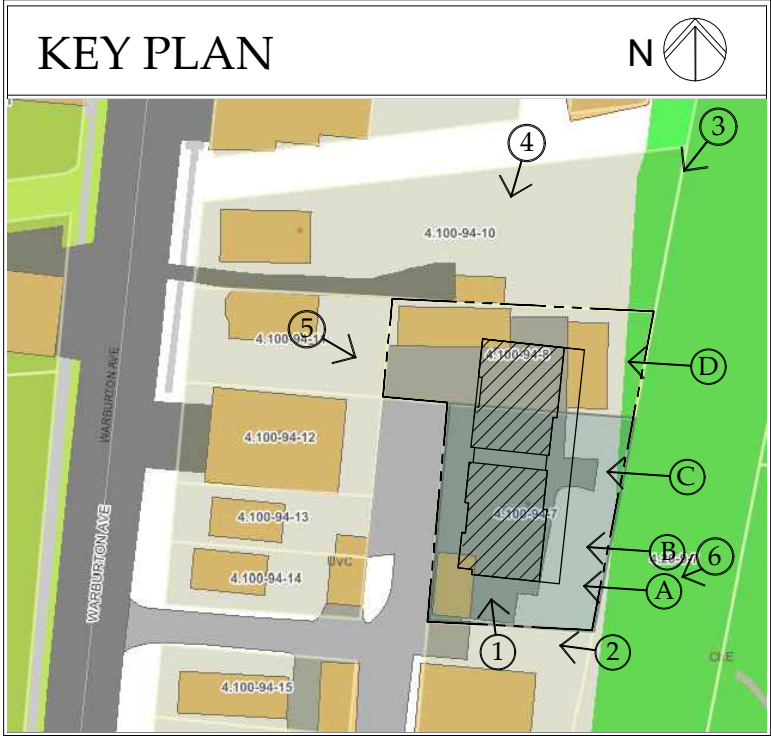
TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

| Date | Drawings Title | Scale |
|----------|-----------------------------|-------|
| 12-15-16 | PLANNING BOARD SUBMISSION | |
| 01-17 | REVISED PLANNING BOARD SUB. | |
| 03-17 | REVISED P.B. SUBMISSION | |
| 04-17 | REVISED P.B. SUBMISSION | |
| 05-17 | REVISED PLANNING BOARD SUB. | |

Scale: AS SHOWN

VP-9



BEFORE VIEW ⑤
North-West of Property
West Neighboring Building
388 WARBURTON AVE



AFTER VIEW ⑤
North-West of Property West
Neighboring Building
388 WARBURTON AVE

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|-----------------------------|--------------|
| Date | 12-15-16 |
| PLANNING BOARD SUBMISSION | 12-15-16 |
| REVISED P.B. SUBMISSION | 01-10-17 |
| REVISED P.B. SUBMISSION | 03-15-17 |
| REVISED P.B. SUBMISSION | 04-17-17 |
| REVISED PLANNING BOARD SUB. | 05-01-17 |
| Drawing Title | PRESERVATION |
| VIEW | |
| Scale | AS SHOWN |

VP-10

AERIAL VIEW



| | |
|---------------|------------------------------------|
| Drawing Title | Date |
| | PLANNING BOARD SUBMISSION 12-15-16 |
| | REVISION SUBMITTAL 3-17 |
| | PRESERVATION 4-17-17 |
| | REVISION SUBMITTAL 3-17 |
| Scale: | AS SHOWN |
| | |
| | |
| | |
| | |

| |
|--|
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

TOWNHOMES at WOODBANK

NODINE STREET, HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706



GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.

2. All construction shall comply fully with the Residential Code of NYS, existing building code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.

3. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires

4. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.

5. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.

6. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.

7. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.

8. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
9. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.

10. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.

11. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.

12. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.

13. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.

14. All dimensions and conditions shown and assumed on the drawings must be verified at site by contractor before ordering any material or doing any work.
15. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.

16. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.

17. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.

18. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.

19. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.

20. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
21. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.

22. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.

23. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.

24. New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.

25. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.

26. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for
- approval before releasing any order for fabrication and/or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.

27. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.

28. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following:

a) Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.

b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.

c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.

d) Final cleaning of all chrome and aluminum metal work.

29. Finish materials and paint colors shall be reviewed and approved by the homeowner.

30. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.
- Energy Notes R-Values & U-Factors

NYS Energy Code

Climate Zone 4

| | | |
|---------|----------|----------|
| | Required | Proposed |
| Ceiling | R-38 | R-38 |
| Wall | R-13 | R-18 |
| Glazing | 0.35 | 0.32 |
| Floor | R-19 | R-30 |

Design Criteria:
5750 Degree Days
15% Maximum Glazing

Certification

I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2010 Residential Code of New York State, and the 2010 New York State Energy Conservation Construction code.

INSULATION & FENESTRATION REQUIREMENT BY COMPONENT

| CLIMATE ZONE | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR b | CEILING R-VALUE | WOOD FRAME WALL R-VALUE |
|-------------------------|-----------------------|-----------------------------|----------------------------|--------------------------------|
| 4 | 0.35 | 0.60 | 38 | 13 |
| MASS WALL R-VALUE (g) | FLOOR R-VALUE | BASEMENT (c) WALL R-VALUE | SLAB R-VALUE & DEPTH (d) | CRAWL SPACE (c) WALL R-VALUE |
| 5/10 (g) | 19 | 10/13 (c) | 10. 2FT (d) | 10/13 (c) |

- a. R-VALUE ARE MINIMUMS. U-FACTORS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY.
- b. THE FENESTRATION U-FACTOR'S COLUMN EXCLUDES SKYLIGHTS.
- c. THE FIRST R-VALUE APPLIES TO CONTINUOUS INSULATION, THE SECOND TO FRAMING CAVITY INSULATION; EITHER INSULATION MEETS THE REQUIREMENTS.
- d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- g. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE EXTERIOR OF THE MASS WALL.

DESIGN REQUIREMENTS for the 2010 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

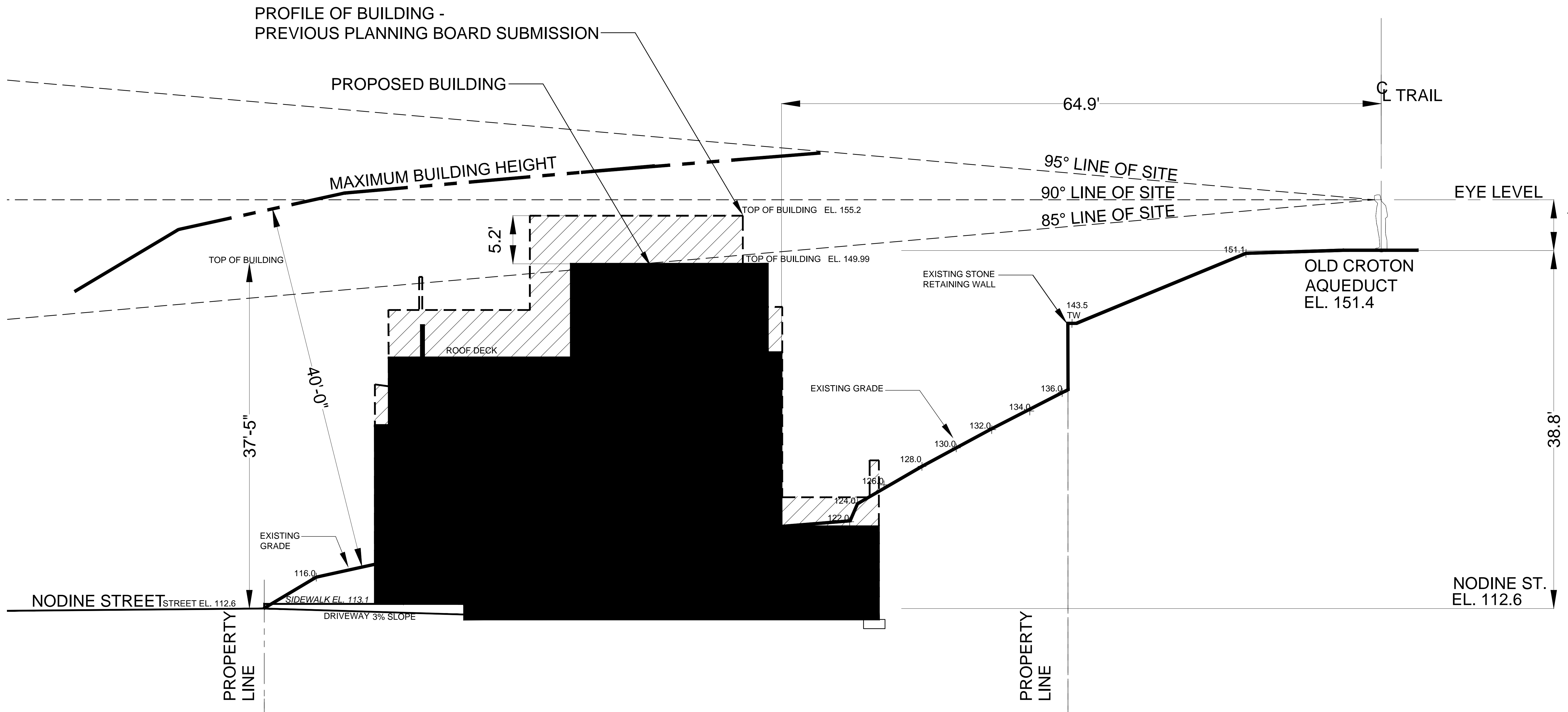
| | | | SUBJECT TO DAMAGE FROM | | | | |
|------------------|------------------|-------------------------|------------------------|------------------|-----------------|----------------------------------|---------------|
| GROUND SNOW LOAD | WIND SPEED (MPH) | SEISMIC DESIGN CATEGORY | WEATHERING | FROST LINE DEPTH | TERMITE | ICE SHIELD UNDERLAYMENT REQUIRED | FLOOD HAZARDS |
| 20 psf | 100-110 | C | severe | 42" min | medium to heavy | yes | NO |

