

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: 15 SPRING ST REALTY LLC
Property address: 15 SPRING ST, HASTINGS ON HUDSON NY
Name all streets on which the property is located:.....
SBL: 4.30 -22-34 Zoning District: CC

Applicant: EDWARD M WEINSTEIN
Standing of applicant if not owner: ARCHITECT
Address: 14 SPRING ST, HASTINGS ON HUDSON
Daytime phone number: 914-478-0800 Fax number:
E-mail address: edward@emweinsteinpc.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:

PROPOSED 3 STORY MIXED USE BUILDING CONSISTING OF 6
DWELLING UNITS, 2 RETAIL STORES AND 10 OFF-STREET PARKING SPACES
GARAGE, 2 BIKE RACK.
BASEMENT WITH PARKING SPACES, 1ST FLOOR WITH RETAIL STORES, ENTRANCE
AND MECHANICAL, STORAGE ROOMS.
2ND AND 3RD FLOOR, RESIDENTIAL UNITS
GREEN INFRASTRUCTURE
- SOLAR PANELS
- HIGH EFFICIENCY HEATING AND COOLING
- GREEN ROOF, SUSTAINABLE BUILDING MATERIALS PER VILLAGE GREEN CODE.

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 _____ day
of _____, 201__

Signature of the Applicant

Notary Public

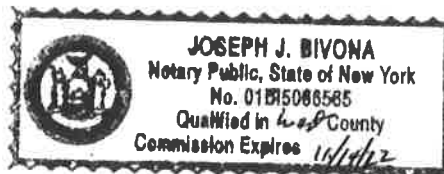
STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : FRANK SINATRA JR, being duly sworn, deposes and says that he/she
resides at 33 SULGRAVE RD SCARSDALE, NY 10583 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
_____ 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 17 day
of June, 2019

Frank Sinatra Jr
Signature of the Owner

[Signature]
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.

February 2018

APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

Application No.	493	Date	06/14/2019
Job Location	15 Spring St	Parcel ID	4.30-22-34
Property owner	15 SPRING STREET REALTY LLC	Property class	Funeral Homes
Occupancy	Mixed Use	Zoning	

APPLICANT

Edward Weinstein

Edward M. Weinstein Architecture & Planning, P.C.

914-906-7615

Hastings On Hudson, NY 10706

CONTRACTOR

Contractor License information

License Name	License Number	Expiration

Description of work

Type of work	New Construction	Applicant is	Architect
Requested by	The Owner	In association	
Est. cost of work	\$3000000	Property class	Funeral Homes

Desc. of work

**Demolition of existing Funeral Home, and erection of a 3 story mixed use building.
Retail and residential.**

Please Note: Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

15 Spring St

4.30-22-34

New Construction

AFFIDAVIT OF APPLICANT

I: **Edward Weinstein** being duly sworn, depose and says: That s/he does business as: **Edward M. Weinstein Architecture & Planning, P.C.** with offices at: **14 Spring Street Hastings On Hudson, NY, 10706** and that s/he is:

☐ The owner of the premises described herein.

☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said Corporation is duly authorized by the Owner to make this application.

☐ A General Partner of _____ with offices at _____ and that said Partnership is duly authorized by Owner to make this application.

☐ The Lessee of the premises, duly authorized by the owner to make this application.

☐ The Architect or Engineer duly authorized by the owner to make this application.

☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Hastings-on-Hudson Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this _____ day of _____ of _____

Notary Public/ Comm. of Deeds

Applicant's Signature

OWNER'S AUTHORIZATION


I: **15 SPRING STREET REALTY LLC** as the owner of the subject premises and have authorized the applicant named above to submit this application on my behalf.

Sworn to before me this 17 day of June of 2017

* Property owner's email flsinatra@aol.com

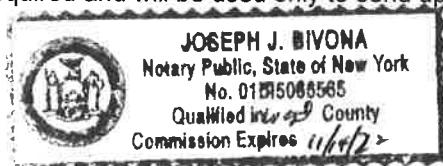


Notary Public/ Comm. of Deeds



Owner's Signature

* Property owner's email address is required and will be used only to send updates about this permit application.



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

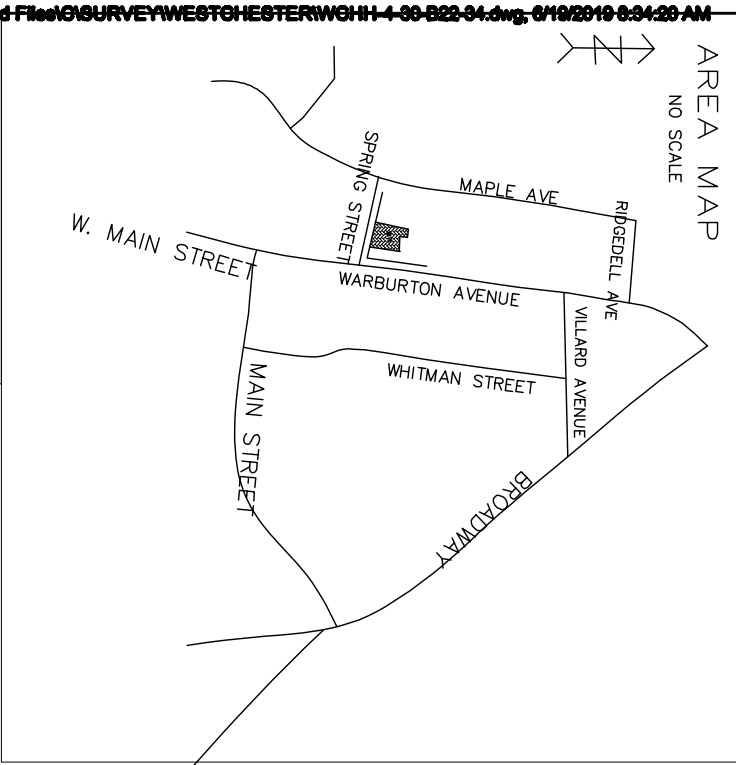
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

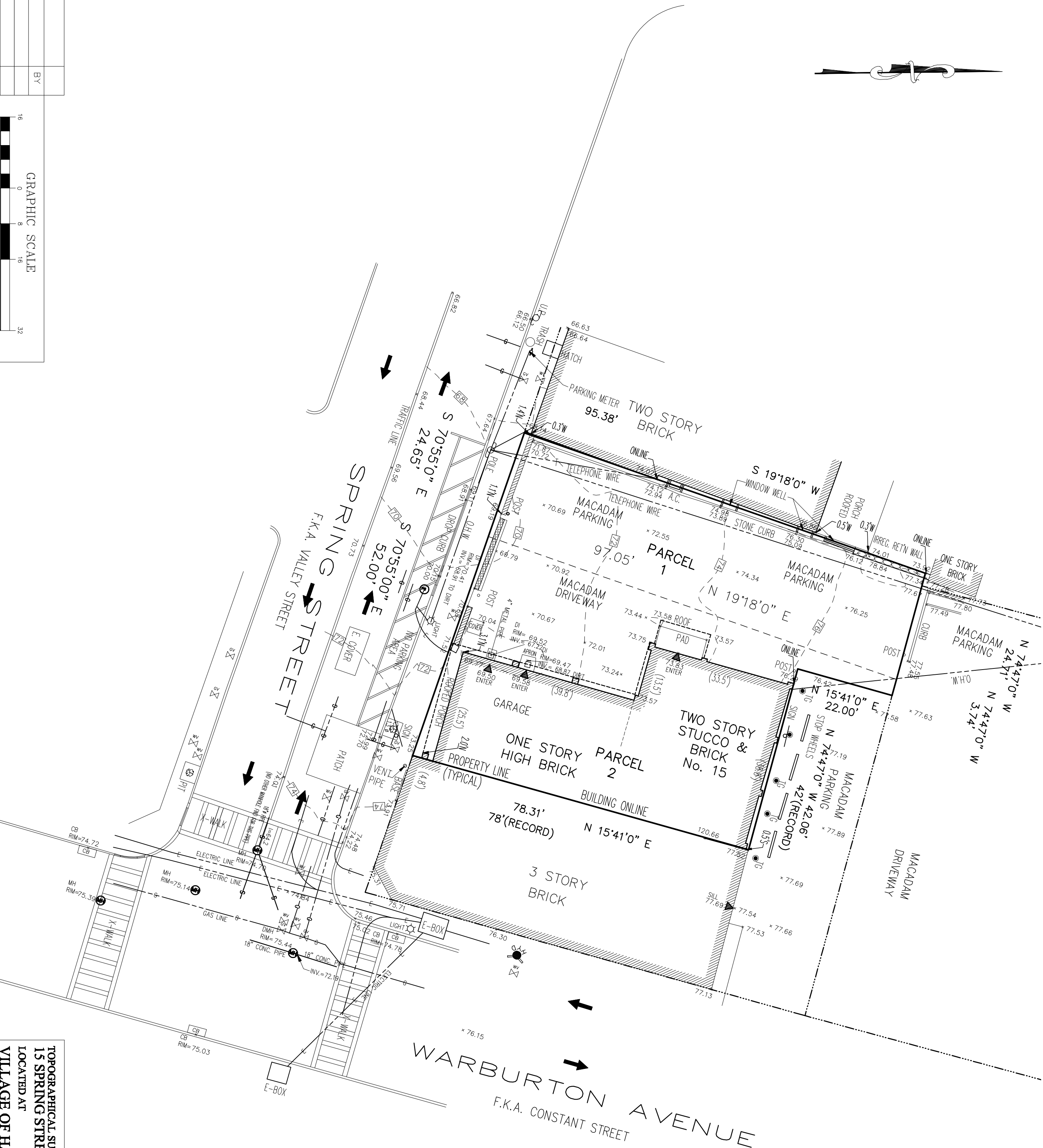
Part 1 - Project and Sponsor Information							
15 SPRING REALTY LLC							
Name of Action or Project: 15 SPRING ST							
Project Location (describe, and attach a location map): 15 SPRING ST							
Brief Description of Proposed Action: NEW 3 STORIES MIX USE BUILDING							
Name of Applicant or Sponsor: ED WEINSTEIN		Telephone: 914 478 0800					
		E-Mail: edward@edweinsteinc.com					
Address: 14 SPRING ST							
City/PO: HASTINGS ON HUDSON		State: NY	Zip Code: 10706				
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: PLANNING BOARD 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?		<u>0.14</u> acres					
b. Total acreage to be physically disturbed?		<u>0.14</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.14</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological 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 regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING STORM DRAIN</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

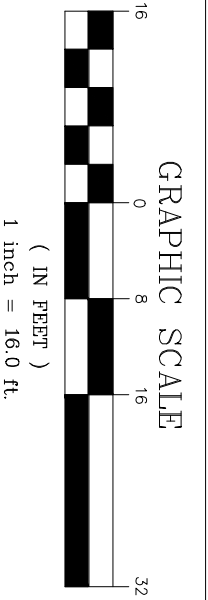
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of 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>Edward M. Weinstein</u> Date: <u>6/15/19</u> Signature: <u>[Signature]</u>		



LEGENDS AND ABBREVIATIONS	
	67.32 EXISTING ELEVATION
	DRAINAGE INLET
	LIGHT POLE
	HYDRANT
	CONCRETE RET'N WALL
	BUILDING
	CONCRETE CURB
	TC TOP OF CURB
	BC BOTTOM OF CURB
	TW TOP OF WALL
	BW BOTTOM OF WALL
	DROP CURB
	UTILITY POLE
	LIGHT
	HYDRANT
	LIGHT POLE
	WATER VALVE
	TRAFFIC SIGN
	GAS VALVE
	DRAINAGE INLET
	CATCH BASIN
	SEWER MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	W WATER MAIN
	SEWER
	E-ELECTRIC LINE
	G-GAS LINE
	OVER HEAD WIRES
	(C.L.F.)
	TC TOP OF CURB
	BC BOTTOM OF CURB
	TW TOP OF WALL
	BW BOTTOM OF WALL
	LEGAL GRADE
	(W.L.F.)
	UMH= UTILITY MANHOLE



REVISIONS	
DATE	DESC.
BY	



LOT AREA= 46,267 Sq. Ft. OR ± 0.14 AC.

1. ELEVATIONS SHOWN HEREON REFER TO NAVD88 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
3. NO SEWER MANHOLE FOUND IN THE ROADWAY.
4. GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
7. CODE 753 (UTILITY MARKINGS), NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.
- CALL BEFORE YOU DIG:
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1-800-272-4480.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS VIOLATION OF 726, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL, NOT BE CONSIDERED TO BE A TRUE AND VALID COPY. BELOW SURVEYOR'S ENCLOSURES ARE NOT SHOWN, THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED. A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED. Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable. Certified To: Not for Title Transfer.

