

APPLICATION FOR BUILDING PERMIT

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

Application No.	850	Date	11/21/2019
Job Location	Pinecrest Pkwy	Parcel ID	4.100-95-41
Property owner	ESTATE OF ELISABETH F DEROW	Property class	Res Vacant Land
Occupancy	One/ Two Family	Zoning	

APPLICANT

Padriac Steinschneider

Gotham Design & Community Development Ltd.

914-906-4802

Dobbs Ferry, NY 10522

CONTRACTOR

Contractor License information

License Name	License Number	Expiration

Description of work

Type of work	New Construction	Applicant is	Agent
Requested by	Other	In association	
Est. cost of work	\$900000	Property class	Res Vacant Land

Desc. of work

Construction of a new single family residence on an existing vacant building lot.

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.

Pinecrest Pkwy

4.100-95-41

New Construction

AFFIDAVIT OF APPLICANT

I: Padriac Steinschneider being duly sworn, depose and says: That s/he does business as: **Gotham Design & Community Development Ltd.** with offices at: **329 Broadway Dobbs Ferry, NY, 10522** and that s/he is:

☐ The owner of the premises described herein.

☒ The PRESIDENT of the New York Corporation GOTHAM DESIGN & Com. Dev. with offices at: 329 BROADWAY, DOBBS FERRY, NY 10522 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.

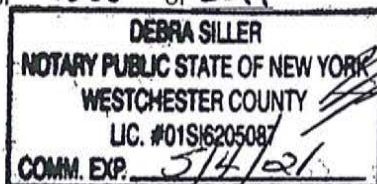
☐ The Architect or Engineer duly authorized by the owner to make this application.

☐ 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 21 day of Nov of 2019

Debra Siller
Notary Public/ Comm. of Deeds



[Signature]
Applicant's Signature

OWNER'S AUTHORIZATION (SEE LETTER ATTACHED)

: ESTATE OF ELISABETH F DEROW 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 21 day of Nov of 2019

Property owner's email _____

SEE LETTER ATTACHED

Notary Public/ Comm. of Deeds

[Signature]
Owner's Signature
ASSETS

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

MEMORANDUM OF AGREEMENT

PERTAINING TO 0 PINECREST PARKWAY, A/K/A TAX MAP NO. 4.100-95-41

Whereas, Ryan Kimber and Meghan Golden (Buyer) have signed a Contract to purchase the property referenced above (Subject Property) from William Hanauer, as Executor of the Estate of Elisabeth F. Derow (Seller), dated September 19, 2019 (the "Contract"), and

Whereas, the Contract entitles the Buyer to initiate and proceed with the approval processes required for the construction of a single-family home on the Subject Property, subject to specific Conditions, including, but not limited to the Agreement that the Buyer will pay all costs related to the preparation, submission, and fees for the Documents required for the procedure, and

Whereas, it is anticipated that the required processes may include requests for Variances, Site Plan Approval, View Preservation Approval, and similar procedures administrated by the Hastings-on-Hudson Building Department, the Hastings-on-Hudson Zoning Board of Appeals, the Hastings-on-Hudson Planning Board, as well as potentially other Boards and Agencies, and

Whereas, the decisions made by these Departments, Boards, and Agencies will affect the Contract of Sale and need to be initiated prior to the Closing,

The Seller hereby grants Buyer and Buyer's agents and consultants, including Gotham Design & Community Development Ltd., as well as architects, engineers, planners, and other consultants who may be needed to satisfy the Hastings-on-Hudson submission, review, and approval processes, permission to make submissions to the Village of Hastings-on-Hudson and their consultants, to meet with the Village's representatives, and to make presentations to the Village's Boards and related Agencies as required to obtain the required permissions and approvals.

Furthermore, the Seller hereby acknowledges that Buyer will be obtaining these permissions and approvals as "Contract Vendee" and that Seller will as expeditiously as practicable provide any and all authorizations to the Village of Hastings-on-Hudson in the form that the Village may require to enable these applications to proceed, provided same is at no cost to Seller.

AGREED TO AND APPROVED BY:

ESTATE OF ELIZABETH F. DEROW

By: 

(Seller) William Hanauer, Executor

11-6-19
(Date)

STATE OF NEW YORK)
COUNTY OF Westchester) ss:

On the 6th day of November in the year 2019 , before me the undersigned, personally appeared **William Hanauer**, as **Executor of the Estate of Elisabeth F. Derow** personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

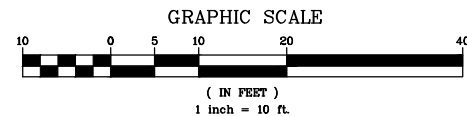

Notary Public

NANCY CIFONE
Notary Public, State of New York
No. 4930630
Qualified in Westchester County
Commission Expires April 13, 192020

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

SITE LAYOUT, GRADING AND ARCHITECTURAL DESIGN PROVIDED BY GOTHAM DESIGN COMMUNITY DEVELOPMENT, LTD, DATED DECEMBER 19, 2019

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING, P.C.