DATES

| | |
|-----------------------------|----------|
| PLANNING BOARD SUBMISSION | 12-15-16 |
| PLANNING BOARD REVISIONS | 1-19-17 |
| PLANNING BOARD SUBMISSION | 2-2-17 |
| PLANNING BOARD SUBMISSION | 3-1-17 |
| REVISIONS | 4-17-17 |
| REVISED PLANNING BOARD SUB. | 5-4-17 |

LIST of DRAWINGS

| | |
|-------------|---|
| TITLE SHEET | GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS 3D VIEWS |
| R-1 - R-4 | |
| S-1 | SECTION THROUGH SITE, ZONING DATA |
| S-1b | SECTION THROUGH SITE - COMPARISON TO PREVIOUS SUBMISSION |
| S-2 | SITE PLAN |
| S-3 | STEEP SLOPES ANALYSIS |
| S-4 | AS-OF- RIGHT SCHEMES |
| S-5 - S-7 | SITE LINES FROM AQUEDUCT - SECTIONS |
| A-1 | GARAGE PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND AND THIRD FLOOR PLANS |
| A-4 - A-7 | EXTERIOR ELEVATIONS; COMPARISON TO PREVIOUS SUBMISSION |
| VP1 - VP12 | VIEW PRESERVATION STUDIES |



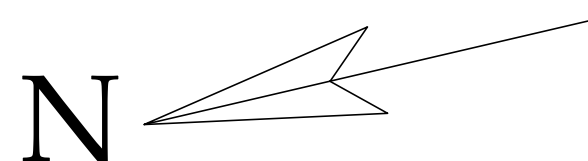
A BUILDING SECTION - COMPARISON TO PREVIOUS SUBMISSION
SCALE: $\frac{3}{16}" = 1'-0"$

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

| | | |
|---------------|-----------------------------|----------|
| Date | PLANNING BOARD SUBMISSION | 12-15-16 |
| | PLANNING BOARD SUBMISSION | 3-1-17 |
| | PLANNING BOARD SUBMISSION | 3-1-17 |
| | REVISED PLANNING BOARD SUB. | 6-4-17 |
| Drawing Title | SITE PLAN | |
| | | |
| | | |
| | | |
| Scale | AS SHOWN | |
| | | |
| | | |
| | | |

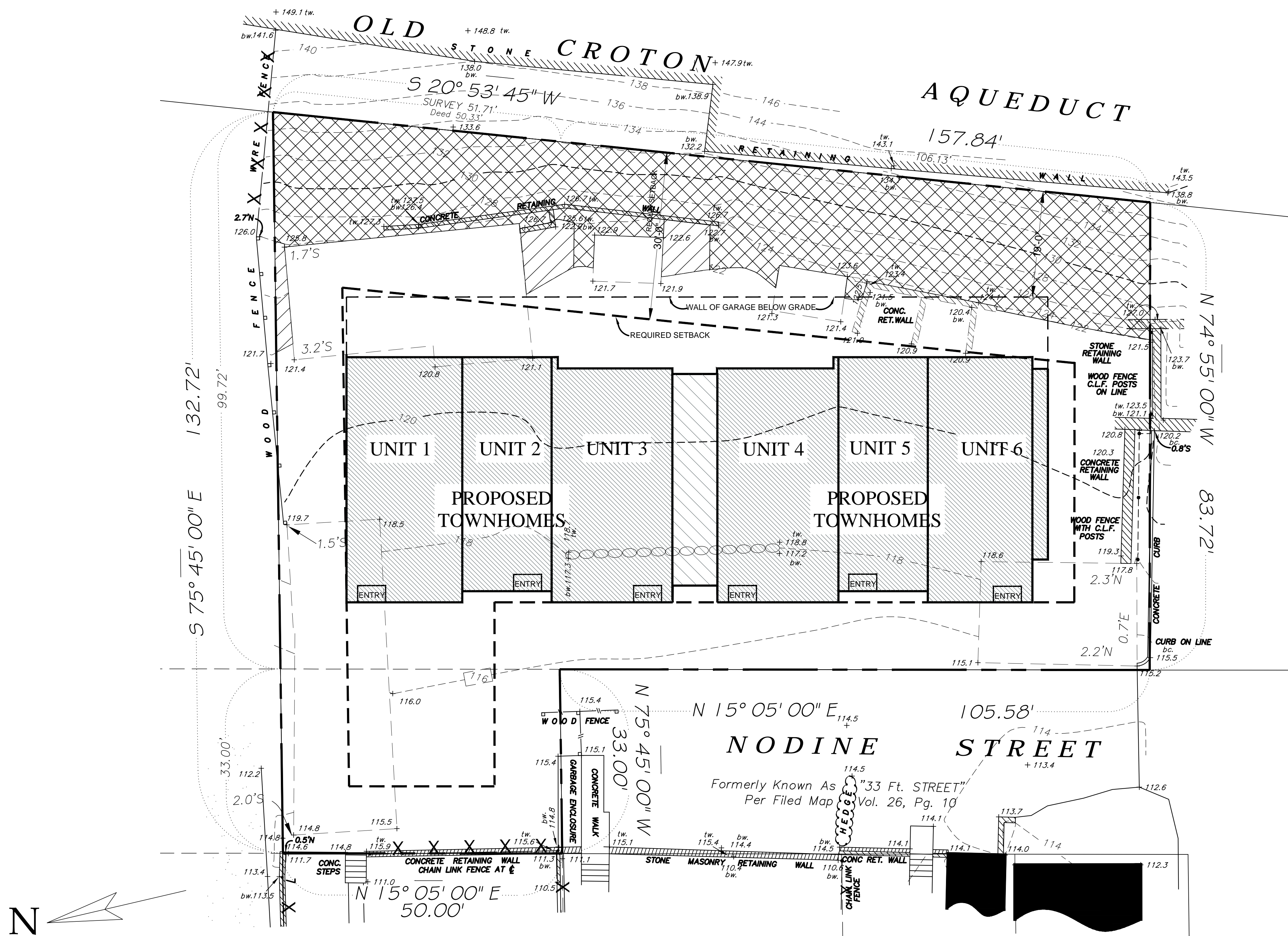
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