DATE: JUNE 07, 2019.
SCALE: 1"= 16.0'
Measurement in U.S. Standard.
JOB NUMBER
WCHH-4-30-B22-34 (0000)

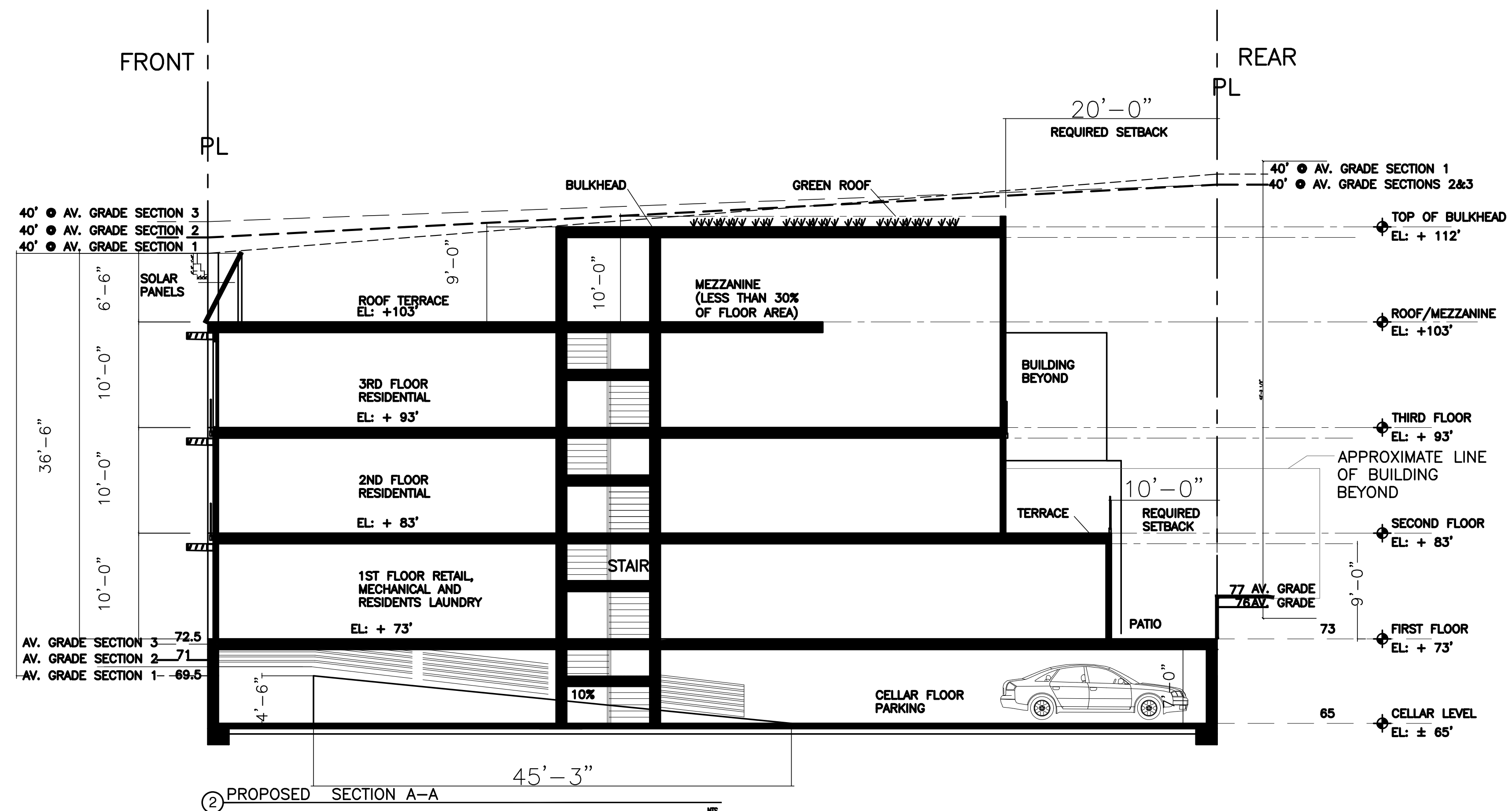
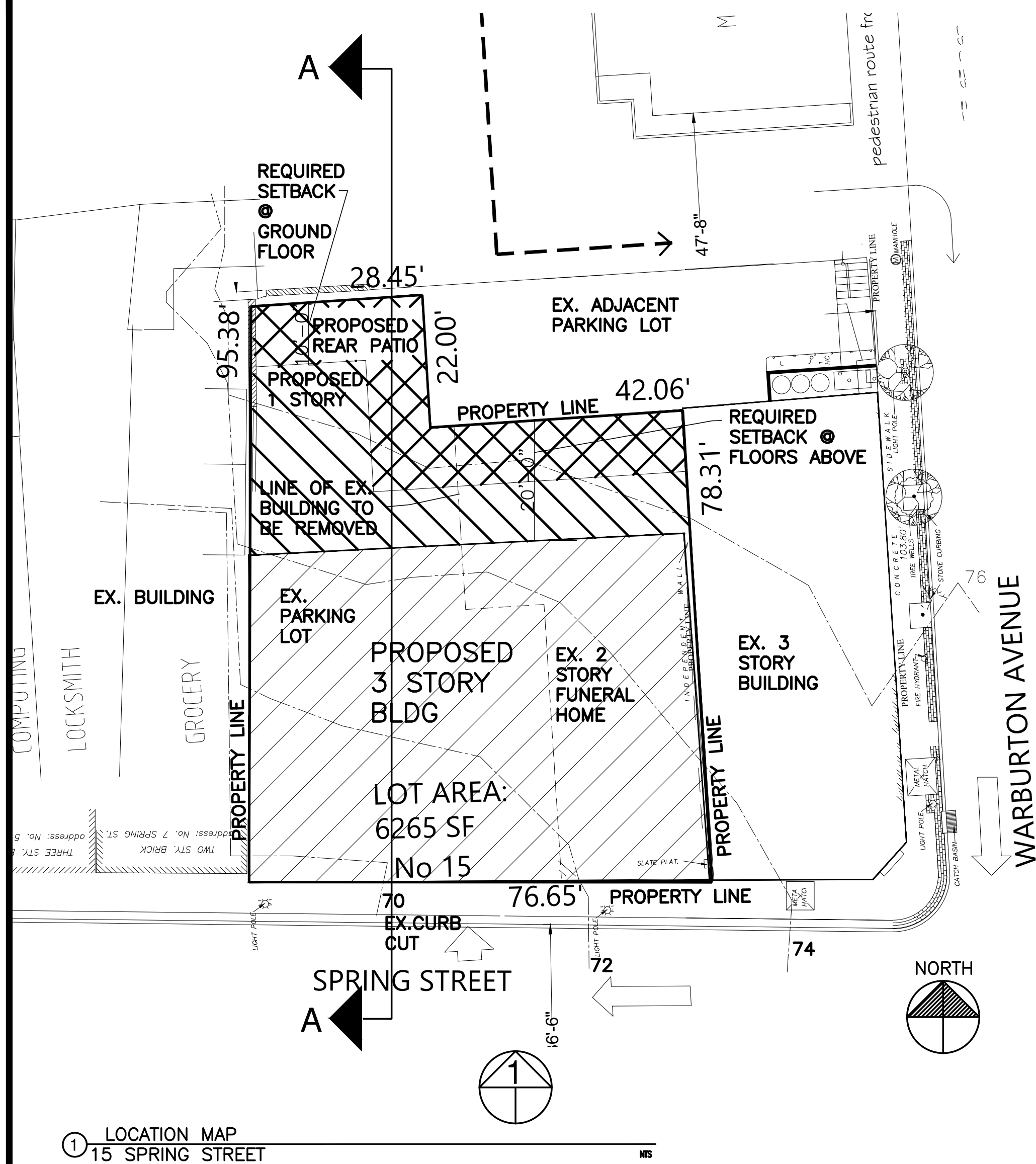
TOPOGRAPHICAL SURVEY OF
15 SPRING STREET
LOCATED AT
VILLAGE OF HASTINGS ON HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK.
PARCEL I.D. WCHH-4-30-B22-34.

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
Tel. 9146297758

Rakesh R. Behal, L.S. New York State License Number 050666.

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ZONING BLOCK: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

Edward M. Weinstein
Architecture & Planning, P.C.

14 Spring Street
Hastings-on-Hudson, NY 10706
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
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Edward M. Weinstein, Architecture & Planning, P.C.
© 2009
WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED
ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

SEAL & SIGNATURE



DOB SCAN

DOB EMPLOYEE STAMP

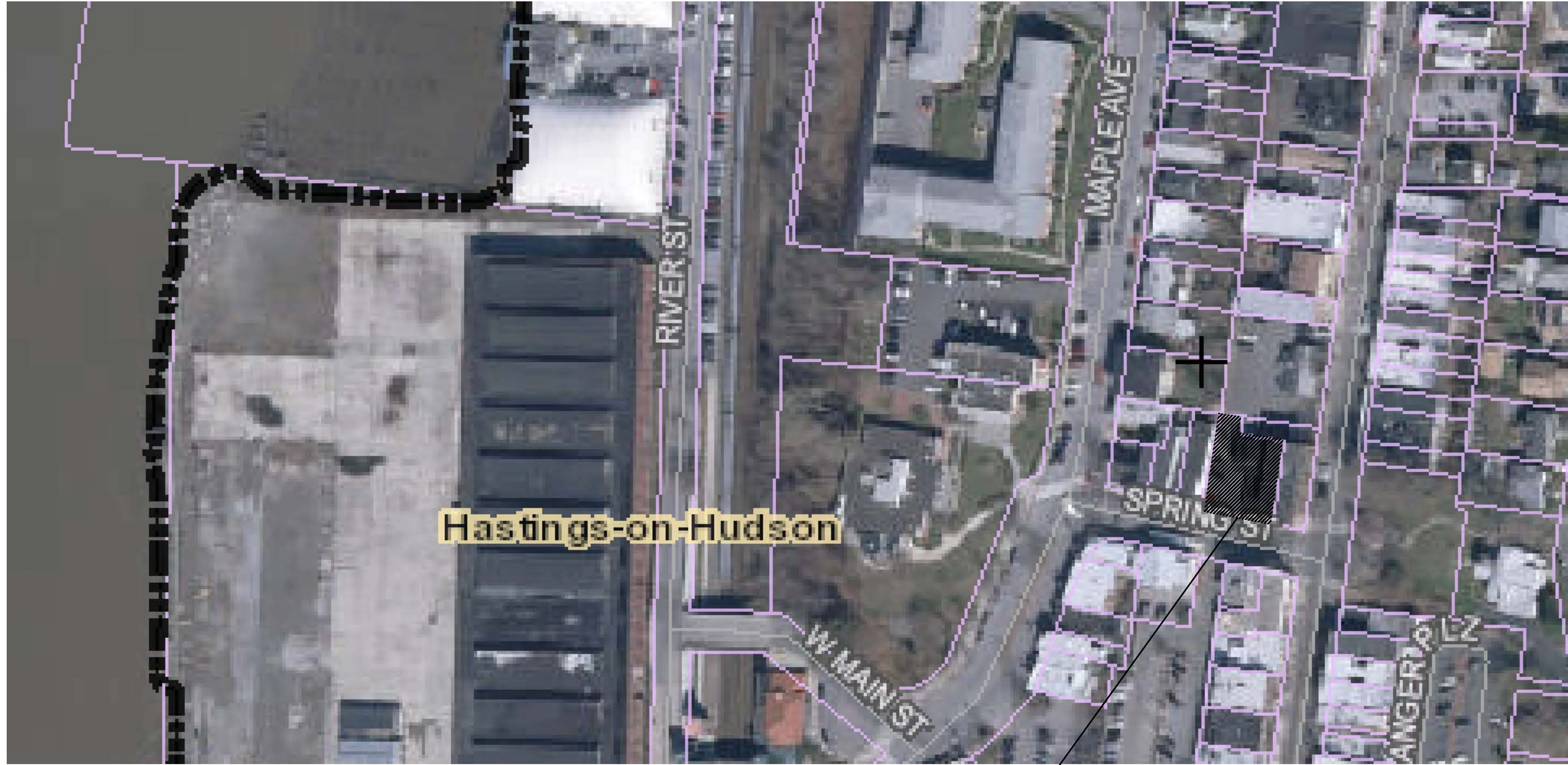
PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

VIEW PRESERVATION

SCALE:	AS NOTED
DATE:	06-17-19
PROJECT No.:	19511
DRAWING BY:	SI
CHK BY:	EW
DWG No.:	

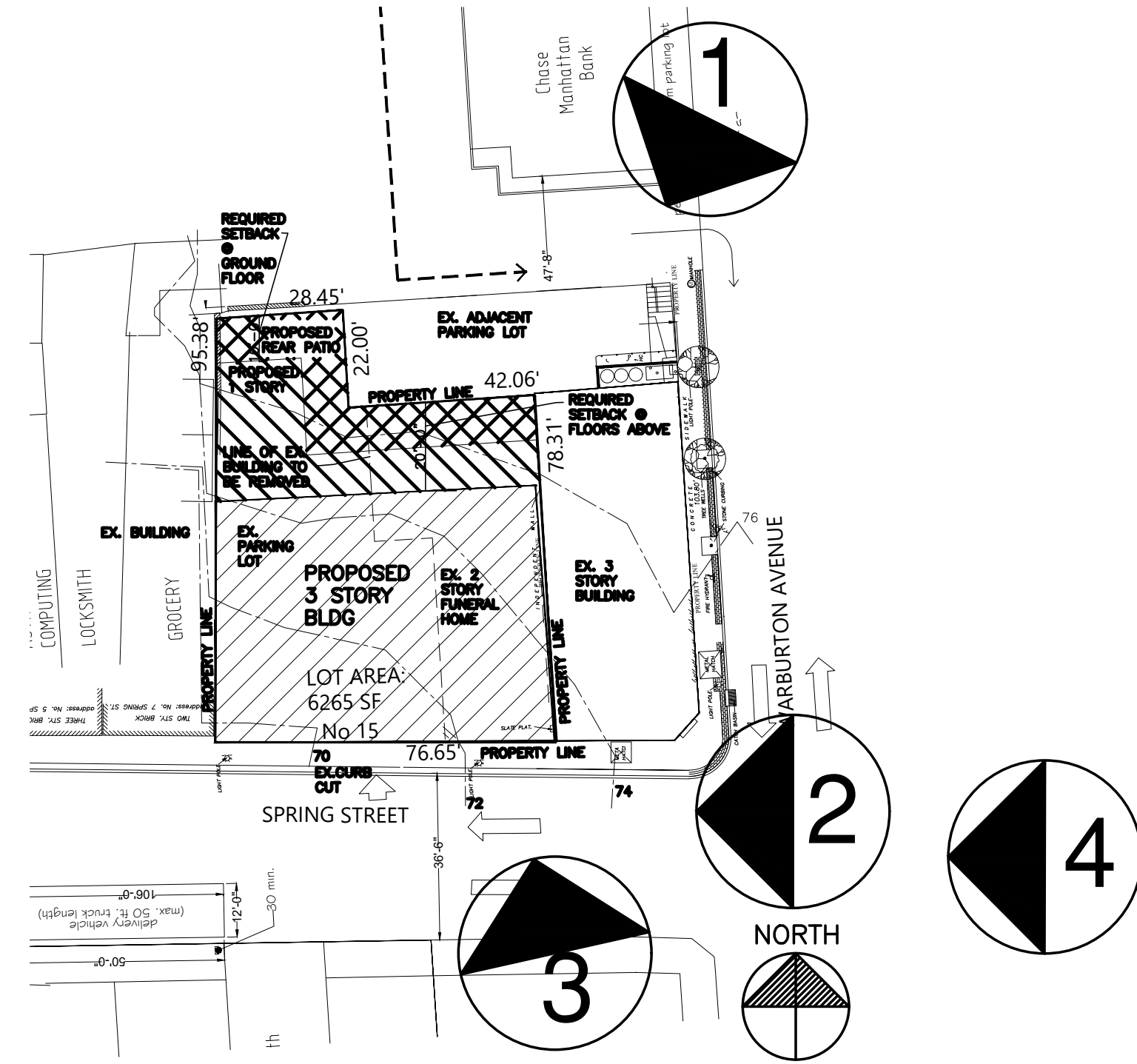
VP 1 .00

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① LOCATION MAP
15 SPRING STREET