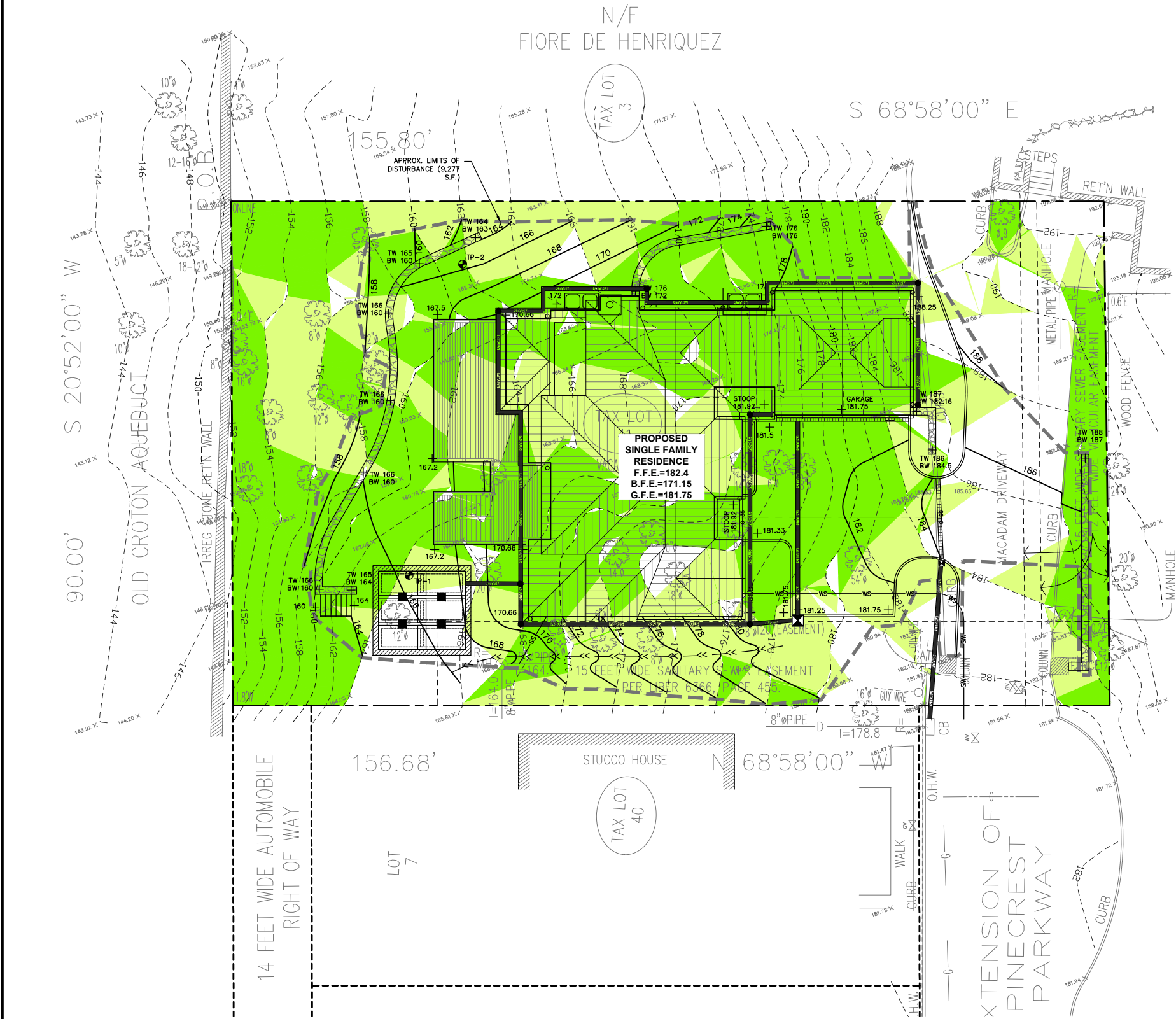


PROJECT:		PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK	
SLOPE ANALYSIS PLAN		SA-1	
HEC		HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2088 © 2019	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		Date: 12/20/19 Sheet: 1 Scale: 1" = 10' Designed By: D.C. Checked By: M.S.	

STEEP SLOPE DISTURBANCE							
STEEP SLOPE CATEGORY (%)	TOTAL AREA OF EXISTING STEEP SLOPES ON-SITE (S.F.)	ALLOWABLE PERCENT OF DISTURBANCE PER VILLAGE CODE (%)	ALLOWABLE AREA OF STEEP SLOPE DISTURBANCE (S.F.)	PROPOSED STEEP SLOPE DISTURBANCE		REQUIRED VARIANCE	
				S.F.	%	S.F.	%
0-15%	2,801	100%	2,801	1,268	45%	0	0%
15-25%	4,131	35%	1,446	3,018	73%	1,572	38%
>25%	7,126	25%	1,782	4,993	70%	3,212	45%

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	1268	
2	15%	25%	3018	
3	25%	Vertical	4993	

SLOPE ANALYSIS (ENTIRE SITE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	2801	
2	15%	25%	4131	
3	25%	Vertical	7126	



STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS

**0 Pinecrest Parkway
Village of Hastings-on-Hudson – New York**

December 20, 2019

Hudson Engineering & Consulting, P.C.

*45 Knollwood Road – Suite 201
Elmsford, NY 10523
(914) 909-0420*

**STORMWATER MANAGEMENT
PLAN & DRAINAGE ANALYSIS
0 Pinecrest Parkway
Village of Hastings-on-Hudson – New York**

INTRODUCTION

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of proposed dwelling at 0 Pinecrest Parkway in the Village of Hastings-on-Hudson, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: “Proposed Single Family Residence, 0 Pinecrest Parkway, Village of Hastings-on-Hudson, Westchester County - New York”, all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, dated December 20, 2019. The design is in accordance with the Village of Hastings-on-Hudson requirements. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The “Curve Number” (CN) value determination is based on soil type, vegetation and land use. The design is in accordance with the Village of Hastings-on-Hudson’s stormwater regulations. The “Time of Concentration” (T_c) was determined as a direct entry of one-minute. The CN and T_c data are input into the computer model. The project site was modeled for the 100-year Type III – 24-hour storm event.