S-1B



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

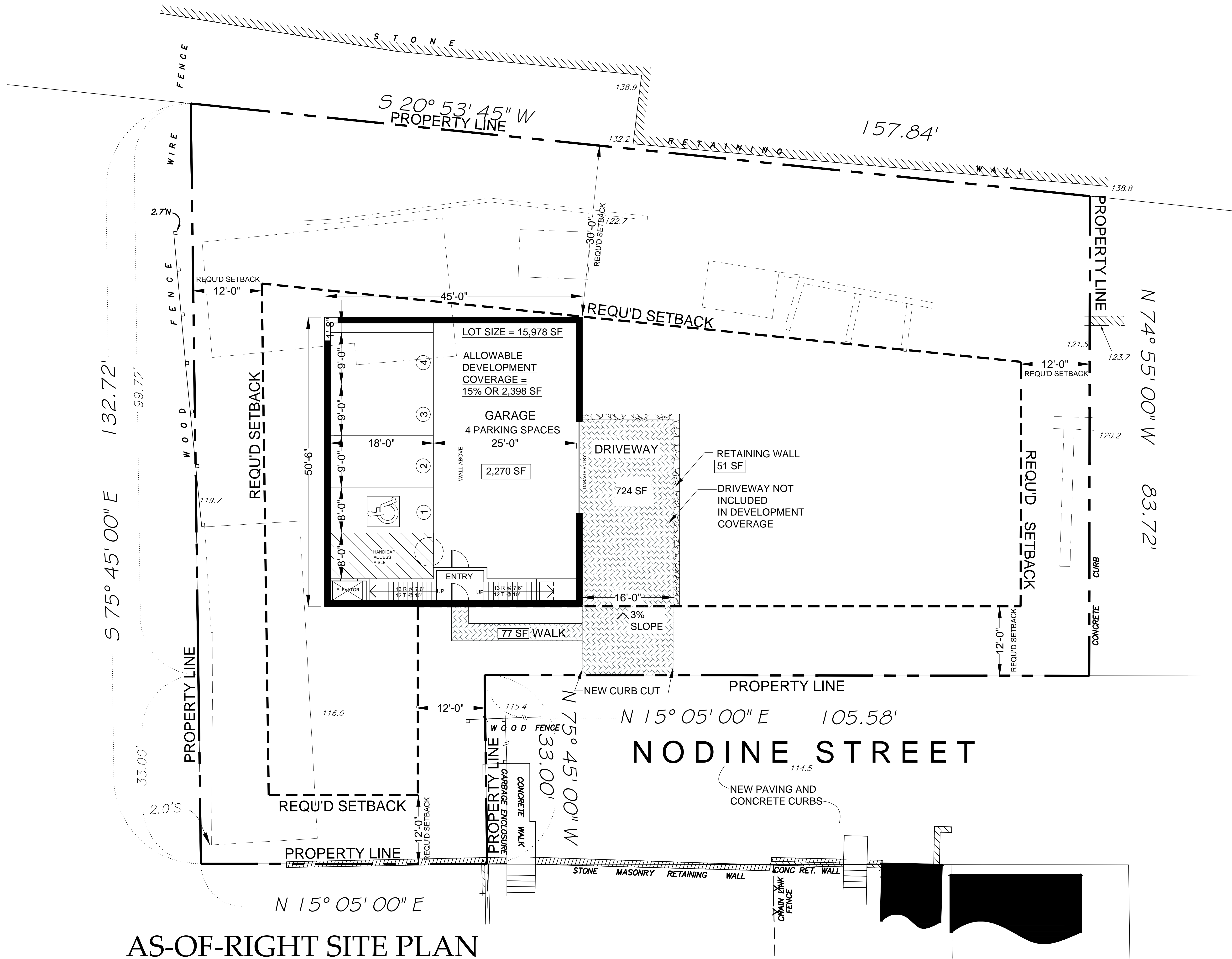
S-2



STEEP SLOPES ANALYSIS
SCALE: 3/32" = 1'-0"

| STEEP SLOPE ANALYSIS | | |
|---|-------------------|------------------|
| | 15%-25% 216 SF | <25% 3,062 SF |
| MAXIMUM SQUARE FOOTAGE OF DEVELOPMENT AND DISTURBANCE ALLOWED | 35%=75.6 SF | 25%=765.5 SF |
| PROPOSED SQUARE FOOTAGE OF DISTURBANCE (5'-0" ASSUMED DISTURBANCE BUFFER) | 30 SF | 250 SF |

- Restrictions on steep slope disturbances.
- A. For any lot that contains a slope in excess of 15% but not greater than 25%, not more than a total of 35% of such steep slope shall be:
- (1) Developed;
 - (2) Paved;
 - (3) Regraded; or
 - (4) Stripped of vegetation without appropriate measures to prevent erosion.
- B. For any lot that contains a slope in excess of 25%, not more than a total of 25% of such steep slope shall be:
- (1) Developed;
 - (2) Paved;
 - (3) Regraded; or
 - (4) Stripped of vegetation without appropriate measures to prevent erosion.



AS-OF-RIGHT SITE PLAN

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

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

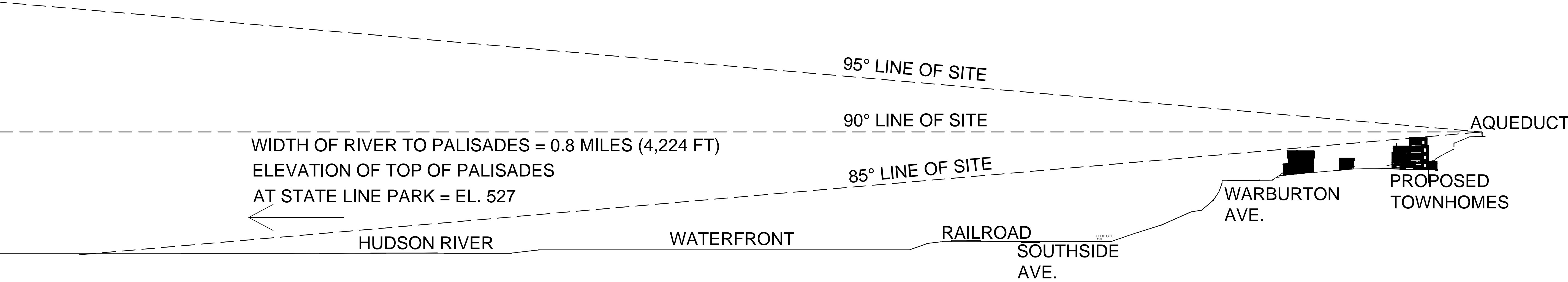
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Drawing Title
PLANNING BOARD SUBMISSION 2-2-17
STEEP SLOPES
PLANNING BOARD SUBMISSION 5-1-17
RECEIVED PLANNING BOARD SUB 5-4-17
Scale
AS SHOWN

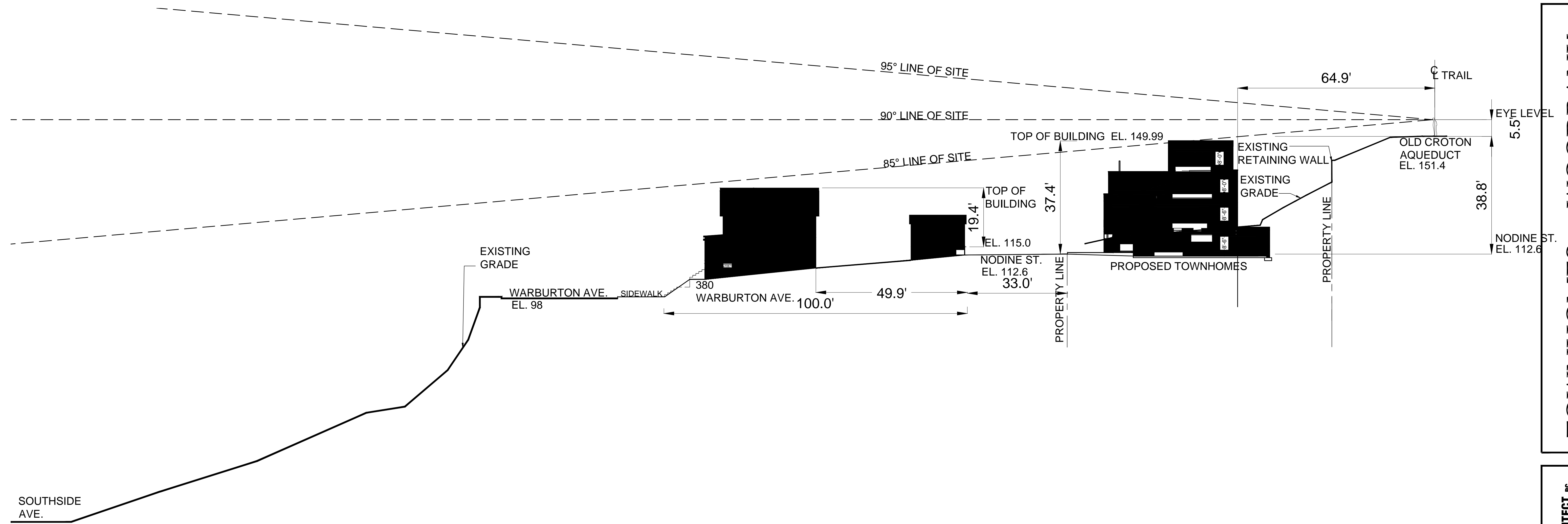
S-4



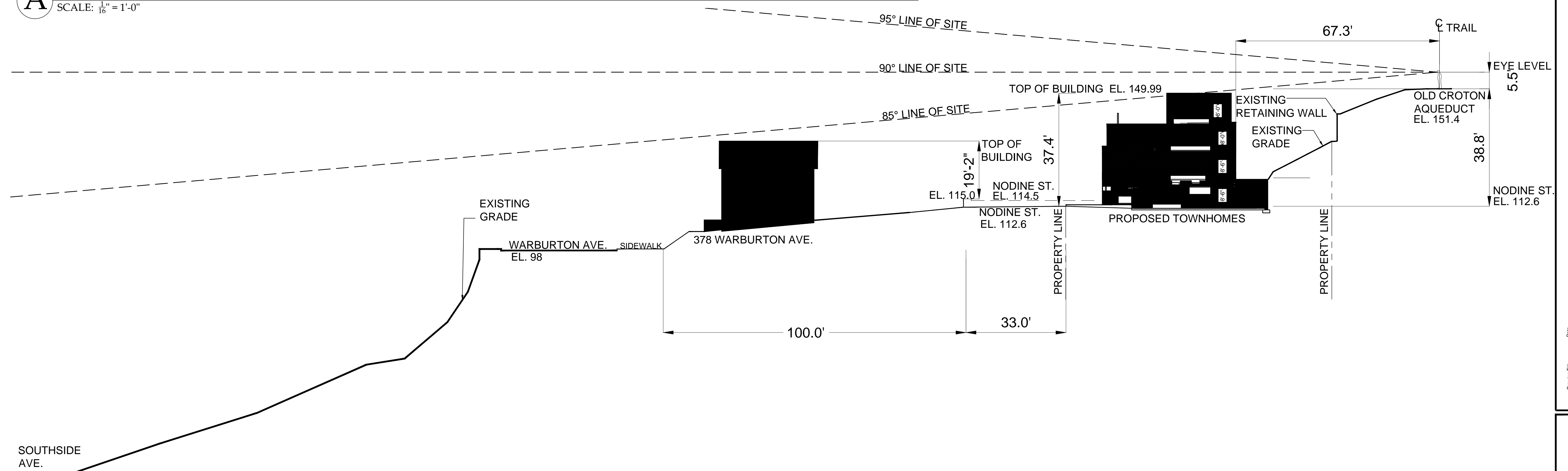
AREA MAP
SCALE: $\frac{1}{32}$ " = 1'-0"