15 SPRING STREET



② VIEWS KEY MAP



VIEW #1 : FROM CHASE DRIVEWAY
ON WARBURTON AVE



VIEW #2 : NORTH EAST CORNER OF
SPRING ST AND WARBURTON AVE



VIEW #3 : FROM SOUTH EAST CORNER
OF SPRING ST AND WARBURTON AVE



VIEW #4 : FROM VETERANS PARK
ACROSS WARBURTON AVE

ZONING BLOCK: 4.30-22-34		
ZONING DISTRICT: CC		
PROJECT DESCRIPTION: NEW BUILDING		
CLIENT: 15 SPRING ST REALTY LLC		
Edward M. Weinstein Architecture & Planning, P.C.		
14 Spring Street Hastings-on-Hudson, NY 10706 (914) 478-0800 FAX (914) 478-7287		
No.	DATE	REVISION
Edward M. Weinstein, Architecture & Planning, P.C. (C) 2009 WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS, ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.		

SEAL & SIGNATURE



DOB SCAN

DOB EMPLOYEE STAMP

PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

VIEW PRESERVATION

SCALE: AS NOTED
DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: SI
CHK BY: EW
DWG No.:

VP 2 .00
of

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
15 SPRING REALTY LLC							
Name of Action or Project: 15 SPRING ST							
Project Location (describe, and attach a location map): 15 SPRING ST							
Brief Description of Proposed Action: NEW 3 STOREY MIX USE BUILDING							
Name of Applicant or Sponsor: ED WEINSTEIN		Telephone: 914 478 0800					
		E-Mail: edward@cmwchickinpc.com					
Address: 14 SPRING ST							
City/PO: HASTINGS ON HUDSON		State: NY	Zip Code: 10706				
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="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; 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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; 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? <u>0.14</u> acres b. Total acreage to be physically disturbed? <u>0.14</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.14</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological 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 regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING STORM DRAIN</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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>Edward M. Weinstein</u> Date: <u>6/18/19</u> Signature: <u>[Signature]</u>		

15 SPRING STREET MIXED USE BUILDING

TOTAL LOT SF: 6265 SF

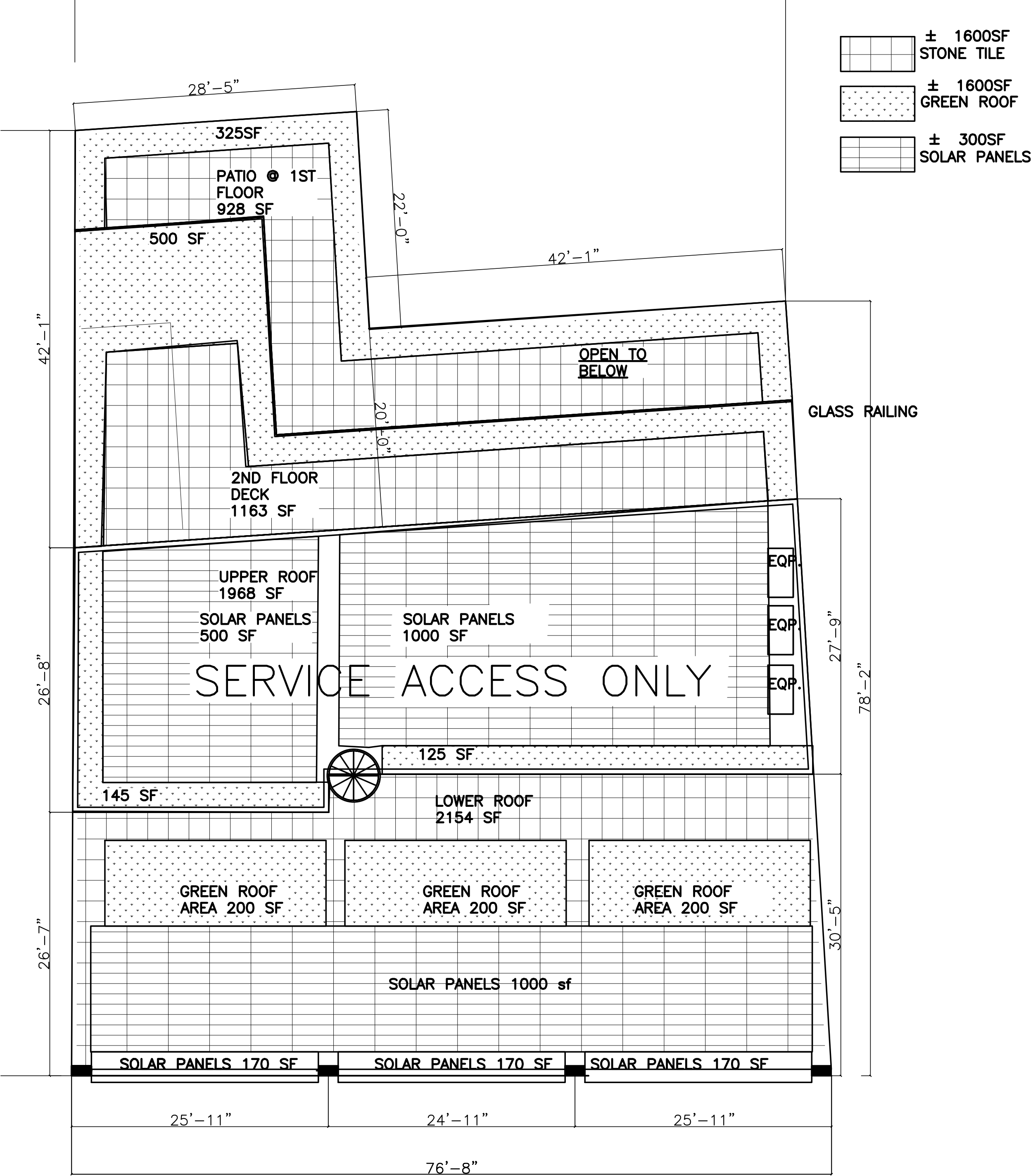
BASEMENT FLOOR= 10 SPACES PARKING/2 BICYCLE RACK

1ST FLOOR=2 RETAIL STORES/LOBBY/MECHANICAL

2ND FLOOR= 3 RESIDENTIAL UNITS

3RD FLOOR= 3 RESIDENTIAL UNITS

ROOF= GREEN ROOF/ SOLAR PANELS/RESIDENCE ACCESS



SOLAR PANELS PHOTOVOLTAICS

SUN SHADE (SUN CONTROL)

HIGH PERFORMANCE AND SUSTAINABLE EIFS

LESS THAN 50% OF TOTAL BUILDING ENVELOPE GLAZING INSULATED GLASS

NO SPILL LIGHTING

OFF STREET PARKING

HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM



GREEN ROOF

ACCESSIBLE

1 PROPOSED ROOF PLAN
15 SPRING STREET

2 RENDERING
15 SPRING STREET

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
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CLIENT:
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DOB EMPLOYEE STAMP

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15 SPRING STREET
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ROOF PLAN
RENDERING

SCALE: AS NOTED
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DWG No.: T-001.00

of

1 GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. HE SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WHERE EVIDENT, TO THE ARCHITECT AND OWNER PRIOR TO THE BID.
2. IN A ALTERATION OR RENOVATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC.. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK. ANY DISCREPANCIES FROM THE PLAN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE WORKMEN’S COMPENSATION, LIABILITY AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTING, INSPECTIONS, AND APPROVALS.
4. ALL WORK SHALL BE DONE AND INSTALLED IN COMPLIANCE WITH ALL LAWS, RULES AND REGULATIONS OF THE LOCAL MUNICIPALITY, AND SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCED SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
5. CONTRACTORS SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR GENERAL CLEANING FOR THE DURATION OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.
6. CONTRACTOR SHALL MEET WITH OWNER TO COORDINATE ALL WORK, SCHEDULING, ETC. AND TO SEE IF ANY EXISTING ITEMS SHALL BE SAVED AND IF NECESSARY REMOVED CAREFULLY AND GIVEN TO OWNER.
7. MAINTAIN ALL EXISTING REQUIRED BUILDING SHAFTS AND FIRE RATED WALLS WITH SAME FIRE RATING AS BEFORE.
8. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED OR POLISHED IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS.
9. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, EMPLOYEES, AND THE PUBLIC FROM POSSIBLE INJURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
10. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR SHALL BE PROMPTLY RESTORED, REPAIRED AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
11. THE GENERAL CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
12. ALL PLUMBING WORK IS TO BE PROVIDED BY A LICENSED PLUMBER. UPON COMPLETION OF WORK, PLUMBER SHALL OBTAIN FINAL APPROVAL FROM THE LOCAL MUNICIPALITY OR PLUMBING DEPARTMENT.
13. ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN. UPON COMPLETION OF THE WORK, ELECTRICIAN SHALL OBTAIN A NEW YORK BOARD OF FIRE UNDERWRITERS ELECTRICAL CERTIFICATE OF COMPLIANCE.
14. BEFORE ANY REMOVAL WORK IS STARTED, ELECTRICAL CONTRACTOR SHALL VERIFY THAT SERVICE HAS BEEN CUT TO THAT AREA EXCEPT AS NOTED BELOW.
15. CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. PROVIDE ABANDONED OUTLETS WITH BLANK COVER.

NO LIABILITY TO HAZARDOUS MATERIALS:

UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT’S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.

OWNERSHIP OF DOCUMENTS:

THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS AND PERPOSED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

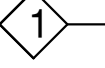



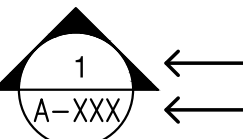
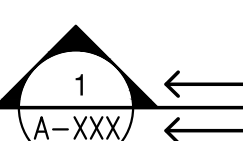
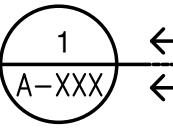
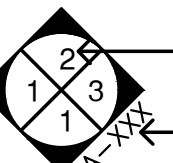




2 DRAWING LIST

T-001	PROPOSED BUILDING PLAN, RENDERING AND NOTES
T-100.00	GENERAL NOTES, LOCATION PLAN, LIST OF DRAWINGS, ABBREVIATIONS, SYMBOL LEGEND
T-101.00	ZONING ANALYSIS
T-102	CODE ANALYSIS
T-103	GRADE PLANE CALCULATION
A-100	BASEMENT FLOOR AND FIRST FLOOR
A-101	SECOND FLOOR AND THIRD FLOOR
A-102	MEZZANINE FLOOR AND ROOF PLAN
A-200	ELEVATIONS
A-300	SECTIONS

9 ABBREVIATIONS

ABV. – ABOVE	HC – HANDICAPPED
ACC.– ACOUSTIC	HGT. – HEIGHT
ADA– AMERICANS WITH DISABILITIES ACT	HR – HOUR
AFF – ABOVE FINISHED FLOOR	INSUL – INSULATION
APPROX – APPROXIMATE	MAX. – MAXIMUM
AL – ALUMINUM	MIN. – MINIMUM
BD – BOARD	MTL.– METAL
BM – BEAM	MTD – MOUNTED
CLNG – CEILING	O.C.– ON CENTER
CONC. – CONCRETE	PREFAB. – PREFAB
DWG– DRAWING	PTD. – PAINTED
DIM– DIMENSION	REINF. – REINFORCED
DN – DOWN	REQ'D – REQUIRED
EXIST. – EXISTING	S.F. – SQUARE FEET
EXT. – EXTERIOR	STL. – STEEL
EQ. – EQUAL	STRUCT –STRUCTURE
FIN – FINISHED	T.B.D. – TO BE DETERMINED
FPSC – FIRE PROOF SELF-CLOSING	T.O. – TOP OF
GA – GAUGE	TYP. – TYPICAL
GREENBD. – GREEN BOARD	V.I.F. – VERIFY IN FIELD
GWB – GYPSUM WALL BOARD	WD – WOOD
	W/ – WIDTH

10 SYMBOLS LEGEND

ANNOTATION SYMBOLS	
	PARTITION TYPE
	DOOR NUMBER
	WINDOW NUMBER
	REVISION INDICATOR
	ELEVATION SYMBOL REFERENCE NUMBER SHEET NUMBER
	SECTION SYMBOL REFERENCE NUMBER SHEET NUMBER
	DETAIL SYMBOL REFERENCE NUMBER SHEET NUMBER
	INTERIOR ELEV. SYMBOL REFERENCE NUMBER SHEET NUMBER
	CARBON MONOXIDE SMOKE COMBO DETECTOR
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	HEAT DETECTOR

