

Mary J. Wilson

86 Maple Ave, Hastings on Hudson, NY 10706

(347) 724-9181  mjqwilson@gmail.com

June 19, 2019

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

Re: 623 Warburton Avenue, Hastings on Hudson, NY 10706
Application for Planning Board Review/Action

To Whom it May Concern:

Enclosed please find the following regarding our application for building demolition:

1 original	Application for Planning Board Review/Action, notarized
2 originals	Checklist for Planning Board Review/Action
11 copies	" " " " " "
2 originals	Short Environmental Assessment Form
11 copies	" " " "
13 copies	Vicinity Map, 623 Warburton Avenue
13 copies	Survey, 623 Warburton Avenue
13 copies	Photos, 623 Warburton Avenue
13 copies	Demolition Plan, 1 page dated 06/18/19
13 copies	Post Demolition Plan, 1 page dated 06/18/19
1 each	Thumb drive containing above documents
1 each	Check in the amount of \$500.00 made out to the Village of Hastings
1 each	Check in the amount of \$2,500 made out to the Village of Hastings

Thank you in advance,

Sincerely,



Mary Wilson
Owner
via hand

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: 06/19/19

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: Mary Wilson
Property address: 623 Warburton Avenue, Hastings on Hudson, NY 10706
Name all streets on which the property is located: Warburton
SBL: 00403000210020000000 Zoning District: CO Central Office

Applicant: Mary Wilson
Standing of applicant if not owner: Owner
Address: 86 Maple Avenue, Hastings on Hudson, NY 10706
Daytime phone number: 347.724.9181 Fax number:
E-mail address: mjqwilson@gmail.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:

Demolition of two story office building
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VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
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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 19th day
of June, 2019

M E Ballantine
Notary Public

[Signature]
Signature of the Applicant

MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA6278291
Qualified in Westchester County
Commission Expires 3/25/2021

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : _____, being duly sworn, deposes and says that he/she
resides at _____ 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 _____ day
of _____, 2019

Signature of the Owner

Notary Public

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

February 2018

January 2013 – Page 1 of 2

*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”.

February 2013 - Page 2 of 2

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.

