

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

June 19, 2019

PLANNING BOARD

Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, New York 10707

Attention: Mr. William O'Reilly, Chairperson and Planning Board

Re: Application of Hastings Landing Homeowners, Corp., 1-23 New Broadway,
Hastings-on-Hudson, New York

Dear Mr. O'Reilly and Planning Board:

Hastings Landings has completed the installation of the new retaining wall that was approved by your board as well as certain curb and pavement improvements. They would like to change the traffic pattern. The existing traffic pattern allows entry to Units 1-7 by making a left turn into Driveway-1 immediately after entering the site. Driveway-1 ends at the location of the newly constructed curved retaining wall at Driveway-2. New Do Not Enters signs will be placed at Driveway-1. Driveway-2 will allow 2-way traffic with the exception that Units 1-7 will exit via Driveway-1. An exit only sign placed on top of the newly constructed curved retaining wall will encourage traffic exiting Units 1-7 to exit via Driveway-1.

We appreciate the opportunity to appear before the Planning Board in the Village of Hastings-on-Hudson; please place this matter on the agenda of the Planning Board.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

30 GOULD AVENUE, DOBBS FERRY, NY 10522
914-674-9827 - Fax 693-0124 - Cell 672-1518
E-Mail PJPCELS@aol.com

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: JUNE 19, 2019

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: Hastings Landing Homeowners
Property address: New Broadway
Name all streets on which the property is located: East side of New Broadway
SBL: 004.100-95-28 Zoning District: Cluster Zone Overlay

Applicant: Hastings Landing Homeowners
Standing of applicant if not owner:
Address: Use Garthchester Realty, 209 Garthchester Road, Scarsdale, New York 10583
Daytime phone number: 1-914-725-3600 Ext. 112 Fax number: 914-725-6453
E-mail address: Brian Scally, Brian@garthchesterrealty.com (Mangement Agency)

Total Area of subject Land/property:
Is the subject Property in View Preservation District? Yes ☐ yes ☐ No
Does Property currently contain or will contain Steep Slopes? Yes ☐ yes ☐ No
Is the subject property within 500 ft. of any other jurisdiction? No ☐ yes ☐ No
Will the project affect (remove or injure) any designated trees? Yes ☐ yes ☐ No

Please provide brief description of proposed work:

This is an application to appear before the Planning Board to revise the flow of traffic.

Improvements were made under a previous application and Hastings Landing would like to
reverse the flow of traffic to the upper units.

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 21ST day
of June, 2019

Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

JAY R MENDEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME4793975
Qualified in Westchester County
Commission Expires 07/31/2021

Signature of the Applicant

Name : Joan Gordon, President of the Board of Management, being duly sworn, deposes and says that he/she resides at Hastings Landing 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 004.10 Block 95 and Lot 28 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 21 day
of June, 2019

Notary Public

JAY R MENDEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME4793975
Qualified in Westchester County
Commission Expires 07/31/2021

Signature of the Owner

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.

June 2016

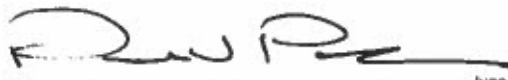
Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 295-106.A	The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things: (1) The names of all record owners of all adjacent properties and the sheet, lot, block and section number of those properties and the property to be developed. (2) A list of any deviations from the requirements of this chapter. (3) A completed New York State Environmental Quality Review Act assessment form.	This is an application for a revision to a site plan The original Site Plan of Record could not be found The reason to appear before the Planning Board is to reverse the flow of traffic.
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	I do not have a title report.
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	N/A
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	X
§ 295-106.E	A detailed site plan showing, at a scale of not less than 20 feet to the inch on sheets not to exceed 30 inches by 40 inches, the applicant's entire property and adjacent properties and existing streets and indicating: 1. The title of the development, if any; the date the plan was prepared; the North point; the scale; and the name and address of the record owner, the engineer, the architect, the land planner, the surveyor and the person who prepared the site plan. 2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses. 3. All existing municipal school district, zoning district and special district boundaries 4. The location of yards required by this chapter and indicating whether and by how much such yards are greater or less than the actual proposed yards. 5. The location and dimensions of all existing and proposed buildings and structures, including, without limitation, the height of all buildings and structures and the width of all courts. 6. The existing and proposed use of all land and the existing and proposed use and exterior design of all existing and proposed buildings and structures, including, without limitation, the proposed grades, facades and other architectural features, and the location and attachment of mechanical equipment and other appurtenances to the exterior or at the roof. 7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy. 8. The location of all existing watercourses, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, and all other significant existing land features. 9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces. 10. The location, size and type of all landscaping, screening and buffer areas.	

VILLAGE OF HASTINGS-ON-HUDSON
Site Plan Approval Application Requirements Checklist



<p>§ 295-106.E (Cont'd)</p>	<p>11. The location of all existing and proposed outdoor storage areas, including snow storage in parking areas.</p> <p>12. The location of all proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway, the location and width of all sidewalks and the location and size of utility lines.</p> <p>13. The location of all existing and proposed water mains, valves, hydrants, culverts, drains and sewer lines, or alternate means of water supply and sewer disposal and treatments, with pipe sizes, grades, direction of flow and location of connection to public utilities.</p> <p>14. The location, height and design of all existing and proposed fences and retaining walls.</p> <p>15. The location, direction, power, design and time of all existing and proposed exterior lighting.</p> <p>16. The location, design and size of all existing and proposed signs.</p> <p>17. The location of all other existing and proposed site improvements.</p> <p>18. Existing soils and existing and proposed topography of the site, including existing and proposed contours, with intervals of five feet or less, referred to a datum satisfactory to the Planning Board. Where the variations in the proposed elevation above or below the average level of the street in front of the property exceed 10 feet, the application shall be accompanied by a map, certified by a licensed surveyor, showing the contours at two-foot intervals.</p> <p>19. All other pertinent information</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>§ 295-106.F</p>	<p>A fee in the amount set by the Board of Trustees pursuant to § 295-152 of this chapter. The application shall not be considered as complete or officially submitted until all of the information, documents and fees required by this section have been received, in proper form, by the Building Inspector.</p>	<p>\$250.00</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>§ 295-106.G</p>	<p>Any other information or documents required by the Planning Board for a review of the site plan</p>	<p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>§ 295-106.H</p>	<p>A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.</p>	<p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p>

*Indicate by notes such as, "see Note/Detail on Dwg #___", "See PE certification/note in the attached letter", or "NA", etc. where "NA" stands for "Not applicable".


 Signature Date June 19, 2019

Paul J. Petrelli, P.E./S., CFM
 Name Title Civil Engineer