11 GREEN CODE NOTES

- § 160-9. ENERGY.
- A. ENERGY UTILIZATION EQUIPMENT.
- 1.EXTERIOR LIGHTING. LIGHTING CONTROLS FOR ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 9.4.1.3 OF ANSI/ASHRAE/IESNA STANDARD 90.1-2007, WITHOUT AMENDMENTS.
- 2.HIGH EFFICIENCY HEATING EQUIPMENT. FOR NEW CONSTRUCTION ONLY, ALL HOT WATER BOILERS SHALL BE CONDENSING BOILERS WITH A MINIMUM ANNUAL FUEL UTILIZATION EFFICIENCY ("AFUE") OF AT LEAST 85% FOR OIL BURNING AND 92% FOR NATURAL GAS BURNING BOILERS.
- 3.HIGH EFFICIENCY COOLING EQUIPMENT. ALL NEW OR REPLACEMENT COOLING EQUIPMENT SHALL HAVE A SEASONAL ENERGY EFFICIENCY RATIO ("SEER") OF AT LEAST 16.
- 4.FIXTURES AND APPLIANCES. ALL NEW OR REPLACEMENT APPLIANCES GOVERNED BY ENERGY STAR, SUCH AS BUT NOT LIMITED TO, DISHWASHERS, REFRIGERATORS, FREEZERS, WASHING MACHINES, WATER HEATERS AND ROOM AIR CONDITIONERS, SHALL BE COMPLIANT WITH ENERGY STAR.
- B. ENERGY USE CONTROLS.
- 1.ELECTRONIC THERMOSTAT. ALL HEATING AND COOLING SYSTEMS MUST BE CONTROLLED WITH A PROGRAMMABLE THERMOSTAT THAT ALLOWS FOR A VARIETY OF TIME-OF-DAY AND SEASONAL SETTINGS.
- 2.WHOLE-BUILDING SWITCH: A MASTER WHOLE-BUILDING SWITCH MUST BE INSTALLED TO CONTROL APPLICABLE CIRCUITS AND OUTLETS (SUCH AS LIGHTS AND MAJOR APPLIANCES), WHICH CAN SHIFT CIRCUITS TO ECONOMY MODE WHEN THE STRUCTURE IS NOT OCCUPIED. FOR RESIDENTIAL PROJECTS SUBJECT TO PART 2 REQUIREMENTS, A WHOLE BUILDING SWITCH SHALL BE INSTALLED IN EACH RESIDENTIAL UNIT, WITH RESPECT TO PROJECTS IDENTIFIED IN § 160-2.6(2) (ADDITIONS AND ALTERATIONS). THIS SECTION APPLIES ONLY WHEN A NEW MAIN ELECTRIC PANEL IS BEING INSTALLED.
- 3.ZONED HEATING AND COOLING. NEW CONSTRUCTION AND ADDITIONS IN EXCESS OF 1000 SQUARE FEET SHALL HAVE ZONED CONTROLS FOR HEATING AND COOLING.
- § 160-10. INTERIOR WATER USE.
- A. TOILETS AND URINALS. ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28 GALLONS PER FLUSH ("GPF") OR DUAL-FLUSH TOILETS WHERE THE LOW FLUSH FEATURE IS NO MORE THAN 1.28 GPF.
- B. SHOWERS. ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- C. LAVATORY FAUCETS. ANY NEWLY INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- § 160-11. MATERIALS AND INTERIOR ENVIRONMENTAL QUALITY.
- A.PAINTS, WOOD FINISH, AND OTHER FINISHING MATERIALS.
- 1.PAINTS, COATINGS, AND PRIMERS APPLIED TO INTERIOR SURFACES SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY GREEN SEAL STANDARD GC-11, PAINTS, EDITION 3.1, JULY 2013, AS AMENDED):
- FLAT PAINT: 50G/L FLAT
- NON-FLAT PAINT: 150G/L NON-FLAT
- 2.CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, SEALERS, AND SHELLACS, APPLIED TO INTERIOR SURFACES, SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, JUNE 3, 2011, AS AMENDED):
- VARNISH: 275G/L
- LAQUER: 275G/L
- SHELLAC: 730 G/L CLEAR, 550 G/L PIGMENTED
- SEALERS: 100 G/L WATERPROOFING, 275 G/L SANDING, 100 G/L ALL OTHERS
- 3.CARPET ADHESIVE SHALL NOT EXCEED A VOC CONTENT LIMIT OF 50G/L
- 4.NO MATERIALS SHALL CONTAIN ADDED UREA FORMALDEHYDE.
- 5.A LIST OF PERMISSIBLE LOW-VOC FINISHES APPLICABLE TO THIS SECTION SHALL BE MAINTAINED BY THE BUILDING DEPARTMENT. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.
- B.ROOFING MATERIALS. ALL NEW ROOFING MATERIALS USED SHALL HAVE AN SRI OF AT LEAST 0.78 FOR LOW SLOPE ROOFS AND AN SRI OF AT LEAST 0.29 FOR STEEP SLOPE ROOFS. GREEN/VEGETATED ROOF AREAS THAT COVER AT LEAST 50% OF THE ROOF WILL SATISFY THIS PROVISION. THIS SECTION DOES NOT APPLY TO ADDITIONS AND ALTERATIONS IF NEW ROOFING MATERIALS ARE TO BE MATCHED IN ROOF TYPE OR COLOR TO EXISTING ROOF AREAS.
- C. CONSTRUCTION WASTE MANAGEMENT. A MINIMUM OF 25% OF CONSTRUCTION WASTE BY WEIGHT SHALL BE RECYCLED, REPURPOSED AND/OR REUSED AND NOT SENT TO A LANDFILL OR INCINERATOR. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.

8 DOB NOTES

1. ALL PROJECTS WITH ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDDS.
2. ANY BEAM BUILT UP 3 OR MORE REQUIRES THRU BOLTING OR EQUIVALENT
3. SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY 2015 IBC.
4. 5/8" FIREX GWB ABOVE BOILER

TAX MAP: 4.30–22–34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
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CLIENT:
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GENERAL NOTES
ABBREVIATIONS
DRAWING LIST

SCALE: AS NOTED
DATE: 06–17–19
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T–100.00

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1 ZONING ANALYSIS

Site Data					
Tax Map:	4.30-22-34				
Street Address	15 Spring Street				
	Hastings on Hudson				
Zoning District	CC				
Lot Area	6265 SF 0.14 AC				

ZR Section	Title	Permitted/Required	Existing	Proposed	Compliance/Notes
Article IX 295-76	District use and Area Regulations	District CC	Funeral Home	A-Principal Uses (15) Retail (16) Mixed Use	Minimum Dwelling Size 500sf
	D-Minimum Lot Size	Area: 2500 Sf Front Width: 20ft	Area: 6265 Sf Front Width: 74.6 ft	No Change	In compliance
	E- Required yards	1-Front: None 2- Rear: 10ft @ Ground Level, 20ft above 3-Side: None 4-Height: Max 40ft and 3 Stories	1-Front: 2- Rear: 3- Side: 4-Height:	1-Front: 0 ft 2- Rear: 10ft @ GF, 20ft @ upper floors 3- Side: 0 ft 4-Height: 40ft, 3 Stories	District is not adjacent to residence district. Height as per diagram for sloped grade
Article IV 295-29 295-36	Off Street parking Size of Parking Spaces Parking Requirements	A-9'x18' B-Aisle 25' A-Multifamily: Studio:1 1/4 Space 1B: 1 1/2 Space 2B: 1 3/4 Space 3B: 2 Spaces Retail : 1/200 SF *Waiver Applies		Unit Count: (4) 2 Bedroom: 7 Spaces (2) 1 Bedroom: 3 Spaces Total Required: 10 Spaces	Within the CC and MR-C Districts, a restaurant or retail use with a gross floor area of 2,500 square feet or less shall be exempt from providing off-street parking spaces as required by this chapter.
Article V 295-40	Driveways & Sidewalks Grades	Slope 8%, as much as 12% permitted Entrance slope max. 3%		12% 3%	[Amended 3-5-2013 by L.L. No. 3-2013]

NOTES ON PROPERTY:

PROPERTY IS NOT LOCATED ON A STEEP SLOPES DETERMINED ZONE.

PROPERTY IS NOT LOCATED ON NYS REGULATED WETLANDS

PROPERTY IS NOT LOCATED ON A FLOOD ZONE AREA.

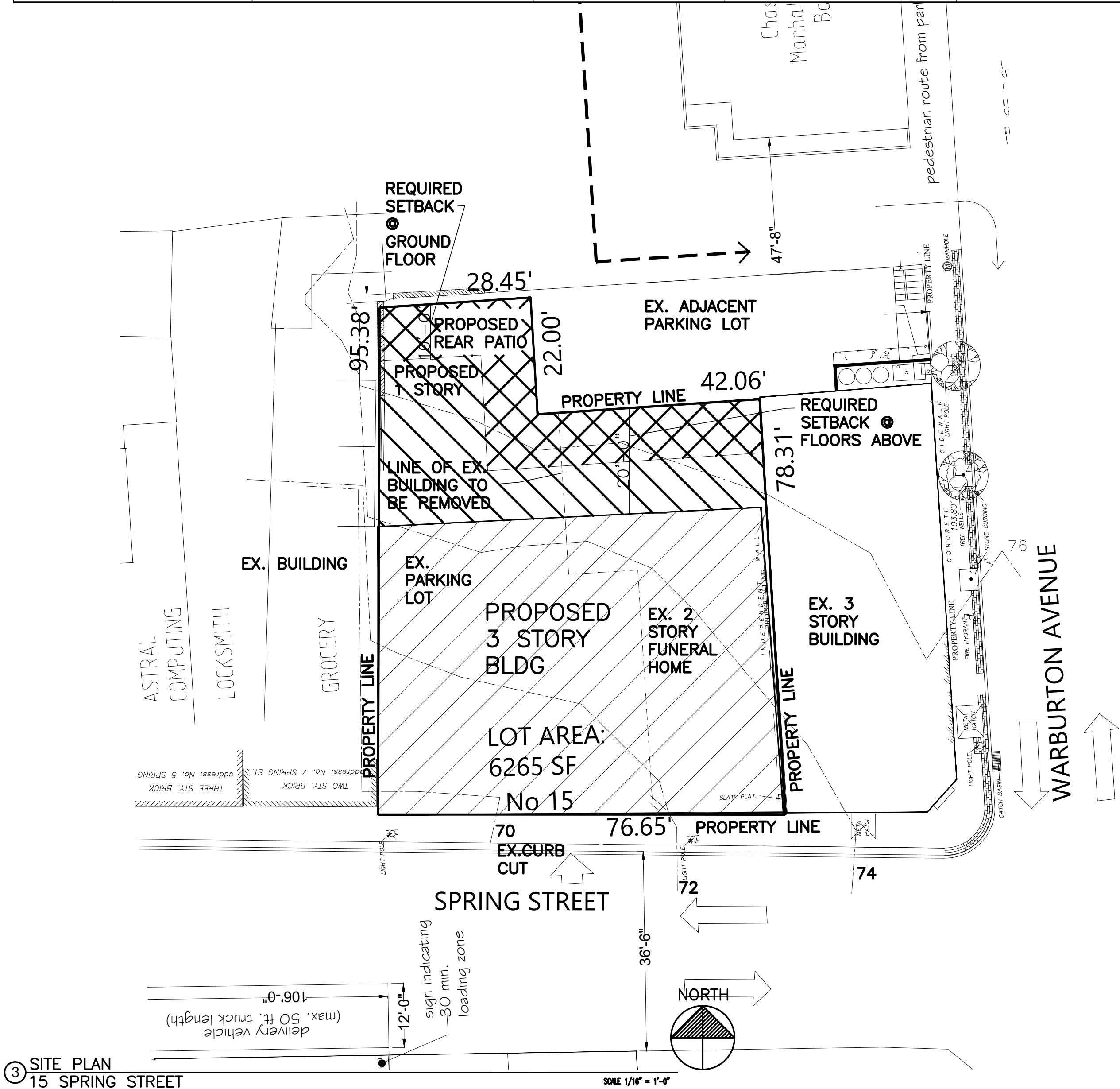


15 SPRING STREET

LOT AREA: 6265 SF

BS PARKING AREA: 5747 SF
GROUND FLOOR/LOBBY RETAIL AREA: 4325 SF
RESIDENCE FLOORS AREA: 2F= 3956 SF
3F= 3956 SF
TOTAL BUILDING SF: 17,984 SF

5 LOCATION MAP
15 SPRING STREET



3 SITE PLAN
15 SPRING STREET



4 RENDERING
15 SPRING STREET

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
NEW BUILDING

CLIENT:
15 SPRING ST REALTY LLC

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DOB SCAN

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PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

ZONING ANALYSIS
SITE PLAN
LOCATION MAP

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of

15 Spring Street, Hastings on Hudson Code Analysis:

Building :

Building Code 2015 of New York State, International Building Code 2015

Electric:

National Electric Code / NEC 2008

Plumbing:

2015 New York State Plumbing Code

Energy:

2018 NYS Energy Conservation Construction Code

Zoning:

Hastings on Hudson, Town Code – Chapter 295: Zoning

Accessibility & ADA

BCNYS Chapter 11 and ICC / ANSI A117.1-2003 & 49 CFR Part 37 and 38: Americans with Disabilities Act

SECTION 302 CLASSIFICATION

Use Groups

Reference Section

Description of Use

M: Mercantile

Section 309.1

Retail

R: Residential

Section 310.4

R-2 Apartment Houses

S: Low Hazard Storage

Section 311.3

S-2 Parking Garage/Mechanical

SECTION 503 GENERAL HEIGHT AND AREA LIMITATIONS

Table 503

Type 3A - Construction, R Sprinklered

Permitted Group R

Proposed (Maximum Allowance by local Code)

Building Height (stories / feet)

5 Stories,85

3 story , 40ft

Building Area Per Story (sf)

72,000

Area of Work: 6265 SF

SECTION 508 MIXED USE AND OCCUPANCY

508.2 Incidental uses

New Storage rooms over 100 sf

Proposed 1 hour Fire Separation

508.3 Occupancy

Individually classified per section 302.1. See attached occupancy charts for additional information

SECTION 602 CONSTRUCTION CLASSIFICATION

Type 3A Construction

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

Table 601

Required

Provided

Remarks

Primary structural frame (see section 202)

1

1

Bearing Walls: Exterior

1

1

Interior

1

1

Nonbearing walls and partitions Exterior

see table 602 below

1

Nonbearing walls and partitions Interior

0

1

Floor construction and secondary members

1

1

Roof construction and Secondary members

1

1

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

Table 602

Required

M

R

Fire-resistance rating requirements for exterior walls based on fire separation distance (X)

X less than 5 ft

2

1

X equals 5 ft or greater, but less than 10ft

1

1

X equals 10 ft or greater, but less than 30 ft

1

1

X is greater than or equal to 30 ft

0

0

SECTION 704 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

Table 704.8

Separation (feet)

Class of Opening

Max Area of Ext Wall Open'g

0 to 3

unprotected

not permitted

3 to 5

unprotected

not permitted

5 to 10

unprotected

10%

10 to 15

unprotected

15%

15 to 20

unprotected

25%

20 to 25

unprotected

45%

25 to 30

unprotected

75%

greater than 30'

unprotected

no limit

TABLE 706.4 FIRE WALL FIRE RESISTANCE RATINGENCLOSURES

Group

Fire Resistance Rating (hours)

M

3

R

3

S-2

2

Class A: Flame spread 0-25; smoke-developed 0-450; Class B: Flame spread 26-75; smoke-developed 0-450; Class C: Flame spread 76-200; smoke-developed 0-450.