PRE-DESIGN INVESTIGATIVE ANALYSIS

A pre-design investigative analysis was performed including percolation and deep tests in the location shown on the plans.

Percolation tests were completed as follows: A 42-inch deep test hole was excavated from grade with an approximate diameter of 8-inches. 4-inch diameter pipes were inserted into the percolation holes and backfilled around. The holes were pre-soaked for 24 hours prior to running the tests. Tests were run until a 3-inch drop in water level as measured or 30 minutes had elapsed, whichever came first. Percolation tests were performed in the vicinity of the potential stormwater mitigation practice [TP-1 & TP-2] until a constant rate was achieved, the result as follows:

- TP-1: A percolation rate of 0.86-minutes per inch (69.77-inches per hour) was observed. A rate of 30-inches per hour was utilized in the design.
- TP-2: A percolation rate of 0.90-minutes per inch (66.67-inches per hour) was observed. This location was not utilized in the design.

Two (2) deep-hole tests were also excavated and labeled TP-1 as shown on the plans.

- TP-1 was excavated to a depth of 96-inches. The test revealed dark loam organics to a depth of 6-inches, sandy loam with rocks to a depth of 56-inches and sandy loam to the invert. No ledge rock or groundwater were observed.
- TP-2 was excavated to a depth of 100-inches. The test revealed dark loam organics to a depth of 6-inches, brown sandy loam with rocks to a depth of 46-inches and sandy loam to the invert. No ledge rock or groundwater were observed.

The deep-hole test log and percolation test data sheets are attached.

PRE-DEVELOPED CONDITION

In the pre-developed condition, the site is characterized as moderately sloping from the east to west. The soil classifications based upon Westchester County Soils Mapping are Charlton loam (ChE), 25 to 35 percent slopes, with a hydrologic soil group rating of 'Type B'. The site vegetation can be characterized as lawn woods and low-lying brush.

The site is a vacant lot located along the west side of Pinecrest Parkway.

POST-DEVELOPED CONDITION

The project site was modeled as one watershed, Watershed 1, analyzed as follows:

Watershed 1 contains a tributary area of approximately 4,311 square feet. 325-square feet is pervious in the form of lawn and landscaping and 3,986-square feet is impervious in the form of the proposed roof area and driveway. The CN value for this area is 95 and the Time of Concentration (Tc) is a direct entry of 1 minute. The runoff from this tributary area is conveyed via a comprehensive drainage system to six (6) Cultec® 330XLHD Rechargers, set in 1-foot of gravel at the sides and invert, with 6-inches over top of the system. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 100-year storm event from the watershed and ex-filtrate the runoff into the surrounding soil sub-strata.

CONSTRUCTION SEQUENCING

The following erosion control schedule shall be utilized:

1. Place orange construction fencing around areas to be used for ex-filtration to avoid compaction
2. Install a construction entrance to the development area.
3. Establish construction staging area.
4. Install tree protection on trees as noted on plans.
5. Selective vegetation removal for silt fence installation.
6. Install silt fence down slope of all areas to be disturbed as shown on the plan.
7. Remove trees where necessary (clear & Grub) for the proposed construction.
8. Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed during May 1st through October 31st planting season or by covering with a tarpaulin(s) November 1st through April 30th. Install silt fence around toe of slope.
9. Demolish any existing site features and/or structures noted as being removed on the construction documents, and dispose of off-site.
10. Rough grade site including the driveway.
11. Excavate and install infiltration/exfiltration systems per manufacturer's recommendations and requirements. Infiltration/exfiltration systems shall be temporarily plugged until the completion of construction and the site is stabilized.
12. Install all pretreatment devices, catch basins and piping.
13. Excavate and construct foundations for new residence.
14. Construct buildings.
15. Install curbing and sub-base course. Fine grade and seed all disturbed areas. Clean drain lines, catch basins, pretreatment devices and infiltration/exfiltration systems. Ensure grass stand is achieved.
16. Unplug infiltration/exfiltration/ systems. Install and connect all roof drain leaders to previously installed exfiltration/attenuation galleries.

17. Install 4"-6" topsoil, fine grade, seed the entire project site and install landscape plantings. Spread salt hay over seeded areas.

18. Install bituminous concrete top course in driveway.

19. Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation.

* Soil erosion and sediment control maintenance must occur weekly and prior to and after every 1/2" or greater rainfall event.

EROSION AND SEDIMENT CONTROL COMPONENTS

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the off-site drainage structures and downstream properties. The Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas, and diversion swales and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the relatively limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State standards and Specifications for Urban Erosion and Sediment Control, August 2005
- New York State General Permit for Stormwater Discharges, GP-0-10-002 (General permit).
- "Reducing the Impacts of Stormwater Runoff from New Development", as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April, 1993.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.

- **SILT FENCE**

Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present.

Maintenance

Silt fencing shall be inspected at a minimum of once per week and prior to and within 24 hours following a rain event $\frac{1}{2}$ " or greater. Inspections shall include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secured and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced within 24 hours with new fence section. Any sediment build-up against the fence shall be removed within 24 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

The installation of silt fencing will be maintained or replaced until the fencing is no longer necessary. Once the site is stabilized, all silt fences shall be removed. The immediate area occupied by the silt fence will be shaped to an acceptable grade and stabilized.