A SECTION THROUGH SITE
SCALE: $\frac{1}{64}$ " = 1'-0"



SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT



B SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT
SCALE: $\frac{1}{16}" = 1'-0"$

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

[illegible]

10 Spring Street

Hastings-on-Hudson, New York 10706
014 478 0700 tel 014 478 0800 fax

914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

www.christinagriffinarchitect.com

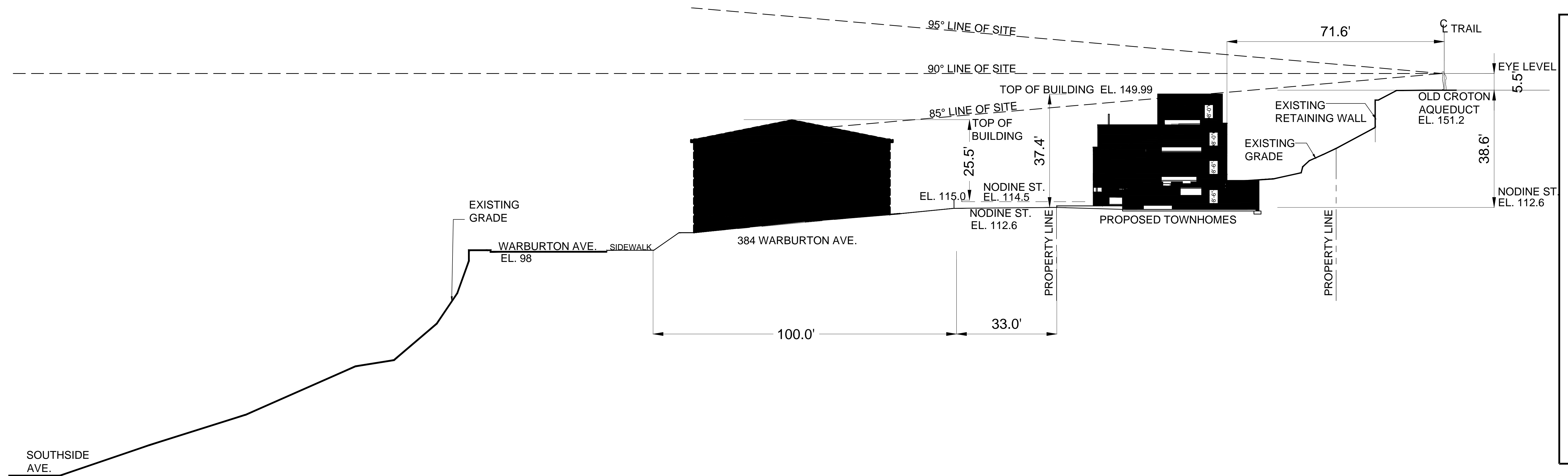
[illegible]

| | |
|-----------------------------|--------|
| PLANNING BOARD SUBMISSION | 2-2-17 |
| PLANNING BOARD SUBMISSION | 3-1-17 |
| REVISED PLANNING BOARD SUB. | 5-4-17 |
| | |
| | |
| | |
| | |