SECTION 1004 OCCUPANT LOAD

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant

FUNCTION OF SPACE

OL FACTOR

SF

OL

Residential

200 gross

4000 (per floor)

20

total: 40

Mercantile

60 gross

2500 (total)

42

Storage/Mechanical

300 gross

1500

5

Parking

200 gross

5747

29

TOTAL

116

SECTION 1005 MEANS OF EGRESS SIZING

Section 1005.1 Minimum required egress width.

Required

Provided

Remarks

Egress stairs

1005.3.1 For all occupancy groups: total occupancy load multiplied by .3 for Stairs. 116 x .3 = 34.8

36"

Minimum Requirements have been met

Other egress components

1005.3.2: For all occupancy groups: total occupancy load multiplied by .2 for all other components. 116 .2= 23.2

occupant load x .2 =(z)" total for other egress components

Minimum Requirements have been met

Size of Doors

The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32".

34" min. clear width provided

Minimum Requirements have been met

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

Table 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

with sprinkler system

with sprinkler system

Occupancy

Occupant Load

REQ'D CPOET

Provided CPOET

Reference

M

MAX. 49 PROPOSED:42

75 ft

<75

S (Mechanical)

MAX. 49 PROPOSED:5

75 ft

<75

S-2 (parking)

MAX. 29 PROPOSED:29

100 ft

<100

R-2

(4) dwelling units

125 ft

<125

Table 1006.3.2

Maximum requirements have NOT been exceeded

1016.3.2 Single Exits

with sprinkler system

Table 1006.3.2 (1) STORIES WITH ONE EXIT OR ACCESS TO

ONE EXIT

FOR R2 OCCUPANCIES

with sprinkler system

STORY

OCCUPANCY

Max. Dwelling Units

Max. CPOETD

Bas., 1st, 2nd or 3rd above grade plane

R-2

4

<125

Maximum requirements have NOT been exceeded

SECTION 1009 ACCESSIBLE

MEANS OF EGRESS

One Accessible means of

Egress is Required

Table 1016.1 Exit access travel distance.

with sprinkler system

Occupancy

required

provided

S2

400

< 250' max

M

250

< 250' max

R

250

< 250' max

DWELLING UNITS

EGRESS TRAVEL DISTANCE

Table 1020.2 Minimum Corridor Width

Minimum Width 44" Within Dwelling Units 36"

Minimum requirements have been provided

CHAPTER 11 ACCESSIBILITY

1101.2 Design

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

CHAPTER 29 PLUMBING SYSTEMS

Section 2902 Minimum

Plumbing Facilities

Table 2902.1 Plumbing Fixtures

Classification/ Occupancy

Water Closets Required M/F

Lavatories Required M/F

Drinking Fountains

Service Sinks Req'd

Required

Mercantile/Storage

1 per 500

1 per 750

1 per 1000

1

Occupant Load - 49

1 Required

1 Required

1 Required

1 Req'd

Provided

1

1

1

1

Provided

Residential

1 WC per Dwelling Unit

1 per Dwelling Unit

1 Kitchen Sink

1 Bath/Shower

1

1

1

1

TAX MAP: 4.30–22–34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:
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CLIENT:
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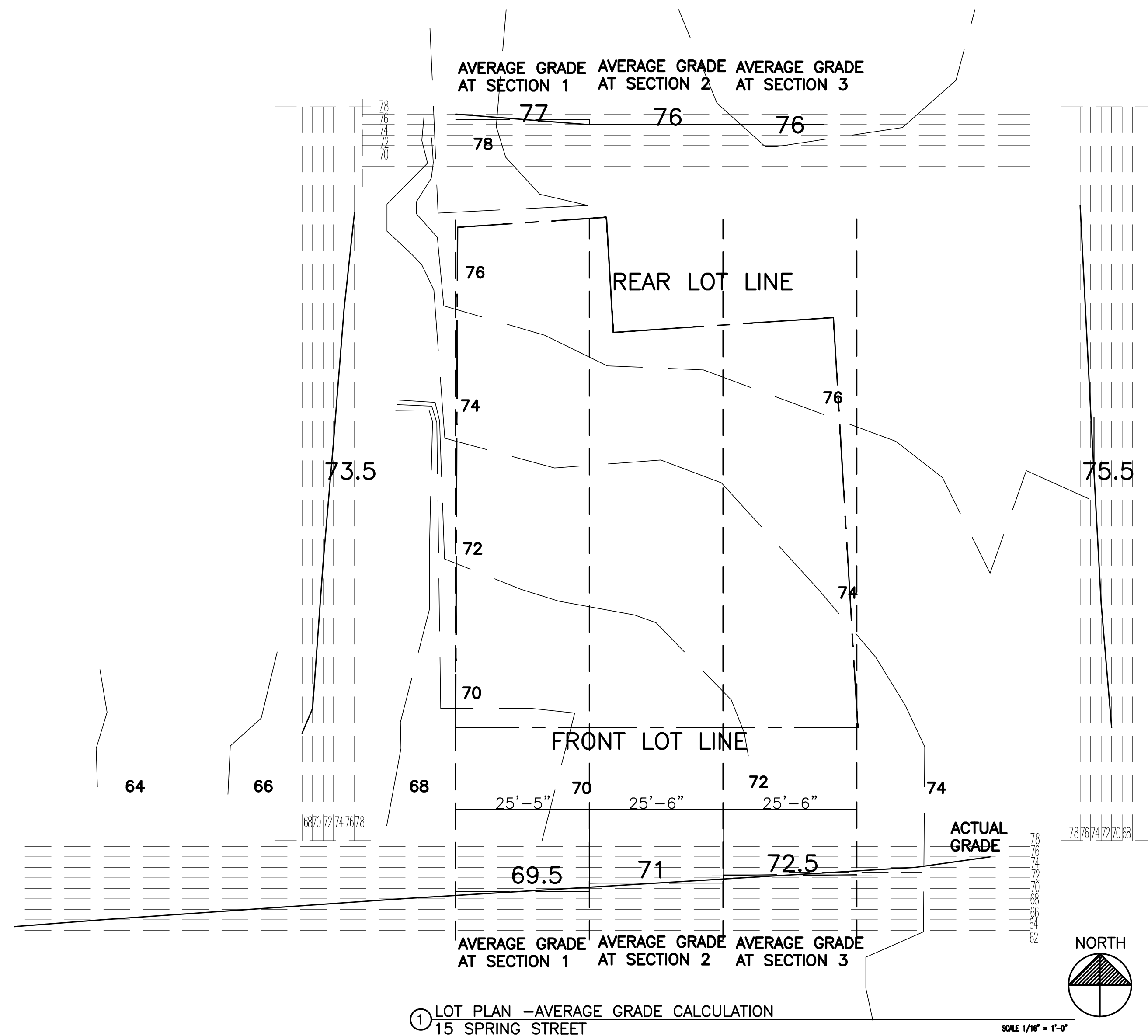
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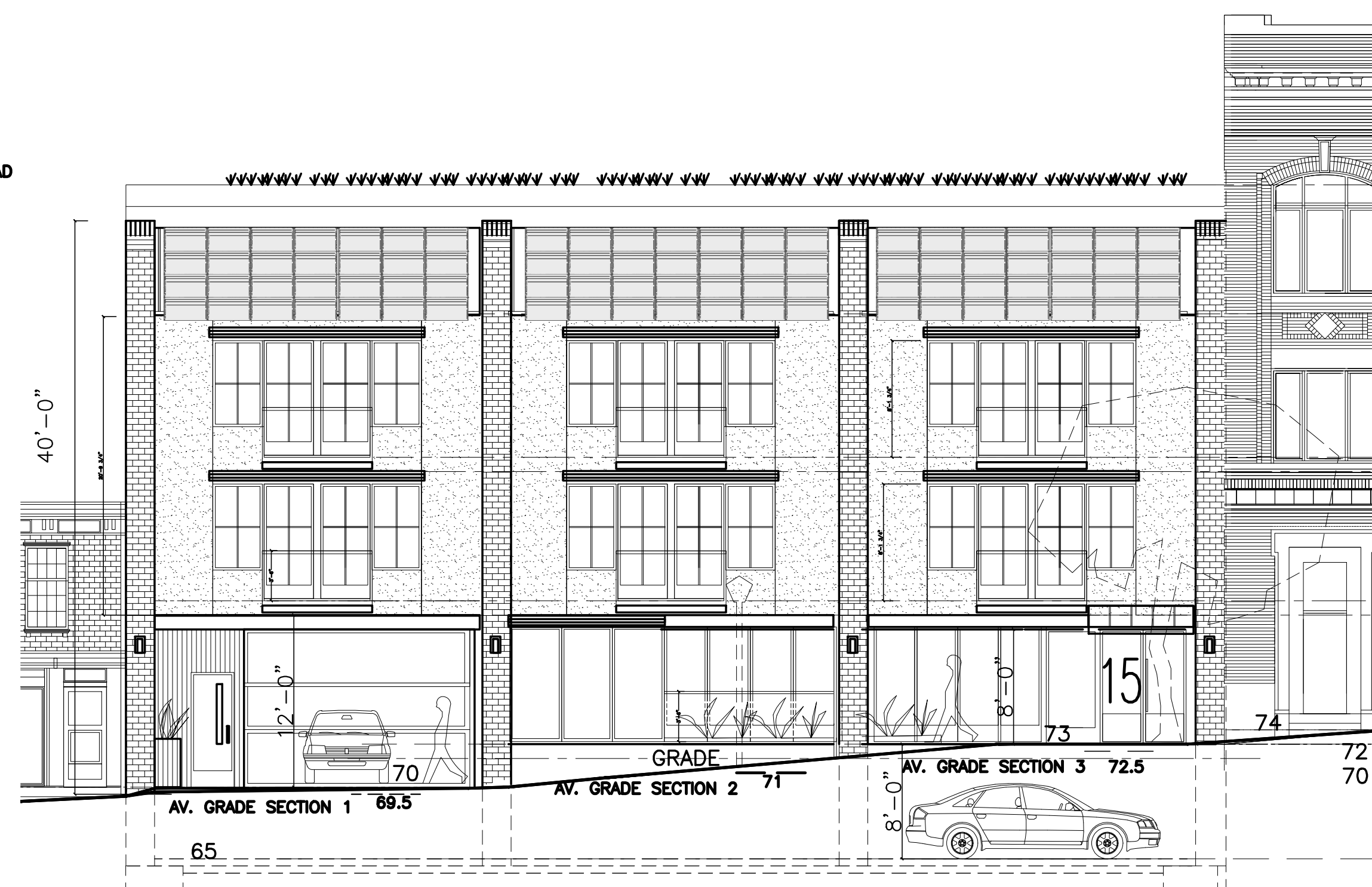
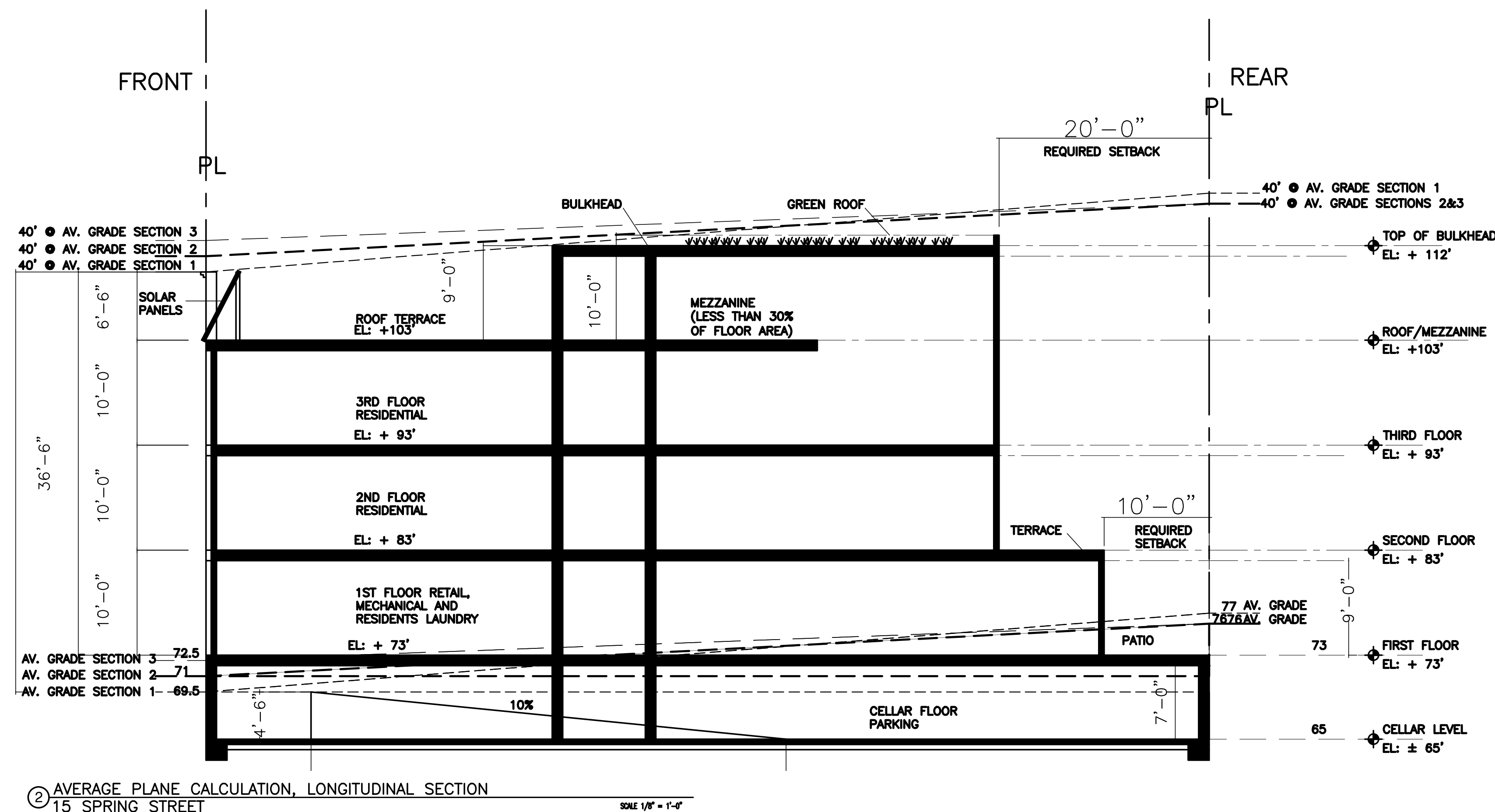
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CHAPTER 295—ZONING
295-5—DEFINITIONS
BUILDING HEIGHT DEFINITION
AND AVERAGE GRADE
CALCULATION