- **INLET PROTECTION**

After catch basins and surface inlets have been installed, these drain inlets will receive stormwater from the roadways, driveways, and surrounding overland watersheds. In order to protect the receiving waters from sedimentation, the contractor shall install stone and block inlet protection as shown on the plans. Once installed, $\frac{3}{4}$ inch stone aggregate shall be installed around the perimeter of all catch basins and surface inlets as illustrated on the approved plans. This barrier will allow stormwater to be filtered prior to reaching the basin inlet grate.

The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow. Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area. The stone should be placed just below the

top of the blocks on slopes of 2:1 or flatter. Place hardware cloth or wire mesh with ½ inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet (“doughnut”). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet.

A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure.

The barrier should be inspected after each rain event and repairs made within 24 hours. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly. Bring the disturbed area to proper grade, smooth, compact and stabilized in a manner appropriate to the site.

Maintenance

Stone Aggregate: The stone aggregate shall be inspected weekly prior to and within 24 hours following a rain event ½” or greater. Care shall be taken to ensure that all stone aggregate is properly located and secure and do not become displaced. The stone aggregate shall be inspected for accumulated sediments and any accumulated sediment shall be removed from the device and deposited not less than 100 feet from wetland or watercourse.

- **TREE PROTECTION**

All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3’ high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees designated to be protected shall be identified during the staking of the limits of disturbance for each construction phase.

Maintenance

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced within 24 hours. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

- **SOIL/SHOT ROCK STOCKPILING**

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations shown on the plans, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly –germinating grass seed (during the May 1st – October 30th) planting season or covering the stockpile with tarpaulin the remainder of the year. Install silt fence around toe of slope.

Maintenance

Sediment controls (silt fence) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. *All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly or tarpaulin and prior to and within 24 hours following a rain event ½" or greater.*

- **GENERAL LAND GRADING**

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soils are protected from erosion by temporary methods and, ultimately, by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and adequately compacted. Diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slopes.

- **SURFACE STABILIZATION**

All disturbed areas will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydro mulch netting or hay. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch or other appropriate measures within 7 days after construction activity has ceased, or 24 hours prior to a rain event ½" or greater.

All seeded areas will be re-seeded areas as necessary and mulched according to the site plan to maintain a vigorous, dense vegetative cover,

Erosion control barriers (silt fencing) shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulch, but in no case more than 14 days to prevent erosion

of the exposed soils. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Town Engineer. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydro mulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the Town's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior, or approved equal) shall be installed. A permanent vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

- **Temporary Stabilization(May 1st through October 31st planting season)**

The following seeding application should be used depending on the time of year.

- Spring/summer or early fall, seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).
- Late fall or early winter, seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs/1000 sq. ft.).

- **Permanent Stabilization(May 1st through October 31st planting season)**

1. Provide minimum of four (4) inches topsoil for all new lawn areas. Top dress all existing disturbed lawn areas with two (2) inches of topsoil.
2. Grass seed shall be evenly sown by mechanical seeder at a rate of 3.0-4.0 pounds per 1,000 square feet.
3. Fine rake, roll and water to a depth of one inch all seeded areas.
4. Apply air-dried hay or straw mulch to provide 90% coverage of surface (approximately 90 lbs. per 1,000 SF). Use small grain straw where mulch is maintained for more than three months
5. Contractor shall provide, at his own expense, protection against trespassing and other damage to lawn areas.
6. Lawn seed mix shall include:
 - a. General Recreation areas and lawns:

- 65% Kentucky Bluegrass blend
- 20% Perennial Rye
- 15% Fine fescue

Sod may be used as an alternate to seeding in select areas.

Slow release fertilizers will be applied by hand to horticultural plantings as part of regular horticultural maintenance program and shall be limited to a single spring application.

CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site.
- Petroleum products will be stored in tightly sealed containers that are clearly labeled.
- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm system will be reported to the National Response Center at 1-800-424-8802.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, saw dust, and plastic and metal trash containers.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system, but will be properly disposed according to the manufacturer's instructions.

- Sanitary waste will be collected from portable units a minimum of two times a week to avoid overfilling.
- Any asphalt substances used on-site will be applied according to the manufacturer's recommendation.
- Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills and will be applied only in the minimum amounts recommended by the manufacturer and worked into the soil to limit exposure to stormwater.
- No disturbed area shall be left un-stabilized for longer than 14 days during the growing season.
- When erosion is likely to be a problem, grubbing operations shall be scheduled and performed such that grading operations and permanent erosion control features can follow within 24 hours thereafter.
- As work progresses, patch seeding shall be done as required on areas previously treated to maintain or establish protective cover.
- Drainage pipes and swales/ditches shall generally be constructed in a sequence from outlet to inlet in order to stabilize outlet areas and ditches before water is directed to the new installation or any portion thereof, unless conditions unique to the location warrant an alternative method.

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

- Minimize the use of road salt for maintenance of driveway areas.
- Drainage inlets shall be vacuum swept twice a year, at the conclusion of the landscape season in the fall and at the conclusion of the sand and de-icing season in the spring. Inspect exfiltration/attenuation gallery for sediment and remove same if found.

The permanent maintenance program will be managed by the future homeowners upon completion of construction and acceptance of the improvements.