NAME _____

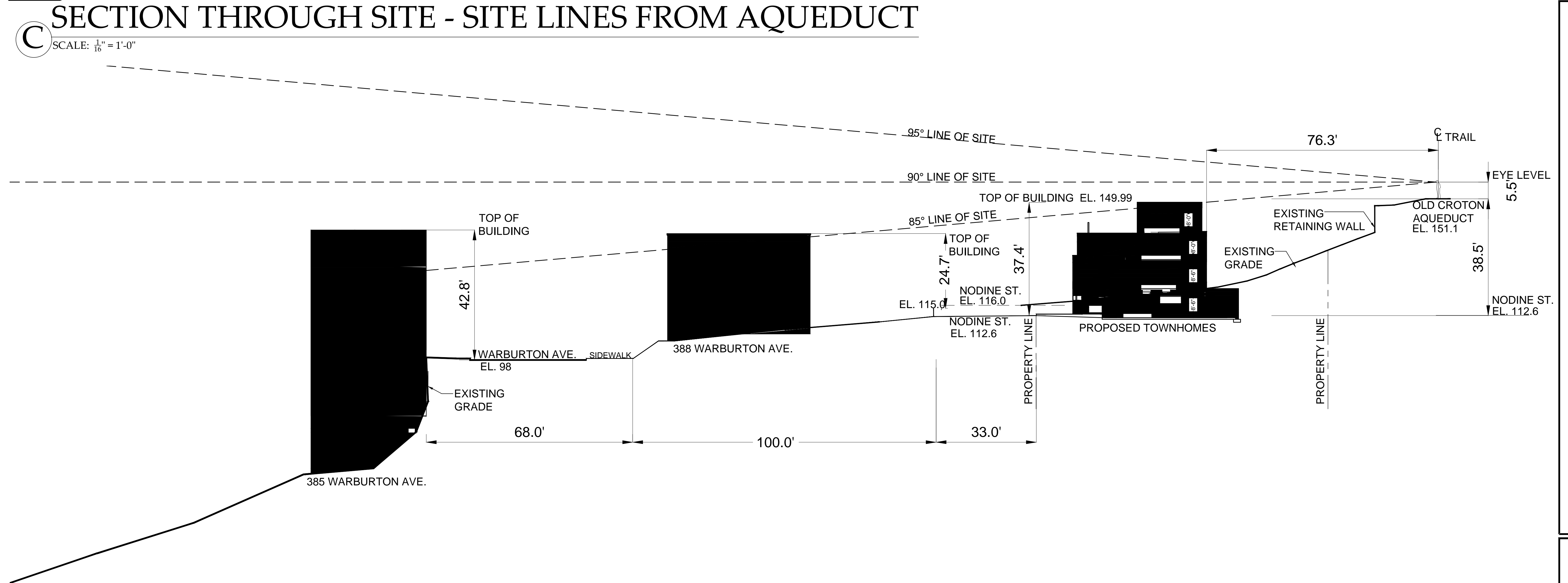
NAME _____

S-6



TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

HASTINGS-ON-HUDSON, NY 10706



CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street

Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

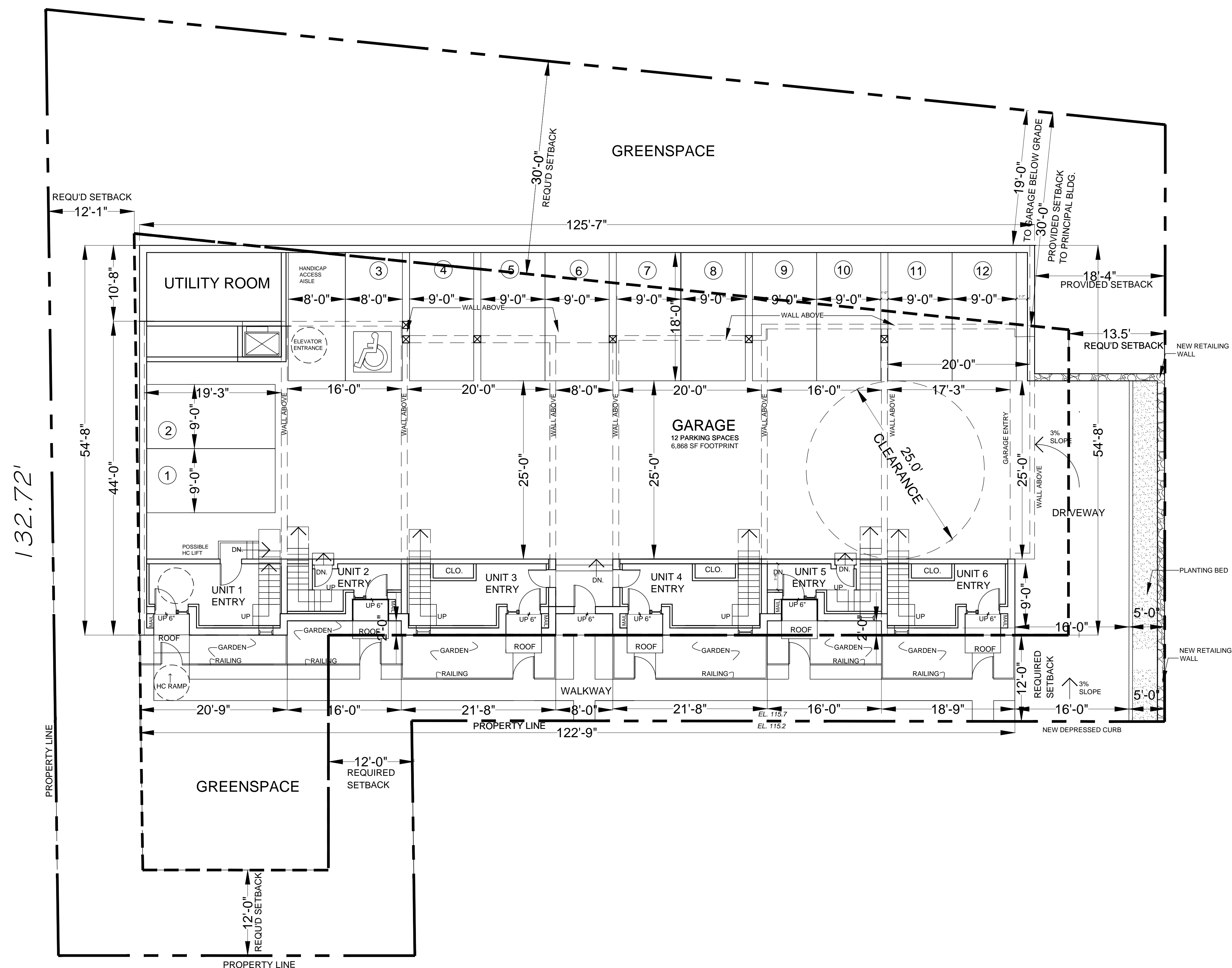
| | |
|-----------------------------|----------|
| PLANNING BOARD SUBMISSION | 12-15-16 |
| PLANNING BOARD SUBMISSION | 2-2-17 |
| PLANNING BOARD SUBMISSION | 3-1-17 |
| REVISED PLANNING BOARD SUB. | 5-4-17 |
| | |
| | |
| | |
| | |

SITE PLAN

SITE PLAN

AS SHOWN

AS SHOWN



GARAGE PLAN

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

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street
Hastings-on-Hudson New York 10706

Hastings-on-Hudson, New York 10706
014 478 0700 tel 014 478 0800 fax

914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

www.christinagriffinarchitect.com

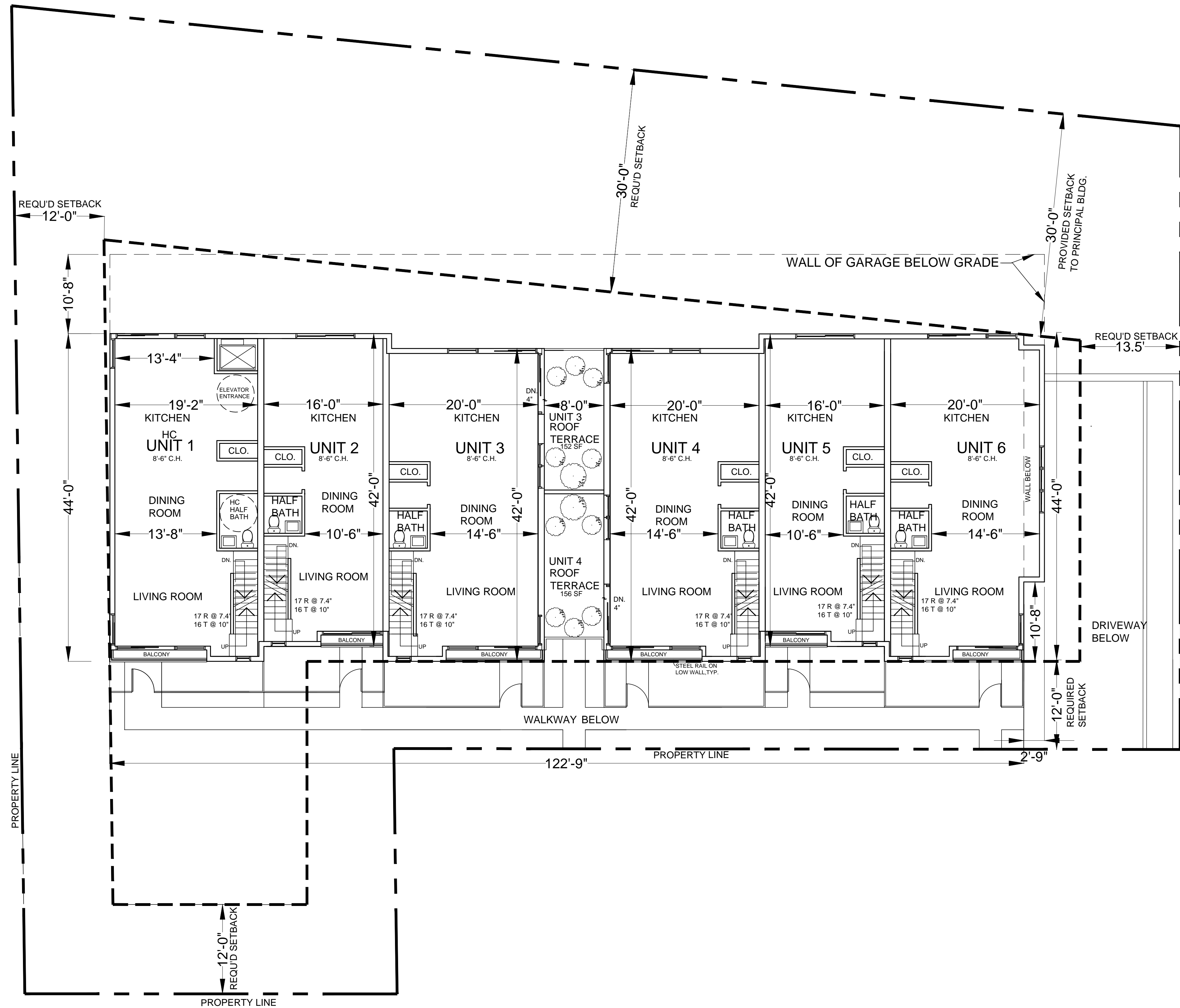
| Date | |
|----------|-----------------------------|
| 12-15-16 | PLANNING BOARD SUBMISSION |
| 2-2-17 | PLANNING BOARD SUBMISSION |
| 3-1-17 | PLANNING BOARD SUBMISSION |
| 4-17-17 | REVISIONS |
| 5-4-17 | REVISED PLANNING BOARD SUB. |