Within the CC and MR-C Districts:

- (1)
An imaginary Plane A shall be created, starting at the average grade of the front lot line and ending at the average grade of the rear lot line, and the maximum height of a structure shall be measured vertically from Plane A to an imaginary Plane B, which shall be located the allowed number of feet vertically above and parallel to Plane A. See diagram of a side view below.
295a 295-5 Height B 1.tif
- (2)
If the width of the property (measured parallel to the front lot line) anywhere exceeds 35 feet, the property shall be divided into the minimum number of equal sized sections, by lines perpendicular to the curbline (or its extension), such that the average of the maximum width of each section does not exceed 35 feet. Plane A and B for each section shall be determined in the same manner as in the preceding paragraph. See diagram of top view below.
295a 295-5 Height B 2.tif



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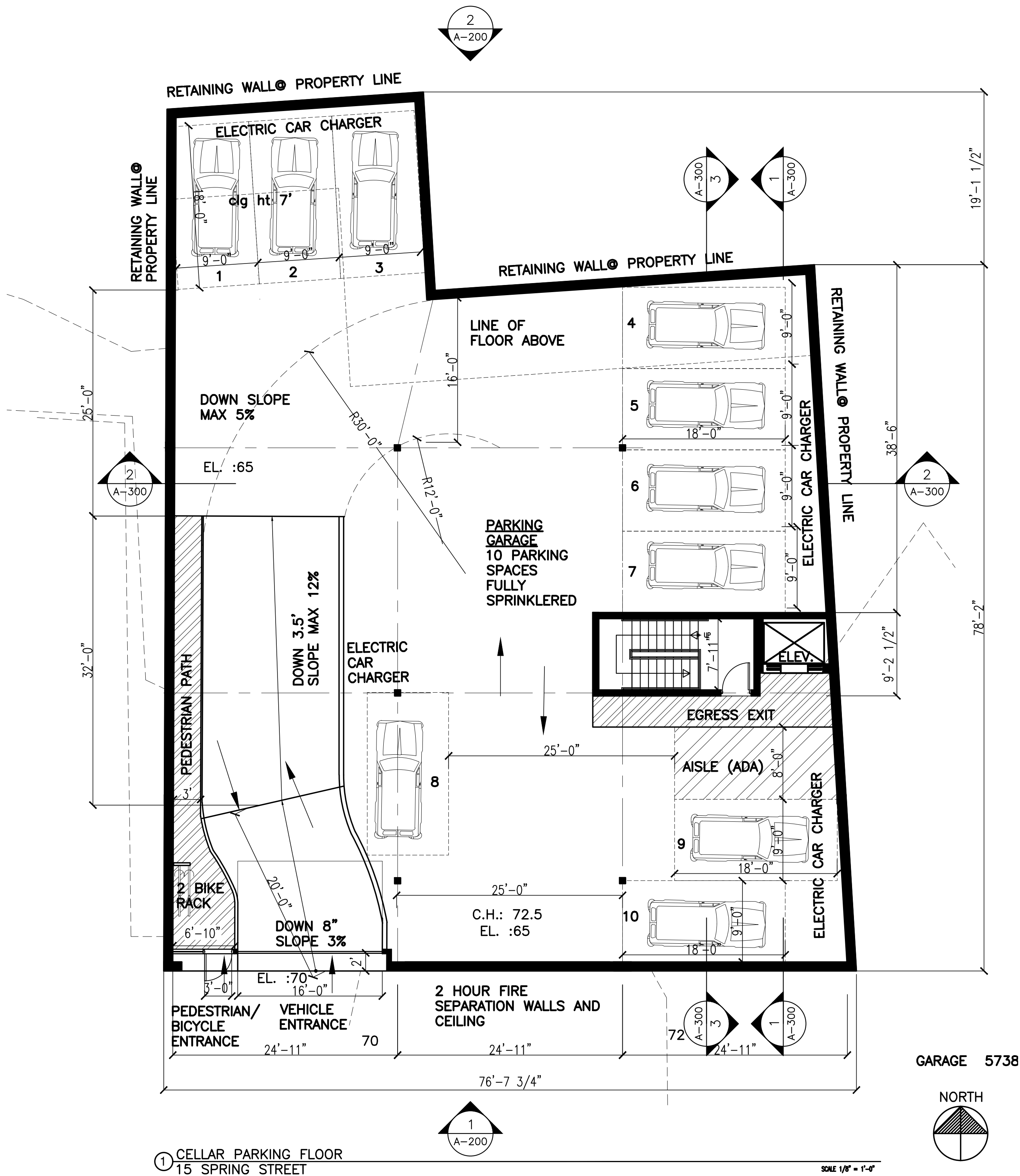
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HASTINGS ON HUDSON

GRADE PLANE
CALCULATION

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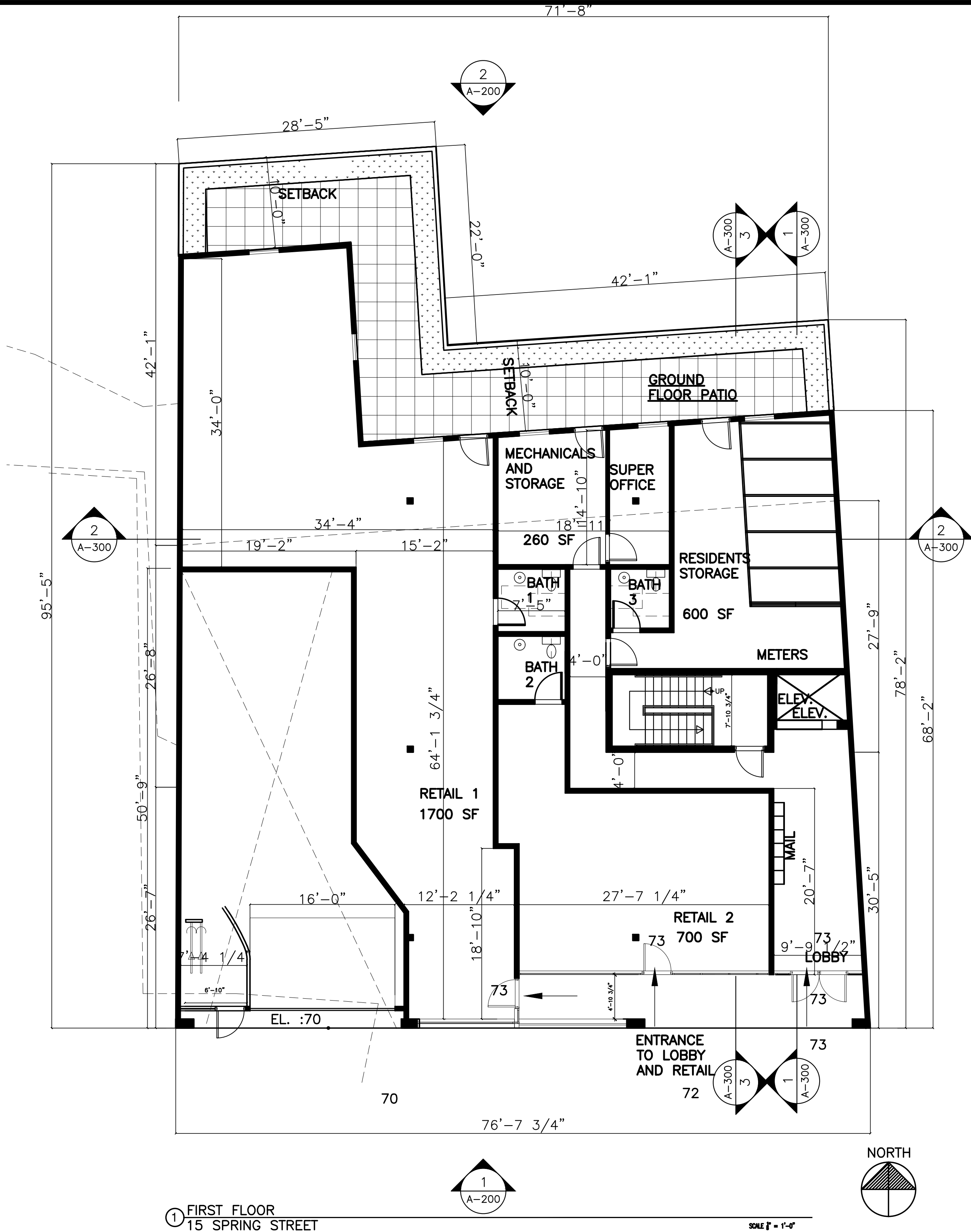
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1 CELLAR PARKING FLOOR
15 SPRING STREET

- 10 PARKING SPACES PROVIDED TO COMPLY WITH PARKING REQUIREMENTS
(4) 2 BEDROOM UNITS @ 1.75 SPACE PER UNIT = 7 SPACES
(2) 1 BEDROOM UNITS @ 1.5 SPACE PER UNIT = 3 SPACES
1 SPACE IS TO BE ACCESSIBLE

NY STATE CODE COMPLIANCE: TABLE 1004.1					
CELLAR FLOOR OCCUPANCY CALCULATION					
OCCUPANCY TYPE	OCC/SF	FLOOR AREA	No. OF OCCUPANTS		
S-2 PARKING	200 /GROSS SF	5747 SF	29		
CELLAR FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION					
S-2 PARKING	WC	PROVIDED	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
	1/500		1/750	1/1000	1
CELLAR FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM					
S-2 PARKING	ONE EXIT		STAIR WIDTH 36"	TRAVEL DISTANCE LESS THAN 100'	PROVIDED



1 FIRST FLOOR
15 SPRING STREET

PARKING REQUIREMENTS ARE WAIVED @ RETAIL SPACES < 2500 sf

NY STATE CODE COMPLIANCE: TABLE 1004.1								
FIRST FLOOR OCCUPANCY CALCULATION								
OCCUPANCY TYPE	OCC/SF		FLOOR AREA		No. OF OCCUPANTS			
MERCANTILE	60 /GROSS SF		2400 SF		40			
STORAGE /MECHANICAL	300 /GROSS SF		860 SF		3			
					43			
FIRST FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION								
MERCANTILE/STORAGE	WC	PROVIDED	LAVATORIES	PROVIDED	DRINKING FOUNTAIN	PROV.	SERVICE SINK	PROVIDED
	1/500	3	1/750	3	1/1000	1	1	1
FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM								
M/S ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED								