CONCLUSION

The stormwater management plan proposed meets all the requirements set forth by the Village of Hastings-on-Hudson. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Village of Hastings-on-Hudson.

Extreme Precipitation Tables

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.883 degrees West
Latitude	40.987 degrees North
Elevation	0 feet
Date/Time	Mon, 23 Dec 2019 12:33:07 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.51	0.63	0.83	1.03	1.29	1yr	0.89	1.23	1.48	1.84	2.28	2.82	3.20	1yr	2.49	3.08	3.57	4.29	4.93	1yr
2yr	0.40	0.62	0.77	1.01	1.27	1.59	2yr	1.10	1.49	1.83	2.26	2.78	3.42	3.84	2yr	3.03	3.70	4.25	5.05	5.72	2yr
5yr	0.47	0.73	0.91	1.22	1.56	1.98	5yr	1.35	1.84	2.28	2.83	3.48	4.27	4.86	5yr	3.78	4.68	5.42	6.32	7.07	5yr
10yr	0.52	0.82	1.04	1.41	1.83	2.34	10yr	1.58	2.17	2.71	3.36	4.14	5.06	5.81	10yr	4.48	5.59	6.51	7.49	8.30	10yr
25yr	0.61	0.97	1.23	1.70	2.27	2.92	25yr	1.96	2.70	3.40	4.23	5.20	6.33	7.36	25yr	5.60	7.07	8.30	9.38	10.27	25yr
50yr	0.69	1.11	1.42	1.98	2.67	3.46	50yr	2.30	3.18	4.03	5.03	6.17	7.50	8.80	50yr	6.64	8.46	9.98	11.13	12.07	50yr
100yr	0.78	1.26	1.62	2.30	3.14	4.10	100yr	2.71	3.76	4.79	5.98	7.34	8.90	10.53	100yr	7.88	10.12	12.01	13.21	14.19	100yr
200yr	0.88	1.44	1.87	2.68	3.70	4.86	200yr	3.19	4.44	5.69	7.11	8.72	10.56	12.60	200yr	9.34	12.12	14.46	15.68	16.68	200yr
500yr	1.05	1.73	2.26	3.28	4.60	6.08	500yr	3.97	5.55	7.15	8.94	10.97	13.25	16.00	500yr	11.73	15.38	18.48	19.67	20.68	500yr

