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

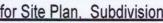
Thank you in advance,

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	6/19/19
Planning Board action requested for: (Check all that apply)	Site Plan (§295-104)     □ Steep Slopes (§295-147)	☐ Subdivision (Article XIII)  ☑ View Preservation (§295-82)
Property owner: Mary Wilson		
	n Avenue, Hastings on Hudson, N	
	is located: Warburton	
	Zoning District: CC	
	Owner	
Address: 86 Maple Avenue, H	astings on Hudson, NY 10706	
Daytime phone number:347.724.9	181 Fax number:	
E-mail address: mjqwilson	n@gmail.com	
	vation District?	
	vation District? I contain Steep Slopes?	
	f any other jurisdiction?	
	e) any designated trees?	
Please provide brief description of pro		
Demolition of two story office	building	
	••••••	

# 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 herby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworm to before me this 19 day of 2019	Signature of the Applicant  MARY ELLEN BALLANTINE
MEBallantine Notary Rublic	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
fee, lying and being in the Village of Hastings-on-Huds	hat he/she is the owner of all that certain lot, parcel of land, in
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 thisday of, 201	
01, 20 1_	Signature of the Owner
Notary Public	

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

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



Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 295-106.A	<ul> <li>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: <ol> <li>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.</li> <li>A list of any deviations from the requirements of this chapter.</li> <li>A completed New York State Environmental Quality Review Act assessment form.</li> </ol> </li> </ul>	None See attached application  None See attached Environ. Form
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	None
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	Not applicable
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	See attached tax map
§ 295-106.E	<ul> <li>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:</li> <li>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.</li> <li>2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses.</li> <li>3. All existing municipal school district, zoning district and special district boundaries</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy.</li> <li>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.</li> <li>9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces.</li> <li>10. The location, size and type of all lands</li></ul>	See attached Demolition Plan and Post Demolition Plan

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



§ 295-106.E ( <b>Cont'd</b> )	<ul> <li>11. The location of all existing and proposed outdoor storage areas, including snow storage in parking areas.</li> <li>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.</li> <li>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.</li> <li>14. The location, height and design of all existing and proposed fences and retaining walls.</li> <li>15. The location, direction, power, design and time of all existing and proposed exterior lighting.</li> <li>16. The location, design and size of all existing and proposed signs.</li> <li>17. The location of all other existing and proposed site improvements.</li> <li>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.</li> <li>19. All other pertinent information</li> </ul>	
§ 295-106.F	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.	See attached check in the amount of \$500.00
§ 295-106.G	Any other information or documents required by the Planning Board for a review of the site plan	None
§ 295-106.H	A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.	Not applicable

\*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".

MM	96/19/19	Mary J. Wilson	Owner
Signature	Date	Name	Title

### 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.

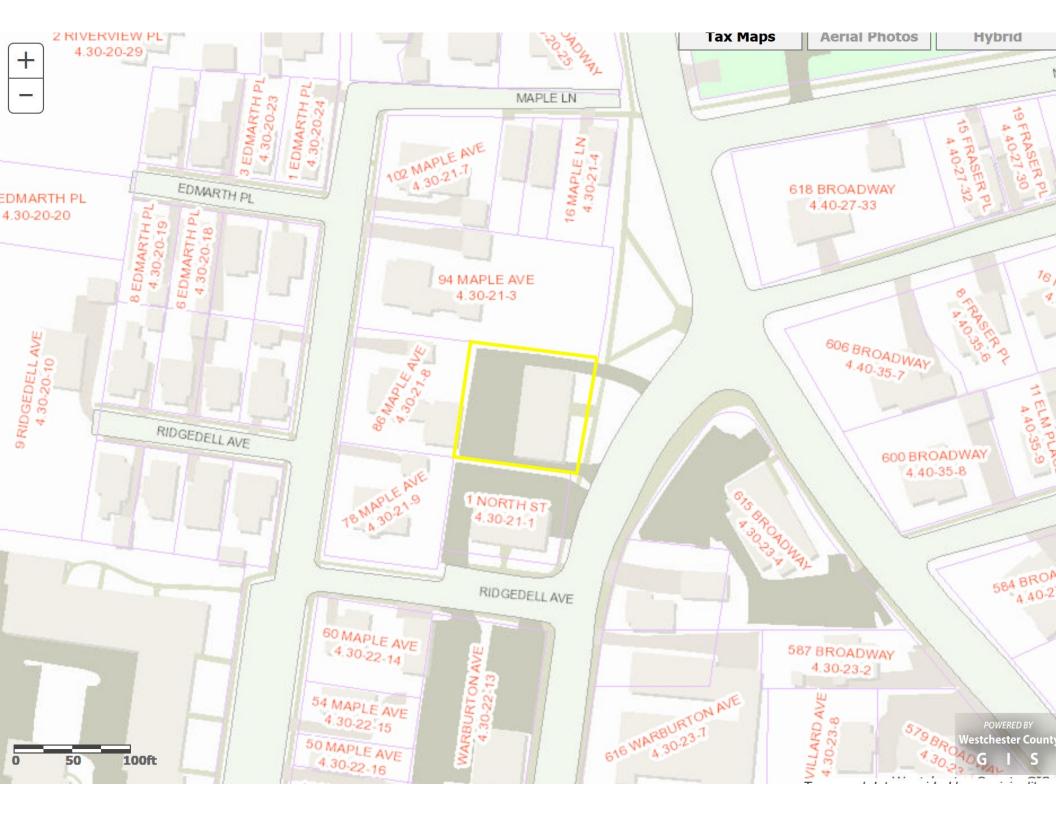
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