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

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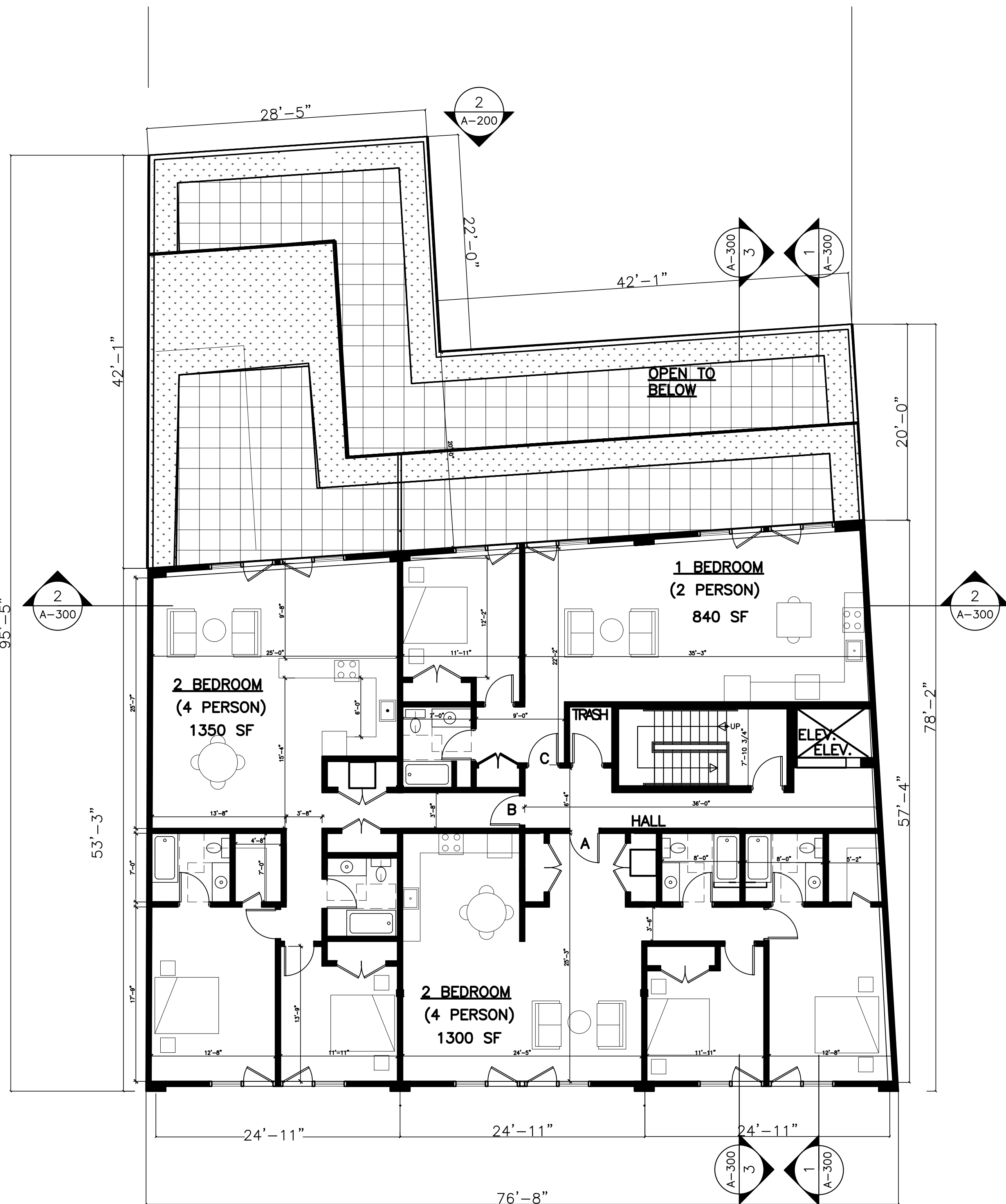
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

CELLAR AND FIRST
FLOOR PLANS

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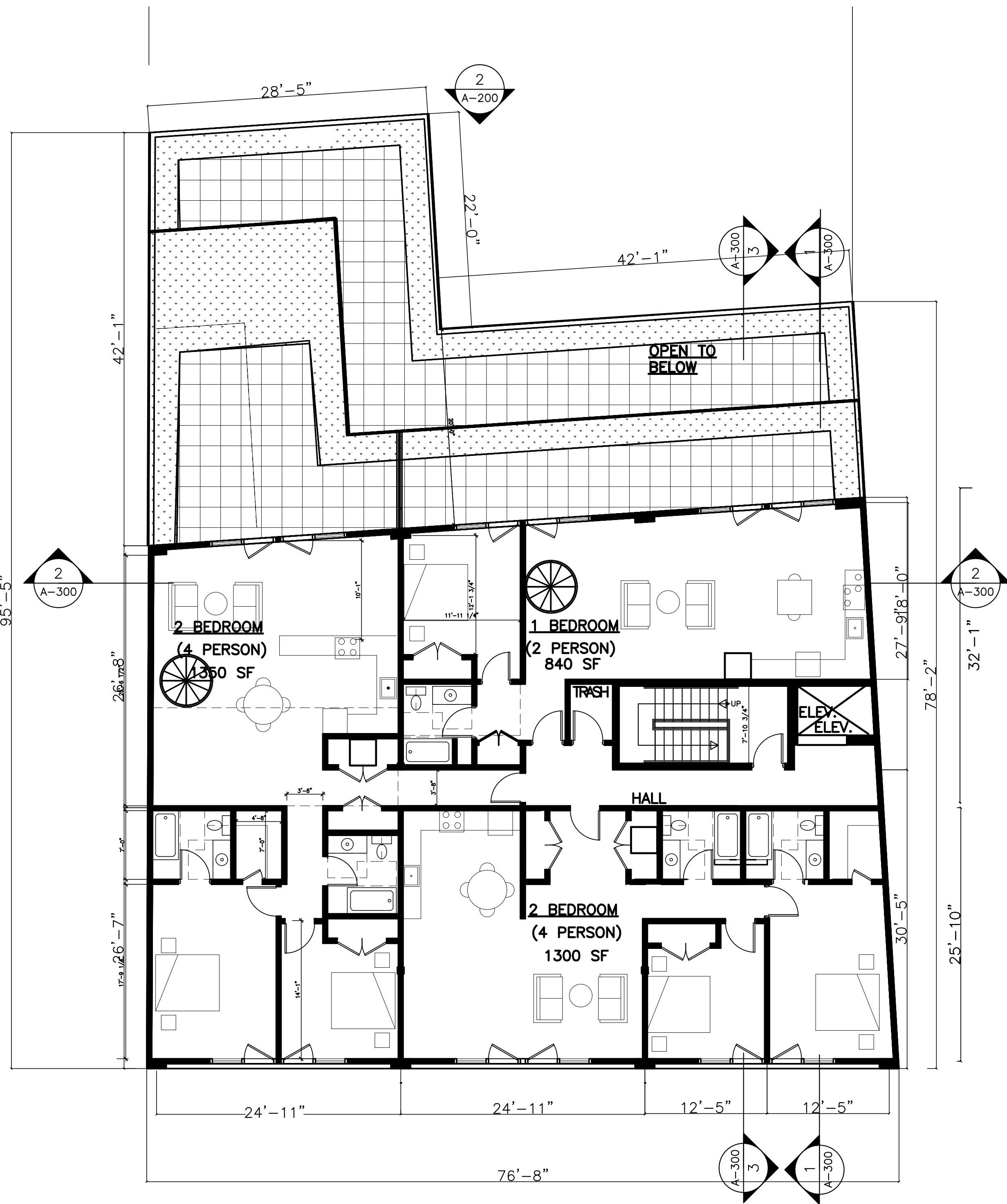
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① SECOND FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

NY STATE CODE COMPLIANCE: TABLE 1004.1										
SECOND FLOOR OCCUPANCY CALCULATION										
OCCUPANCY TYPE		OCC/SF	FLOOR AREA		No. OF OCCUPANTS					
RESIDENTIAL R-2		200 /GROSS SF	3956 SF		20					
SECOND FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION										
R-2	WC	PROVIDED	LAVATORIES	PROVIDED	KITCHEN SINK	PROV.	SHOWER/BATH	PROV.	CLOTHES WASHER	PROV.
	1/UNIT	3	1/UNIT	3	1/UNIT	3	1/UNIT	3	1 PER 20 UNITS	3
FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM										
R-2 ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED										



① THIRD FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

NY STATE CODE COMPLIANCE: TABLE 1004.1										
THIRD FLOOR OCCUPANCY CALCULATION										
OCCUPANCY TYPE		occ/sf		FLOOR AREA		No. OF OCCUPANTS				
RESIDENTIAL R-2		200 /GROSS SF		3956 SF		20				
THIRD FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION										
R-2	WC	PROVIDED	LAVATORIES	PROVIDED	KITCHEN SINK	PROV.	SHOWER/BATH	PROV.	CLOTHES WASHER	PROV.
	1/UNIT	3	1/UNIT	3	1/UNIT	3	1/UNIT	3	1 PER 20 UNITS	3
FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM										
R-2 ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED										



TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

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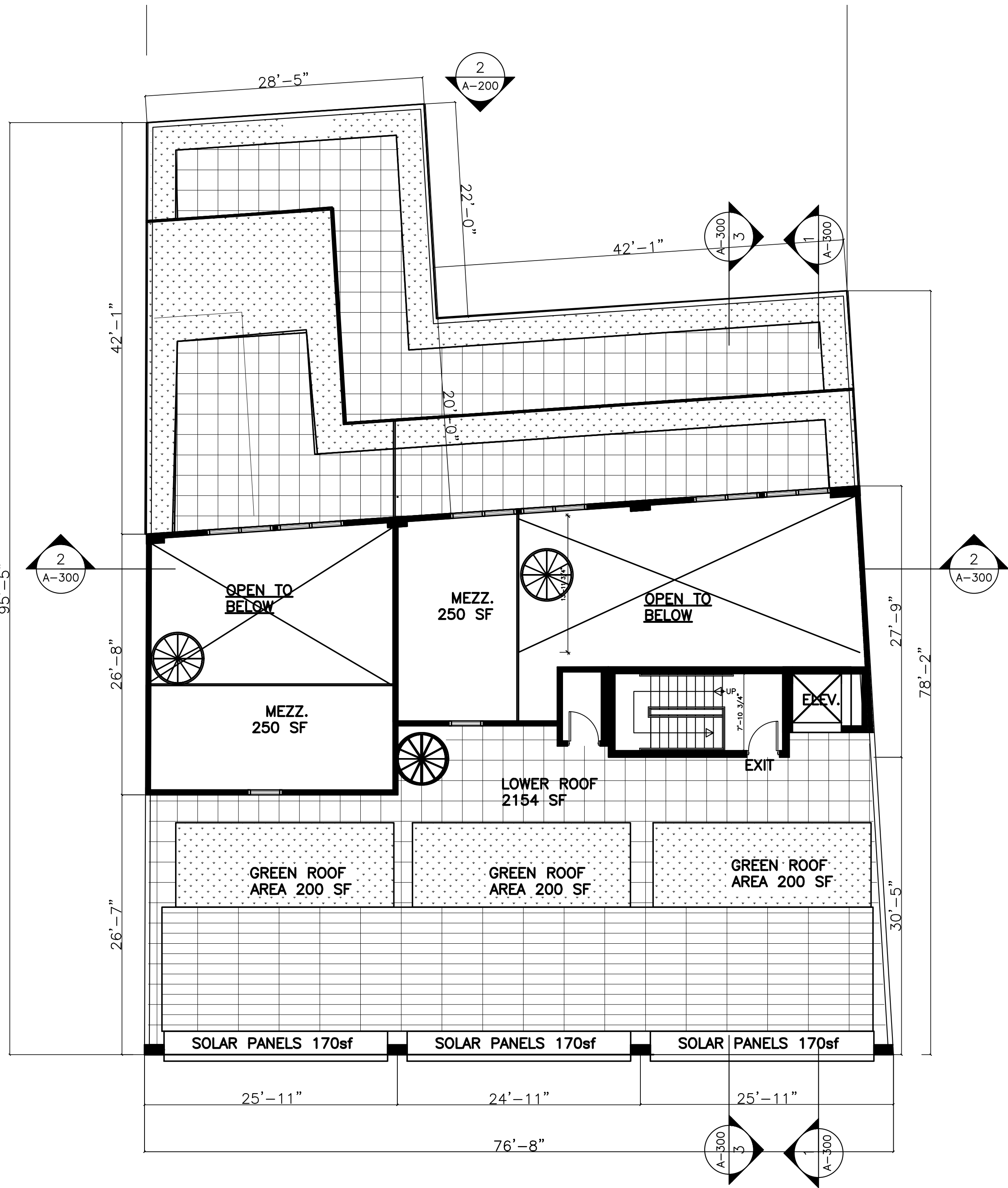
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15 SPRING STREET
HASTINGS ON HUDSON