Lower Confidence Limits

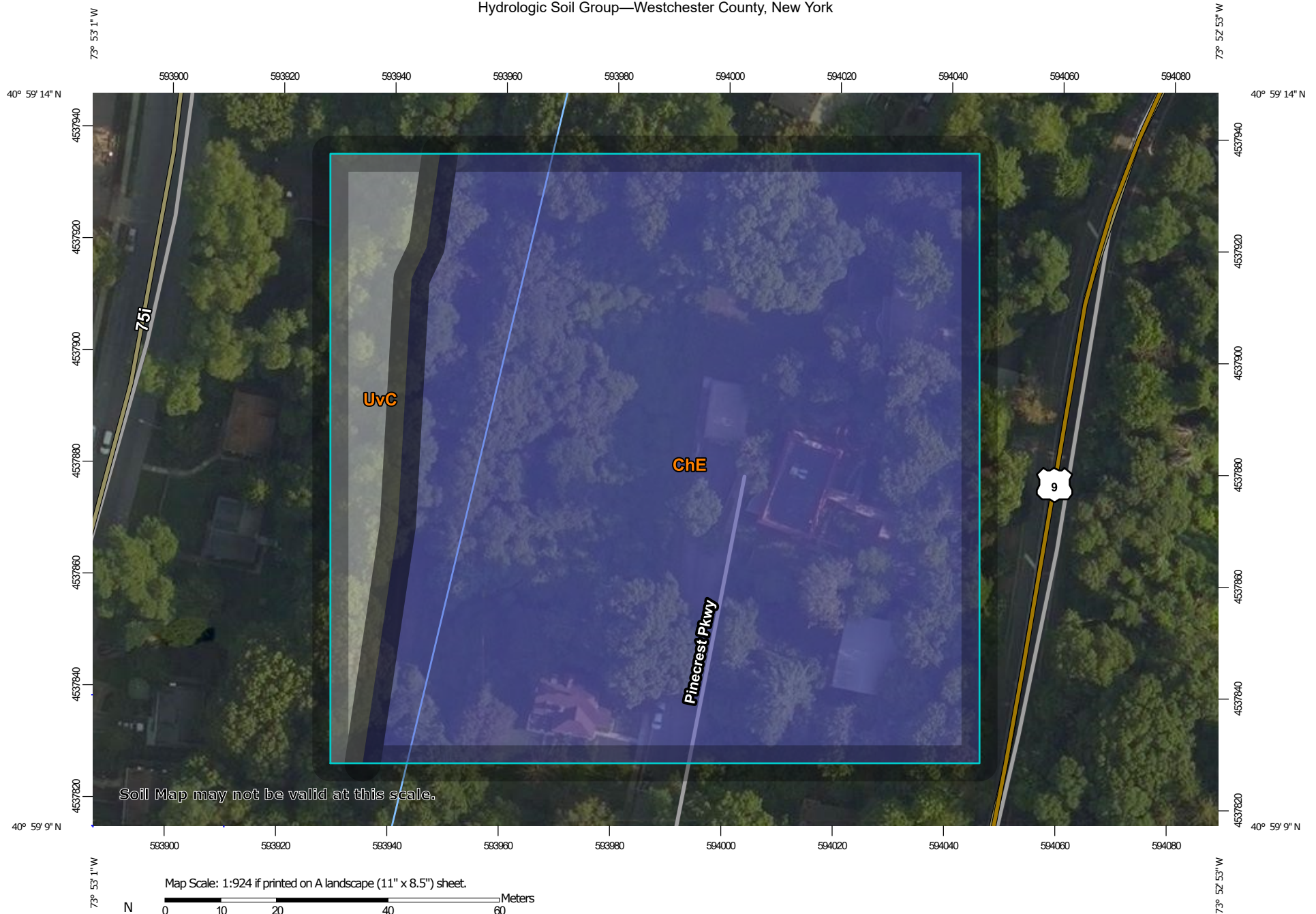
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.45	0.55	0.74	0.91	1.12	1yr	0.79	1.10	1.30	1.51	2.17	2.46	2.54	1yr	2.18	2.44	3.28	4.02	4.44	1yr
2yr	0.38	0.59	0.73	0.98	1.21	1.46	2yr	1.05	1.43	1.67	2.17	2.69	3.32	3.72	2yr	2.94	3.58	4.12	4.88	5.56	2yr
5yr	0.42	0.64	0.80	1.09	1.39	1.70	5yr	1.20	1.66	1.96	2.53	3.17	3.97	4.52	5yr	3.52	4.35	4.99	5.81	6.53	5yr
10yr	0.45	0.69	0.85	1.19	1.53	1.88	10yr	1.32	1.84	2.18	2.79	3.58	4.56	5.22	10yr	4.03	5.02	5.73	6.62	7.30	10yr
25yr	0.49	0.74	0.92	1.31	1.73	2.14	25yr	1.49	2.09	2.56	3.17	4.22	5.49	6.31	25yr	4.85	6.07	6.87	7.87	8.38	25yr
50yr	0.51	0.78	0.97	1.40	1.88	2.35	50yr	1.62	2.30	2.87	3.48	4.76	6.31	7.28	50yr	5.59	7.00	7.84	8.94	9.20	50yr
100yr	0.54	0.82	1.03	1.49	2.04	2.56	100yr	1.76	2.50	3.21	3.80	5.35	7.29	8.41	100yr	6.45	8.09	8.98	10.17	10.07	100yr
200yr	0.57	0.85	1.08	1.57	2.18	2.76	200yr	1.88	2.69	3.59	4.12	6.04	8.42	9.72	200yr	7.45	9.34	10.25	11.55	10.96	200yr
500yr	0.60	0.89	1.15	1.67	2.37	3.03	500yr	2.04	2.97	4.18	4.56	7.12	10.21	11.68	500yr	9.04	11.23	12.22	13.66	12.18	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.38	0.58	0.71	0.95	1.17	1.40	1yr	1.01	1.37	1.63	2.09	2.47	3.03	3.47	1yr	2.69	3.34	3.85	4.60	5.21	1yr
2yr	0.42	0.64	0.79	1.07	1.32	1.59	2yr	1.14	1.56	1.82	2.36	2.90	3.54	3.98	2yr	3.14	3.82	4.45	5.23	6.02	2yr
5yr	0.52	0.80	0.99	1.36	1.73	2.05	5yr	1.50	2.00	2.35	3.05	3.81	4.59	5.25	5yr	4.06	5.05	5.83	6.82	7.60	5yr
10yr	0.62	0.95	1.18	1.65	2.14	2.49	10yr	1.84	2.44	2.89	3.73	4.67	5.58	6.50	10yr	4.94	6.25	7.21	8.33	9.21	10yr
25yr	0.80	1.22	1.51	2.16	2.84	3.26	25yr	2.45	3.18	3.75	4.93	6.16	7.22	8.60	25yr	6.39	8.27	9.57	10.91	11.89	25yr
50yr	0.97	1.47	1.83	2.63	3.55	4.01	50yr	3.06	3.92	4.58	6.10	7.59	8.77	10.65	50yr	7.76	10.24	11.85	13.38	14.45	50yr
100yr	1.18	1.79	2.24	3.24	4.44	4.94	100yr	3.83	4.83	5.63	7.58	9.37	10.67	13.21	100yr	9.44	12.70	14.73	16.41	17.61	100yr
200yr	1.45	2.18	2.77	4.01	5.59	6.10	200yr	4.82	5.97	6.91	9.45	11.57	12.98	16.37	200yr	11.48	15.74	18.32	20.14	21.46	200yr
500yr	1.93	2.86	3.69	5.36	7.62	8.09	500yr	6.57	7.91	9.08	12.71	15.29	16.79	21.78	500yr	14.85	20.94	24.47	26.42	27.92	500yr

USDA Hydrologic Soils Data

Hydrologic Soil Group—Westchester County, New York



Soil Map may not be valid at this scale.

Map Scale: 1:924 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 40 80 160 240 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/23/2019
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChE	Charlton loam, 25 to 35 percent slopes	B	2.8	89.2%
UvC	Urban land-Riverhead complex, 8 to 15 percent slopes		0.3	10.8%
Totals for Area of Interest			3.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Percolation & Deep Hole Tests



HUDSON
ENGINEERING
&
CONSULTING, P.C.

SITE ADDRESS: 0 Pinecrest Parkway

TOWN/VILLAGE: Hastings-on-Hudson

DATE: 11-13-2019 TIME: 10:30am

WEATHER: Sunny TEMP. 27° F

WITNESSED BY: Nicholas S.