Drawing Title
GARAGE PLAN

GARAGE PLAN

Scale:
AS SHOWN

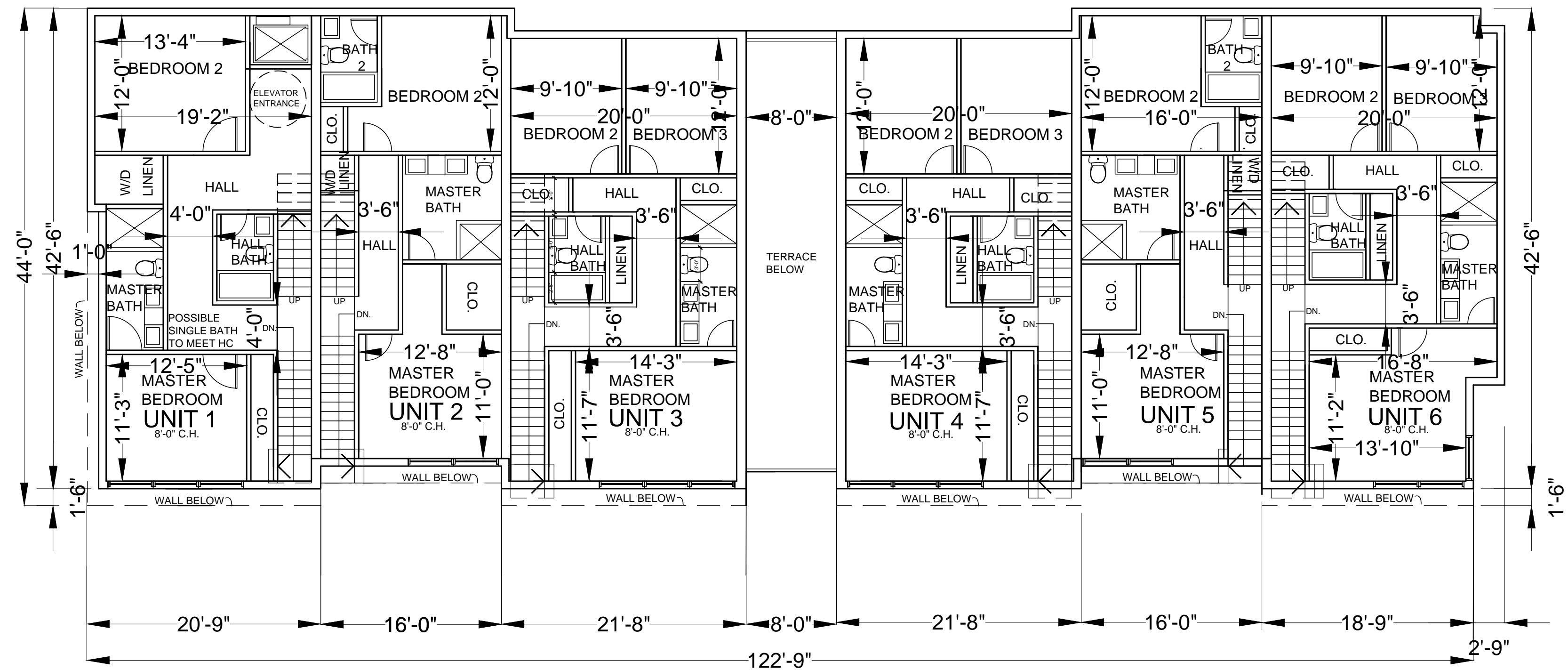
A-1



FIRST FLOOR PLAN

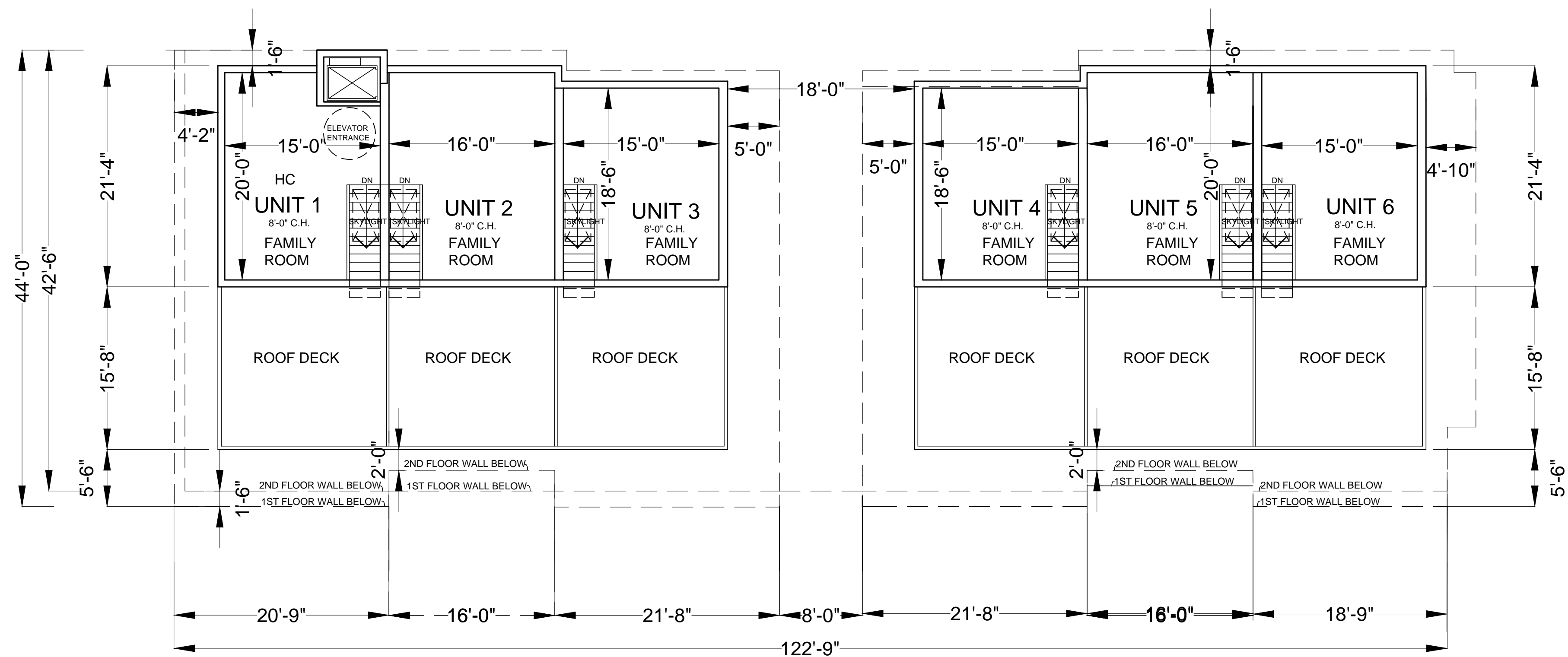
SCALE: 1/8" = 1'-0"

| FIN. FLOOR AREA CALCULATIONS | | | | | |
|------------------------------|--------|---------|---------|---------|-----------------------|
| | ENTRY | 1ST FL. | 2ND FL. | 3RD FL. | TOTAL FIN. FLOOR AREA |
| UNIT 1 | 139 SF | 801 SF | 765 SF | 308 SF | 2,013 SF |
| UNIT 2 | 82 SF | 638 SF | 627 SF | 320 SF | 1,667 SF |
| UNIT 3 | 148 SF | 796 SF | 784 SF | 278 SF | 2,006 SF |
| UNIT 4 | 148 SF | 796 SF | 784 SF | 278 SF | 2,006 SF |
| UNIT 5 | 82 SF | 638 SF | 627 SF | 320 SF | 1,667 SF |
| UNIT 6 | 122 SF | 806 SF | 795 SF | 300 SF | 2,023 SF |
| TOTAL FINISHED FLOOR AREA | | | | | 11,382 SF |



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

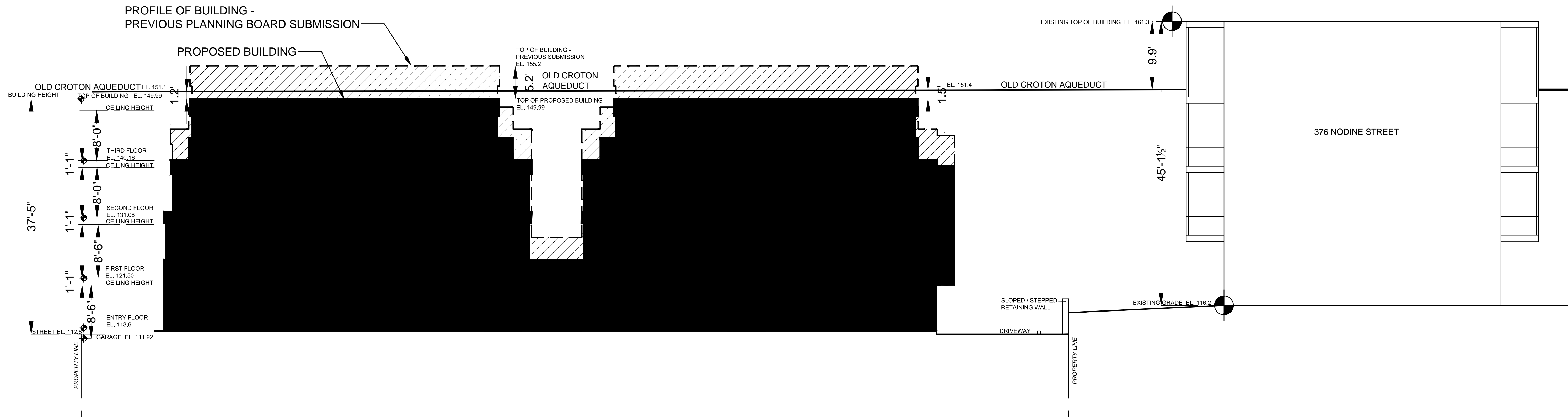
Date
Drawing Title
SECOND FLOOR PLAN
THIRD FLOOR PLAN
PLANNING BOARD SUBMISSION
PLANNING BOARD SUBMISSION
REVISIONS
REVISED PLANNING BOARD SUB.
12-15-16
2-2-17
3-1-17
4-17-17
5-4-17
Scale
AS SHOWN