SECOND AND THIRD
FLOOR PLANS

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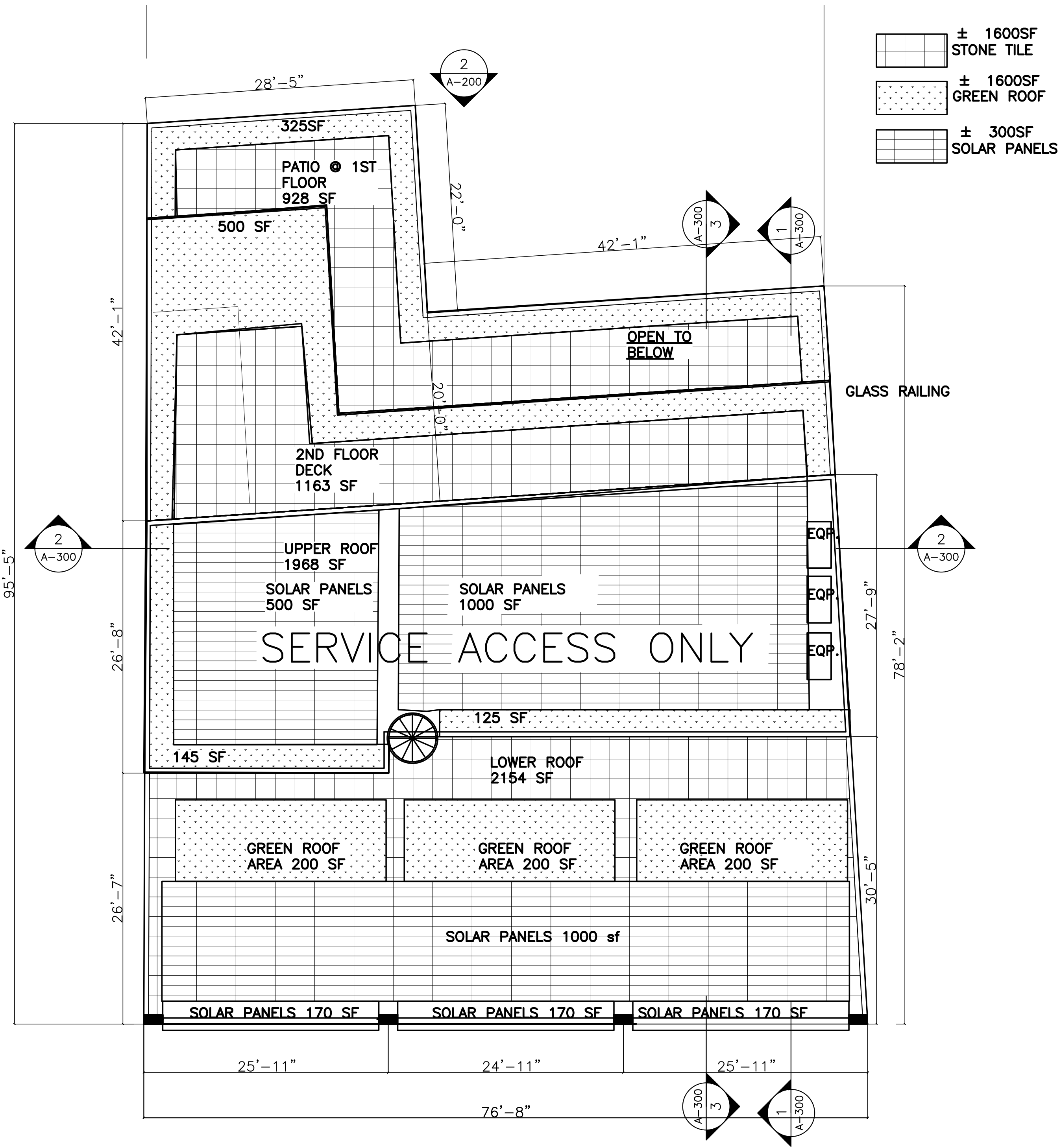
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① SECOND FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

NY STATE CODE COMPLIANCE: TABLE 1004.1				
MEZZ FLOOR OCCUPANCY CALCULATION				
OCCUPANCY TYPE	OCC/SF	FLOOR AREA	No. OF OCCUPANTS	
RESIDENTIAL R-2	200 /GROSS SF	MEZZ. 500 SF	4	EGRESS THROUGH 3RD FL.
RESIDENTIAL R-2	200 /GROSS SF	ROOF 2277 SF	12	
R-2 ONE EXIT	CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED			



① THIRD FLOOR
15 SPRING STREET

SCALE 1/8" = 1'-0"

1011.10 Spiral Stairways

Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet (23 m2) in area and serving not more than five occupants, or from technical production areas in accordance with Section 410.6.

A spiral stairway shall have a 71/2-inch (191 mm) minimum clear tread depth at a point 12 inches (305 mm) from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches (1981 mm) minimum, but riser height shall not be more than 91/2 inches (241 mm). The minimum stairway clear width at and below the handrail shall be 26 inches (660 mm).

- ± 1600SF STONE TILE
- ± 1600SF GREEN ROOF
- ± 300SF SOLAR PANELS

TAX MAP: 4.30-22-34

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PROJECT
PROPOSED MIXED USE
15 SPRING STREET
HASTINGS ON HUDSON

MEZZANINE AND
ROOF PLANS

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DATE: 06-17-19
PROJECT No.: 19511
DRAWING BY: S
CHK BY: EW
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ZONING DISTRICT: CC

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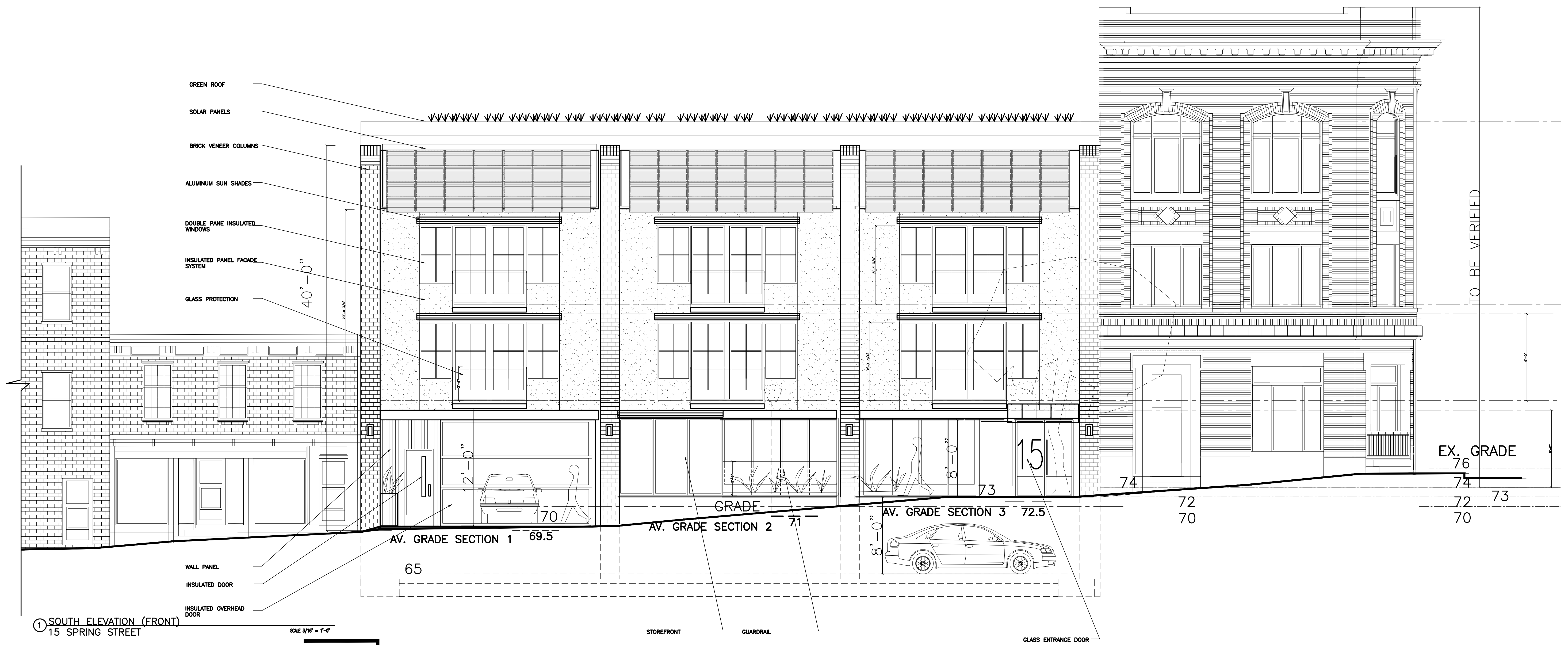
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15 SPRING STREET
HASTINGS ON HUDSON

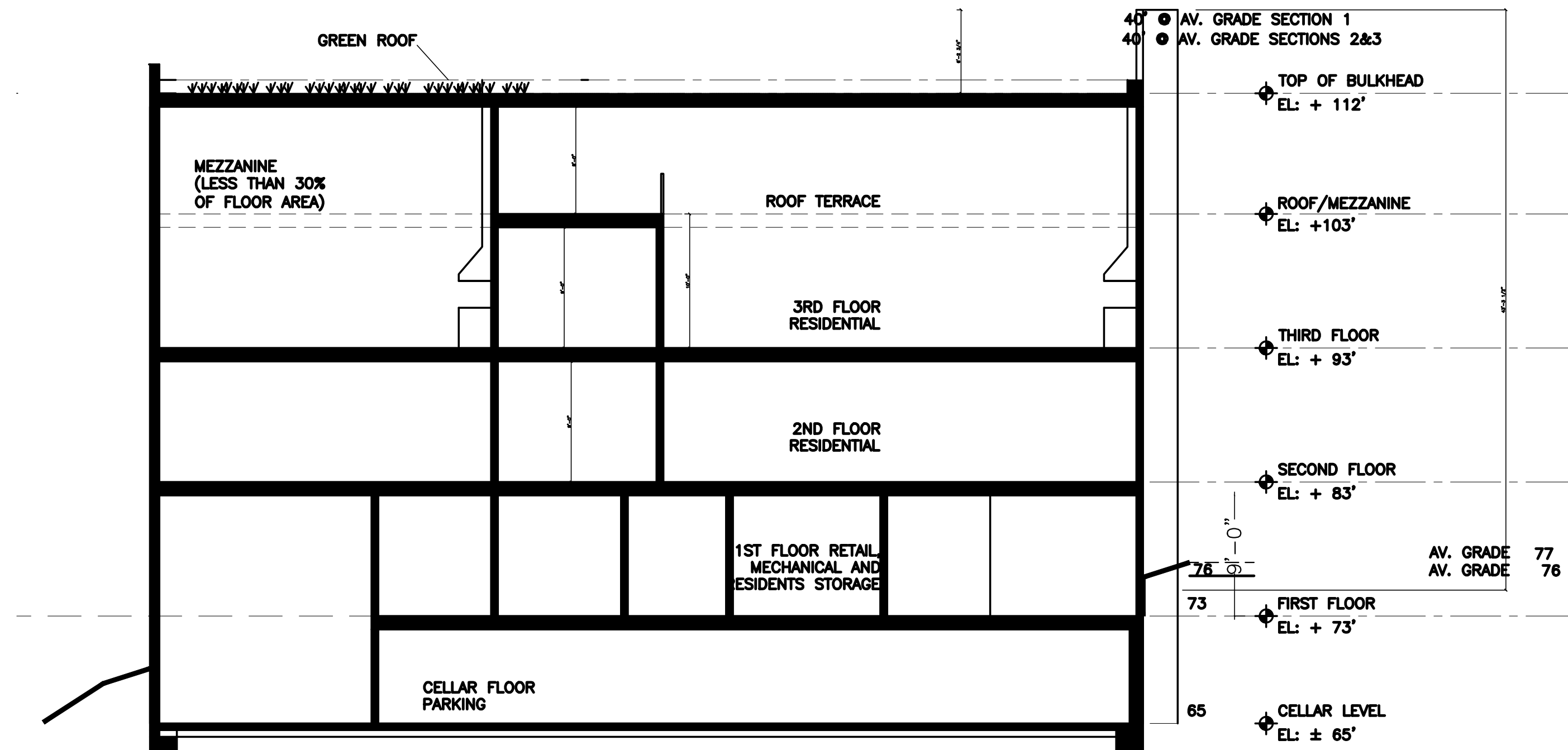
ELEVATIONS

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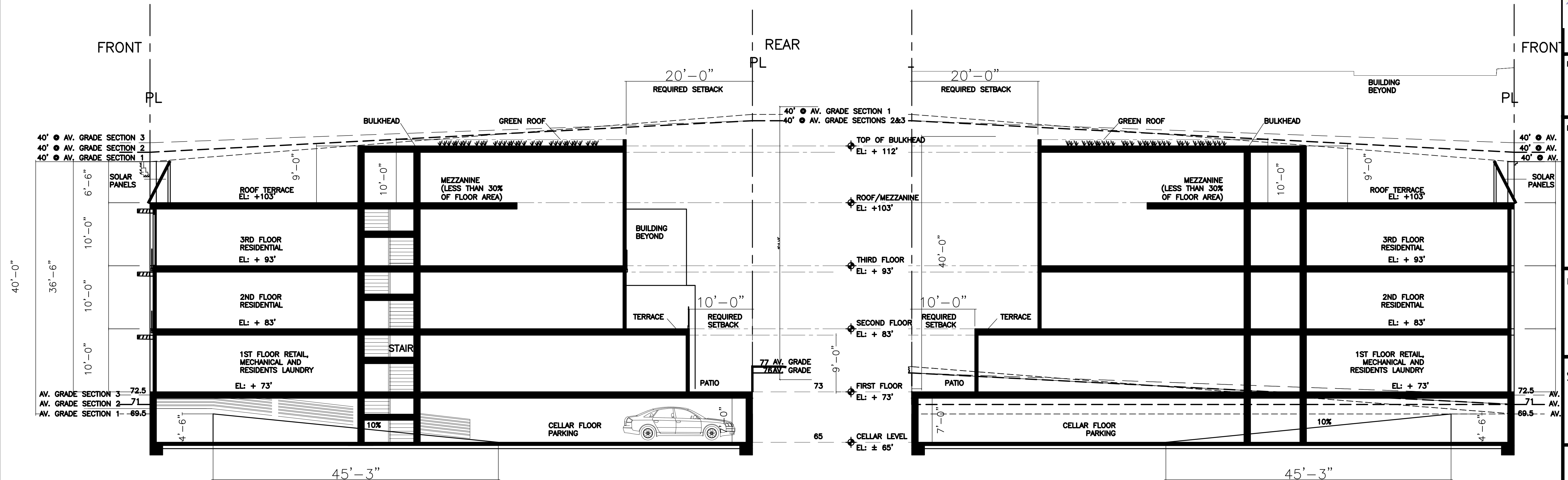
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① CROSS SECTION
15 SPRING STREET
SCALE 1/8" = 1'-0"



② LONGITUDINAL SECTION
15 SPRING STREET
SCALE 1/8" = 1'-0"

③ LONGITUDINAL SECTION
15 SPRING STREET
SCALE 1/8" = 1'-0"

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SECTIONS

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