PERCOLATION TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

Owner Ryan Kimber

HOLE #	CLOCK TIME				PERCOLATION				
Hole Number	Run No.	Start	Stop	Elapse Time (Min.)	Depth to Water From Ground Surface		Water Level in Inches Drop in inches	Soil Rate	
					Start Inches	Stop Inches		Min. per inch	Inches per Hour
# <u>1</u>	1	10:32	10:40	8	28	44	16	0.50	120
	2	10:42	10:54	12	30	44	14	0.86	69.77
	3	11:04	11:16	12	30	44	14	0.86	69.77
	4								
	5								
# <u>2</u>	1	11:26	11:31	5	35	45	10	0.50	120
	2	11:32	11:43	11	35	45	10	0.90	66.67
	3	11:45	11:56	11	35	45	10	0.90	66.67
	4								
	5								
# <u>3</u>	1								
	2								
	3								
	4								
	5								

Notes:

- 1) Tests to be repeated at the same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
- 2) Depth measurements to be made from top of hole



HUDSON
ENGINEERING
&
CONSULTING, P.C.

SITE ADDRESS: 0 Pinecrest Parkway

TOWN/VILLAGE: Hastings-on-Hudson

DATE: 11-13-2019 TIME: 10:30am

WEATHER: Sunny TEMP. 27° F

WITNESSED BY: Nicholas S.

DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

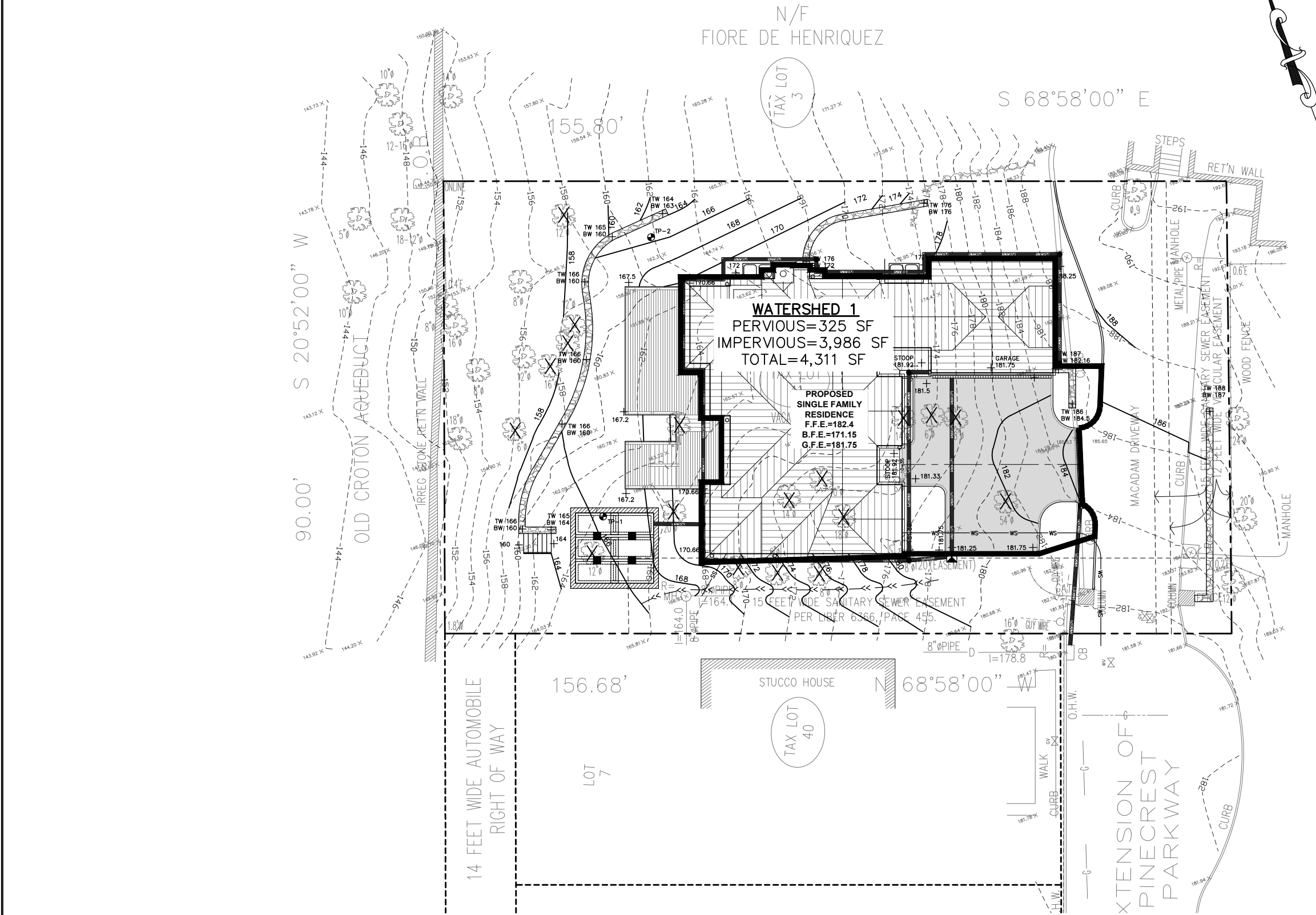
DEPTH	HOLE NO. <u>1</u>	HOLE NO. <u>2</u>	HOLE NO. <u>3</u>	HOLE NO. <u>4</u>
G.L.	0 – 6" Dark Loam	0 -6 " Dark Loam		
6"	Organics	Organics		
12"				
18"				
24"				
30"				
36"				
42"		6 – 46" Brown		
48"		Sandy Loam w/		
54"	6 – 56" Sandy	rocks		
60"	Loam w/ rocks			
66"				
72"				
78"				
84"				
90"	56 – 96" Sandy	46 – 100" Sandy		
96"	Loam	Loam		
102"	No Ledge	No Ledge		
108"	No GW	No GW		

- Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.
- Indicate level for which water level rises after being encountered.