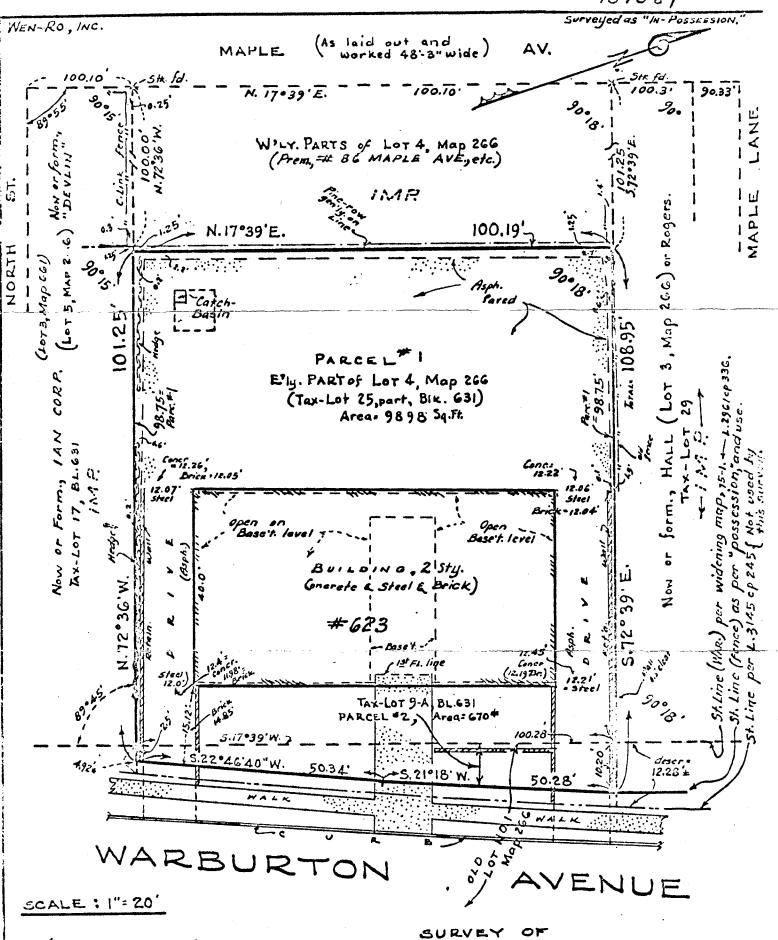
Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Office Building Demolition			
Project Location (describe, and attach a location map):			
623 Warburton Avenue, Hastings on Hudson, NY 10706			
Brief Description of Proposed Action:			
Demolition of 2 story Office Building			
Name of Applicant or Sponsor:	I		
Traine of Applicant of Sponsor.	Telephone: 347 724 9181		
Mary Wilson	E-Mail: mjqwulson@gma	il.com	
Address:			
86 Maple Avenue			
City/PO:	State:	Zip Code:	
Hastings on Hudson	NY	10706	
Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	l law, ordinance,	NO Y	ES
If Yes, attach a narrative description of the intent of the proposed action and the e	nvironmental resources th	at 🗸 [	
may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency?			ES
If Yes, list agency(s) name and permit or approval: Hastings on Hudson DOB Demolition Permit			1
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		
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:			
	al 🛮 Residential (subur	ban)	
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Spec			
	ony).		
Parkland			

Page 1 of 3

5. Is the proposed action,	O	YES	N/A
a. A permitted use under the zoning regulations?		<b>V</b>	
b. Consistent with the adopted comprehensive plan?		<b>V</b>	
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<b>V</b>
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:	_[	<b>V</b>	П
	-		VEC
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed			V
action?		Ш	V
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:			
	-		1
	-		
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
		$\checkmark$	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:	_		
		V	Ш
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the	+		TES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<b>√</b>	Ш
State register of radione radios.			
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for		<b>V</b>	
archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
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
	-		Ш
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:	- [		
		S. CALLIE	100000
	-		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
□ Wetland □ Urban ☑ 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	YES
reactar government as uncatened of chalangered?		
16. Is the project site located in the 100-year flood plan?	NO	YES
	V	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<b>V</b>	
a. Will storm water discharges flow to adjacent properties?	V	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	V	
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
		Ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		П
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
		Ц
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BI MY KNOWLEDGE	EST OF	
Applicant/sponsor/name: Mary Wilson Date: 06/19/19		
Signature:		





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.

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



623 Warburton Avenue Looking East



623 Warburton Avenue Looking West