A-3



WEST ELEVATION

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



WEST ELEVATION - COMPARISON TO PREVIOUS SUBMISSION

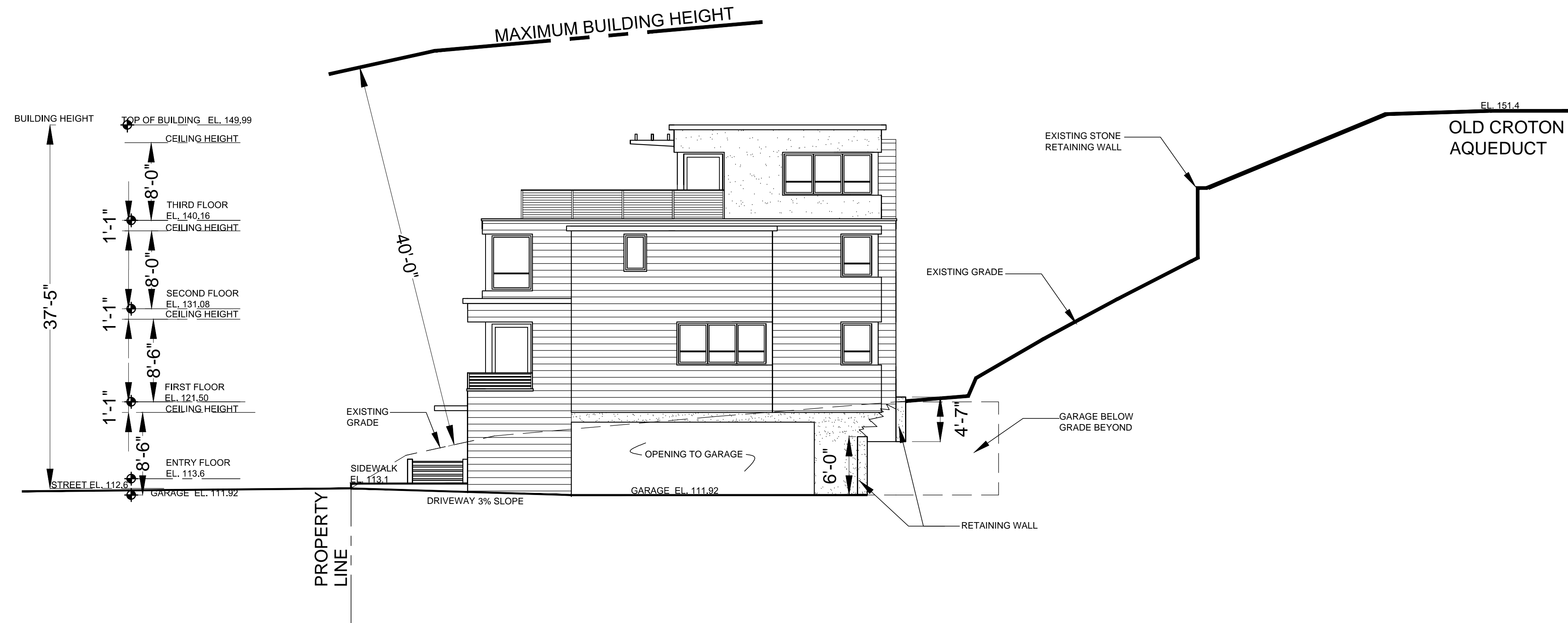
SCALE: 1/8" = 1'-0"

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

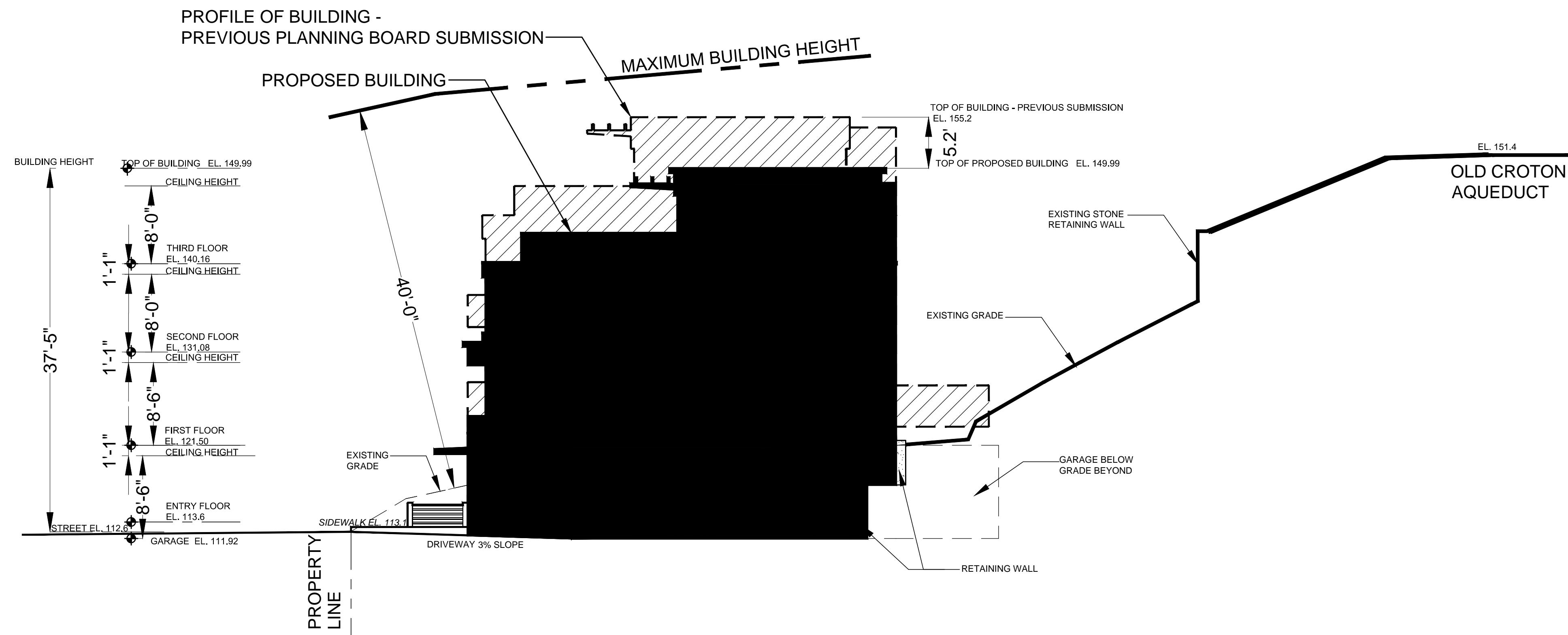
| | |
|-----------------------------|--------------------|
| Date | 12-05-16 |
| Drawing Title | EXTERIOR ELEVATION |
| PLANNING BOARD SUBMISSION | 5-4-17 |
| REVISED PLANNING BOARD SUB. | 5-4-17 |
| Scale | AS SHOWN |

A-4



SOUTH ELEVATION

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



SOUTH ELEVATION - COMPARISON TO PREVIOUS SUBMISSION

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

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

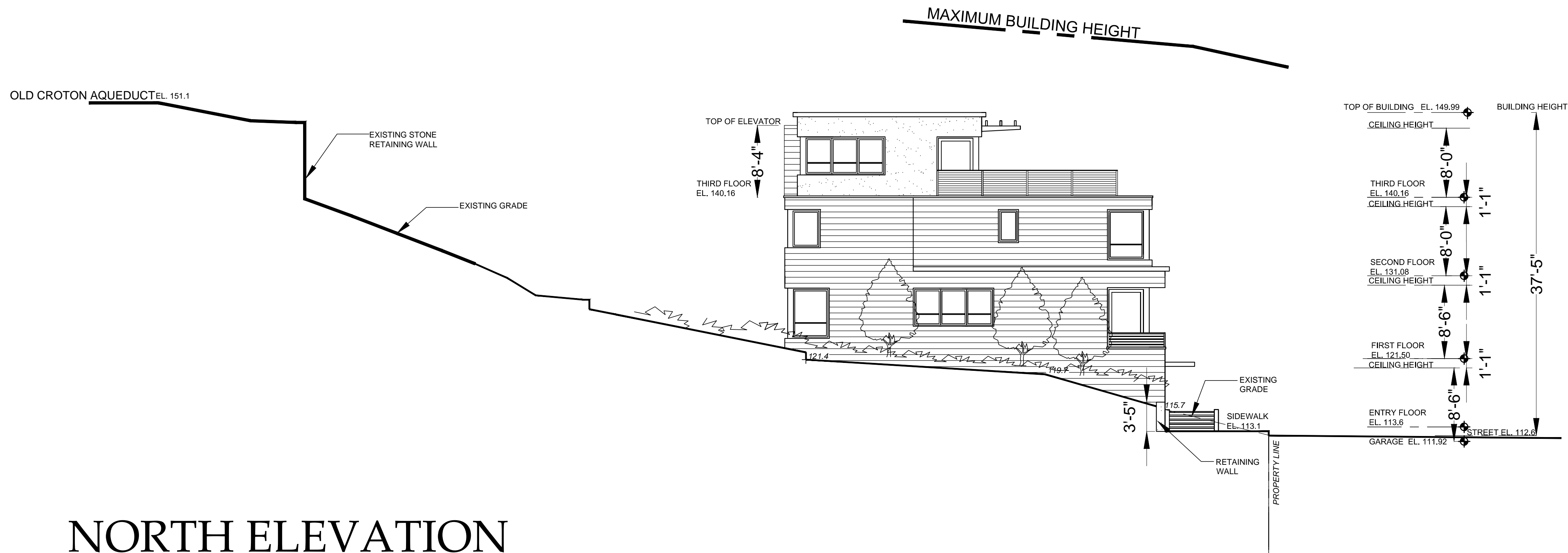
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

| |
|--|
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |

| | |
|-----------------------------|----------|
| Date | 12-15-16 |
| Planning Board Submission | 2-4-17 |
| Planning Board Submission | 3-1-17 |
| Revised Planning Board Sub. | 5-4-17 |
| | |
| | |
| | |
| | |
| | |
| | |