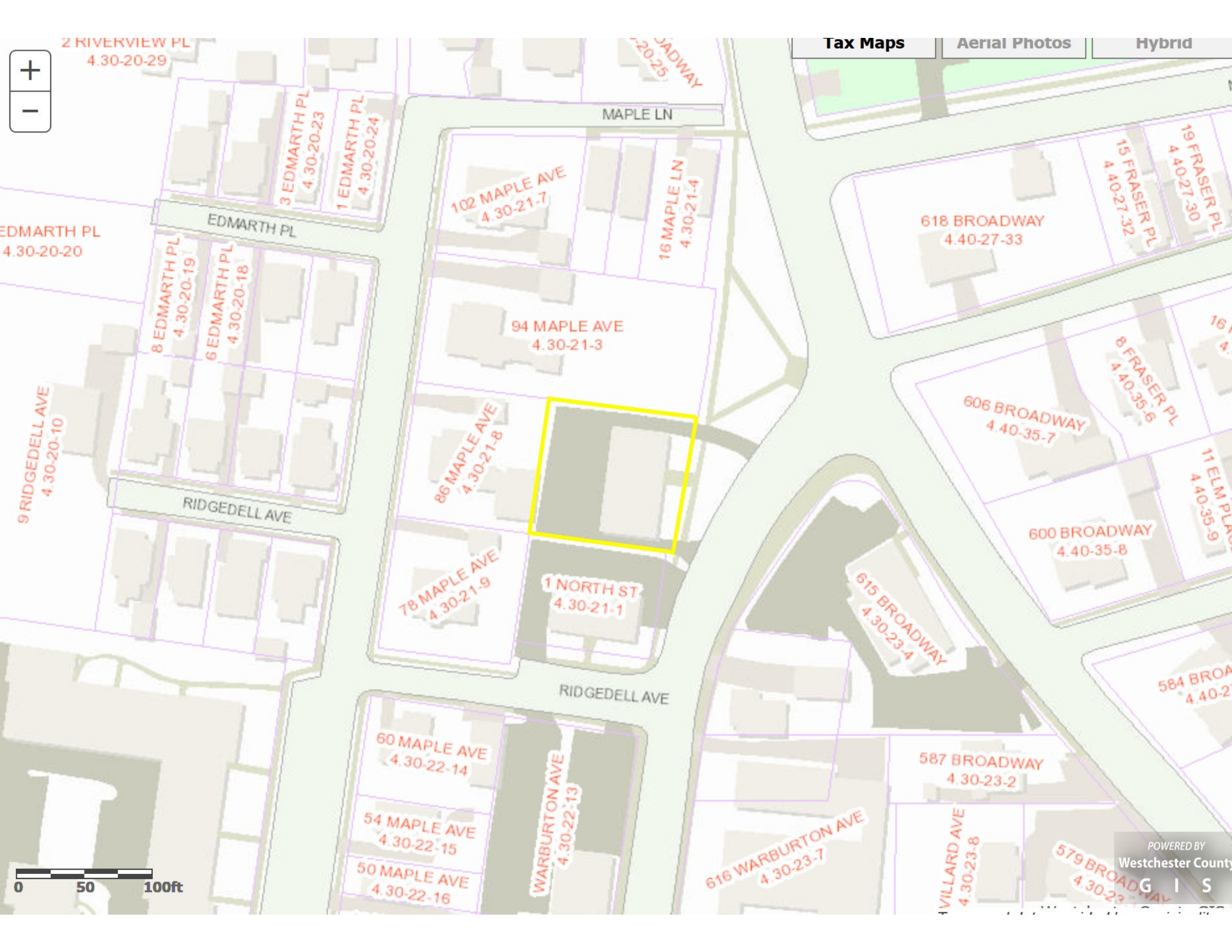
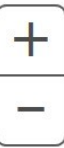
Part 1 – Project and Sponsor Information			
Name of Action or Project: Office Building Demolition			
Project Location (describe, and attach a location map): 623 Warburton Avenue, Hastings on Hudson, NY 10706			
Brief Description of Proposed Action: Demolition of 2 story Office Building			
Name of Applicant or Sponsor: Mary Wilson		Telephone: 347 724 9181 E-Mail: mjqwulson@gmail.com	
Address: 86 Maple Avenue			
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Hastings on Hudson DOB Demolition Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1/4 acres	
b. Total acreage to be physically disturbed?		1/8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1/2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

Tax Maps

Aerial Photos

Hybrid



WEN-RO, INC.

1101087
Surveyed as "IN-POSSESSION."

MAPLE (As laid out and worked 48'-3" wide) AV.

NORTH ST.

MAPLE LANE

W'LY. PARTS of LOT 4, Map 266
(Prem, # 86 MAPLE AVE, etc.)

IMP

N. 17° 39' E.

100.19'

Catch-Basin

PARCEL #1

E'ly. PART of LOT 4, Map 266
(Tax-Lot 25, part, Bk. 631)
Area: 9898 Sq. Ft.

Now or Form., IAN CORP.
TAX-LOT 17, BL. 631
IMP

Now or form., HALL (Lot 3, Map 266) or Rogers.
TAX-LOT 29
← IMP

St. Line (W.P.) per widening map, 15-1, L. 296/cp 336.
St. Line (fence) as per "possession" and use.
St. Line per L. 3145 cp 245 { Not used by this survey.

BUILDING, 2 Sty.
Concrete & Steel & Brick

#623

TAX-LOT 9-A BL. 631
PARCEL #2, Area: 670*

WARBURTON

AVENUE

SCALE: 1" = 20'

I, Harold R. Becker, the surveyor who made this map, do hereby certify that the survey of the property shown hereon was completed July 5th, 1963.
Revised on 12-30-64 L. 10-28-66.