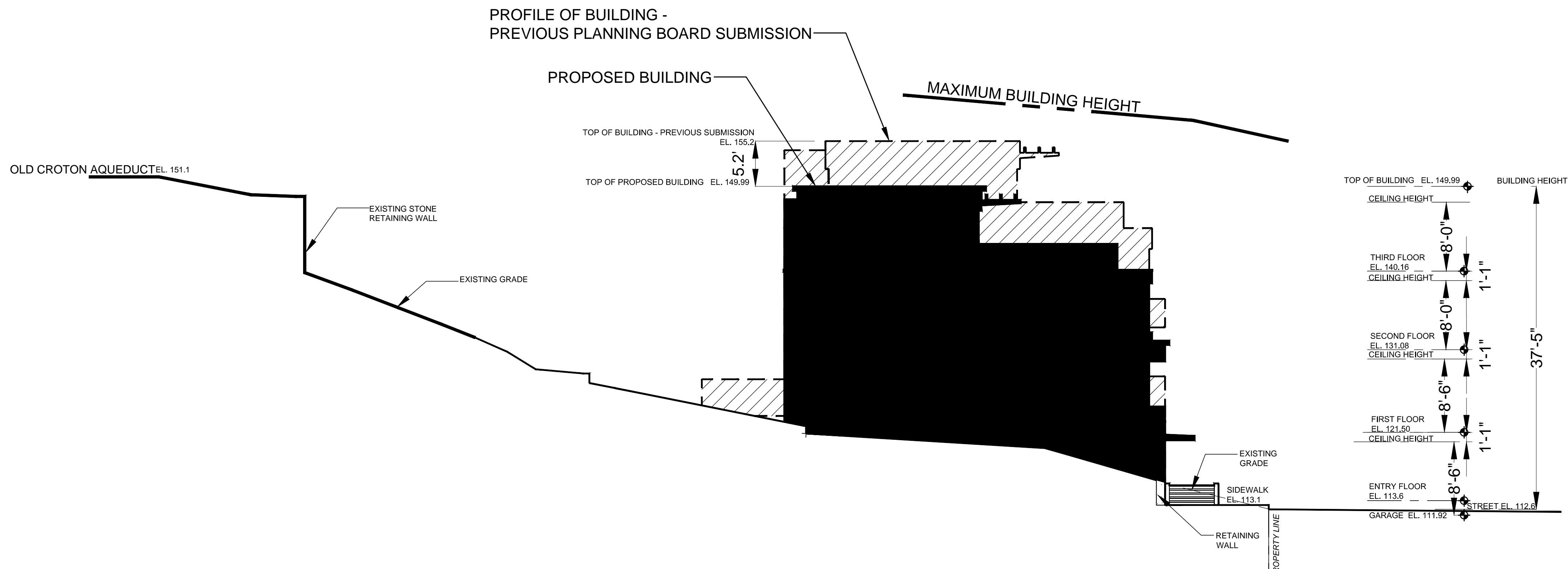
Drawing Title
EXTERIOR ELEVATION
Scale:
AS SHOWN

A-5



NORTH ELEVATION

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



NORTH ELEVATION - COMPARISON TO PREVIOUS SUBMISSION

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

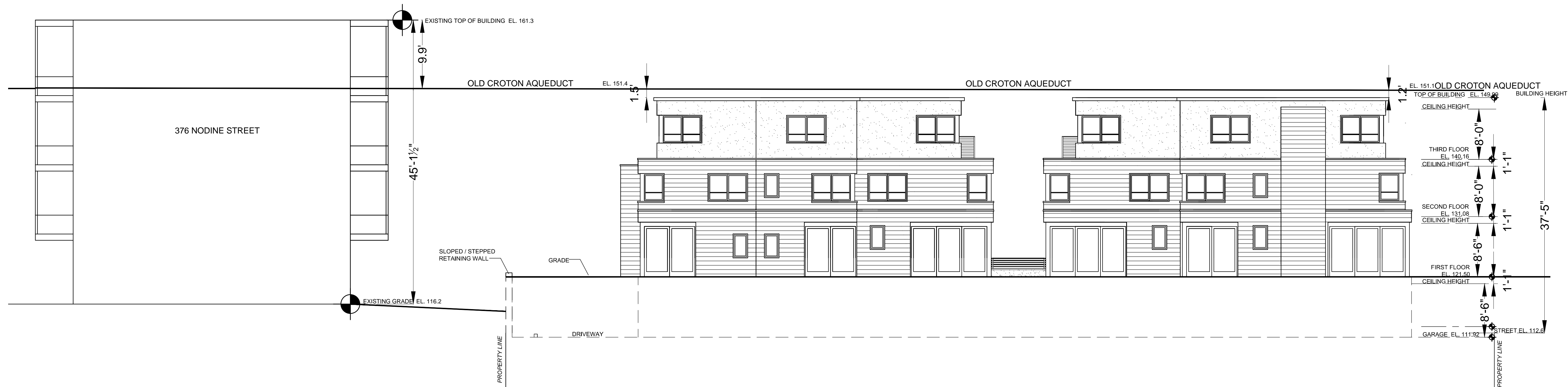
TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Date: 12-15-16
PLANNING BOARD SUBMISSION
PLANNING BOARD SUBMISSION
PLANNING BOARD SUBMISSION
REVISED PLANNING BOARD SUB.
5-4-17

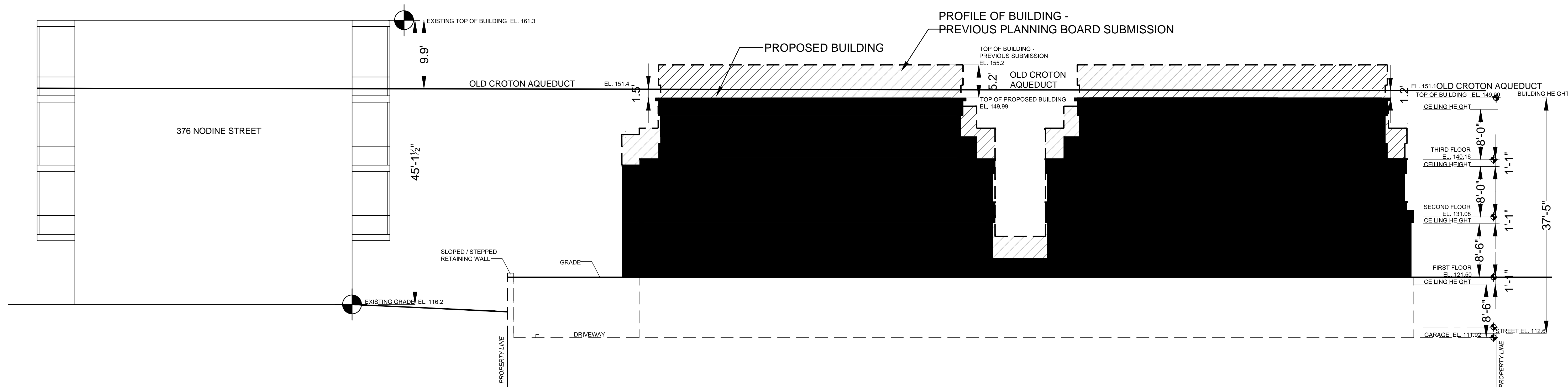
Drawing Title: EXTERIOR ELEVATION
Scale: AS SHOWN

A-6



EAST ELEVATION

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



EAST ELEVATION - COMPARISON TO PREVIOUS SUBMISSION

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

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Date: 12-15-16
Drawing Title: EXTERIOR ELEVATION
PLANNING BOARD SUBMISSION: 2-4-17
REVISED PLANNING BOARD SUB.: 5-4-17

Scale: AS SHOWN

A-7



WEST ELEVATION - VIEW FROM NODINE STREET

SCALE: NTS

Drawing Title
VIEWS

Date
3-16-17

REVISED PLANNING BOARD SUB.

5-4-17

Scale:
AS SHOWN

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706



WEST ELEVATION - VIEW FROM NODINE STREET

SCALE: NTS

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Date: 3/16/17
REVISED PLANNING BOARD SUB. 5-4-17

Drawing Title: VIEWS
Scale: AS SHOWN

R-2



WEST ELEVATION -VIEW FROM 390 WARBURTON AVE.

SCALE: NTS



NORTH ELEVATION - VIEW FROM 390 WARBURTON AVE.

SCALE: NTS

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT pc
10 Spring Street

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

Date 3-16-17
REVISED PLANNING BOARD SUB. 5-4-17

Drawing Title

VIEWS

Scale:
AS SHOWN

R-3



SOUTH ELEVATION - VIEW FROM NODINE STREET

SCALE: NTS

Christina Griffin Architect PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

3/16/17
REVISED PLANNING BOARD SUB. 5-4-17

DATE

VIEW

DATE

AS SHOWN

DATE

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706