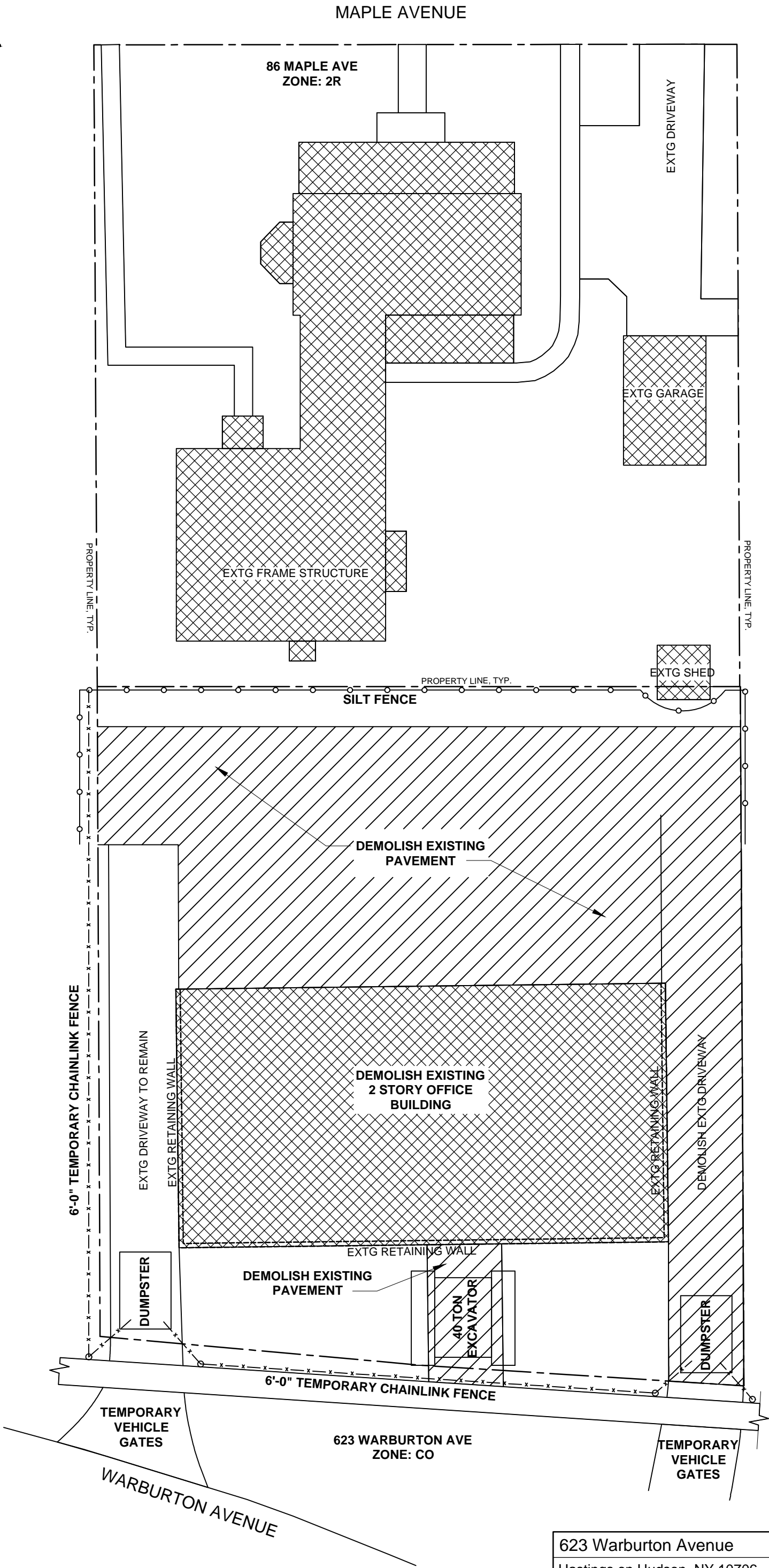
SURVEY OF
PART of LOT NO. 4- etc.
AS SHOWN ON "MAP" OF
H. KATTENHORN TRACT
IN HASTINGS-ON-HUDSON



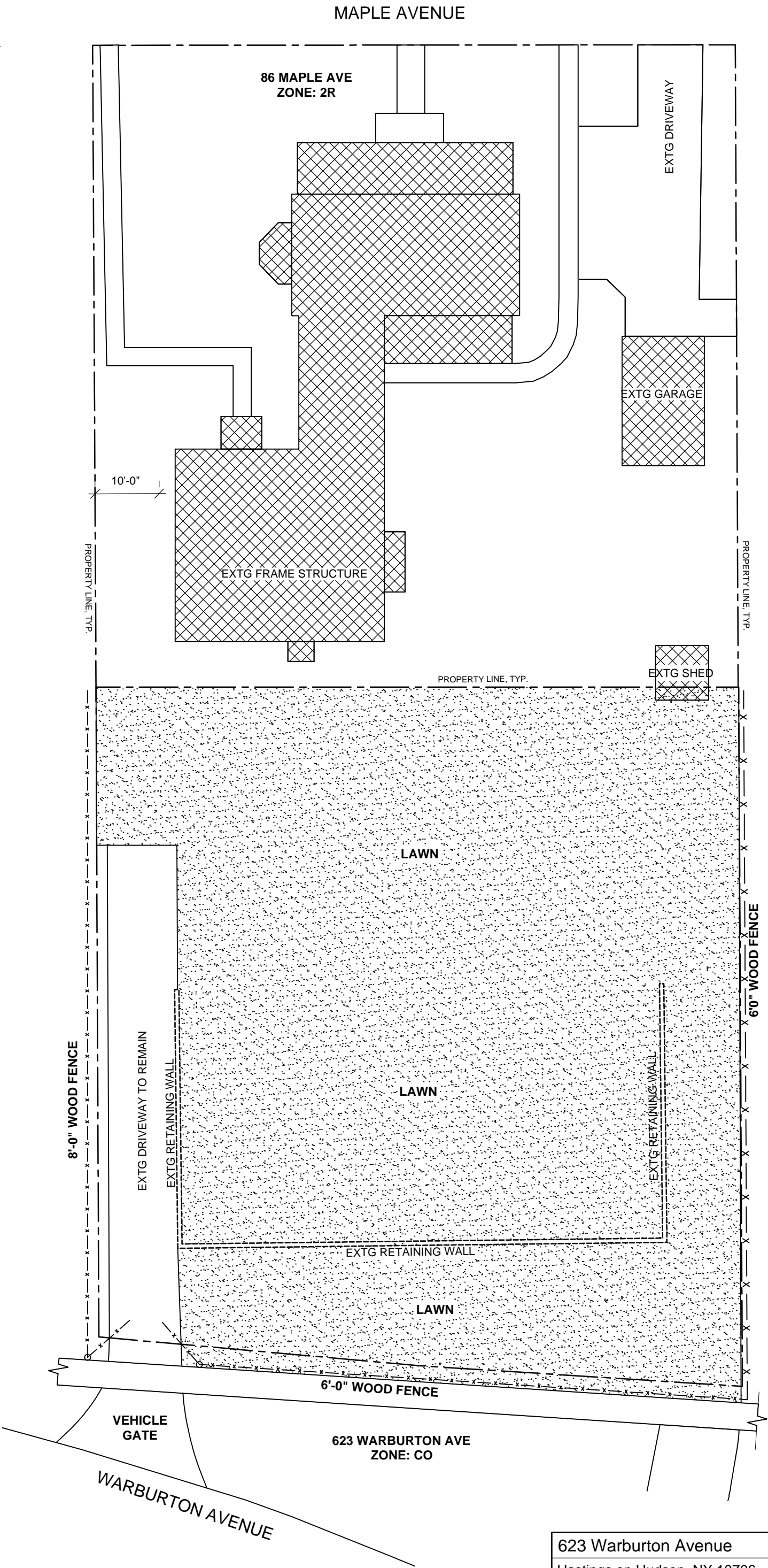
623 Warburton Avenue Looking East



623 Warburton Avenue Looking West



623 Warburton Avenue		
Hastings on Hudson, NY 10706		
DEMOLITION PLAN	Date: 6/18/19	OWNER:
	Scale: 1/16"=1'-0"	Mary Wilson



623 Warburton Avenue		
Hastings on Hudson, NY 10706		
POST-DEMOLITION PLAN	Date: 6/18/19	OWNER:
	Scale: 1/16"=1'-0"	Mary Wilson