EXCAVATION PERFORMED BY: Jeff Moretti

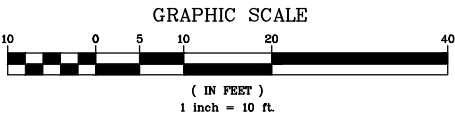
Watershed Map

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



SITE LAYOUT, GRADING AND ARCHITECTURAL DESIGN PROVIDED BY GOTHAM DESIGN COMMUNITY DEVELOPMENT, LTD, DATED DECEMBER 19, 2019

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING, P.C.

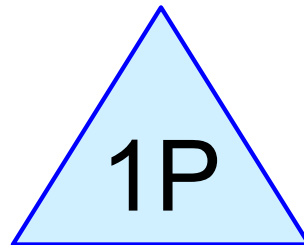


<div>THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE</div>		PROJECT:		<div>Date: 12/20/19 Sheet: 1</div> <div>Scale: 1" = 10'</div> <div>Designed By: D.C.</div> <div>Checked By: M.S.</div> <div>Sheet No.</div> <div>WS-P</div>
		PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY – NEW YORK		
		WATERSHED MAP – PROPOSED		
		<div>HEC</div> <div>HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2019</div>		
No.	Description	Revisions		

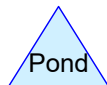
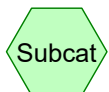
Post-Development Analysis of the 100-year Storm Frequency



WS1



6 Cultec 330HDXL
Rechargers



Routing Diagram for Proposed Conditions

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Proposed Conditions

Prepared by Hudson Engineering & Consulting, P.C.

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.007	61	>75% Grass cover, Good, HSG B (WS1)
0.092	98	Driveway, Roof, Patio (WS1)
0.099	95	TOTAL AREA

Proposed Conditions

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.007	HSG B	WS1
0.000	HSG C	
0.000	HSG D	
0.092	Other	WS1
0.099		TOTAL AREA

Proposed Conditions

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.007	0.000	0.000	0.000	0.007	>75% Grass cover, Good	WS1
0.000	0.000	0.000	0.000	0.092	0.092	Driveway, Roof, Patio	WS1
0.000	0.007	0.000	0.000	0.092	0.099	TOTAL AREA	

Proposed Conditions*Type III 24-hr 100-Year Rainfall=8.90"*

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS1: WS1

Runoff Area=4,311 sf 92.46% Impervious Runoff Depth=8.30"

Tc=1.0 min CN=95 Runoff=1.02 cfs 0.068 af

Pond 1P: 6 Cultec 330HDXL Rechargers

Peak Elev=163.65' Storage=617 cf Inflow=1.02 cfs 0.068 af

Outflow=0.19 cfs 0.068 af

Total Runoff Area = 0.099 ac Runoff Volume = 0.068 af Average Runoff Depth = 8.30"
7.54% Pervious = 0.007 ac 92.46% Impervious = 0.092 ac

Proposed Conditions

Prepared by Hudson Engineering & Consulting, P.C.

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Type III 24-hr 100-Year Rainfall=8.90"

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Summary for Subcatchment WS1: WS1

Runoff = 1.02 cfs @ 12.01 hrs, Volume= 0.068 af, Depth= 8.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.90"

	Area (sf)	CN	Description
*	3,986	98	Driveway, Roof, Patio
	325	61	>75% Grass cover, Good, HSG B
	4,311	95	Weighted Average
	325		7.54% Pervious Area
	3,986		92.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry,

Summary for Pond 1P: 6 Cultec 330HDXL Rechargers

Inflow Area = 0.099 ac, 92.46% Impervious, Inflow Depth = 8.30" for 100-Year event
 Inflow = 1.02 cfs @ 12.01 hrs, Volume= 0.068 af
 Outflow = 0.19 cfs @ 11.65 hrs, Volume= 0.068 af, Atten= 81%, Lag= 0.0 min
 Discarded = 0.19 cfs @ 11.65 hrs, Volume= 0.068 af

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 163.65' @ 12.40 hrs Surf.Area= 280 sf Storage= 617 cf

Plug-Flow detention time= 14.8 min calculated for 0.068 af (100% of inflow)
 Center-of-Mass det. time= 14.8 min (765.0 - 750.2)

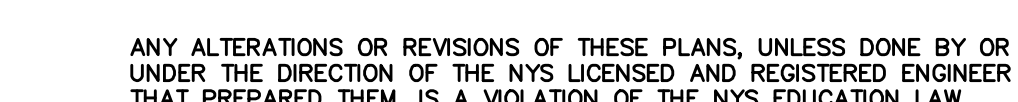
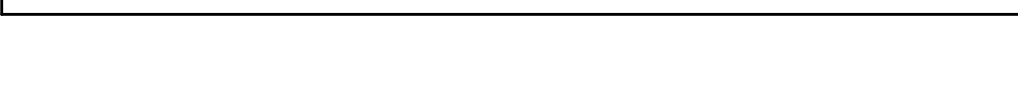
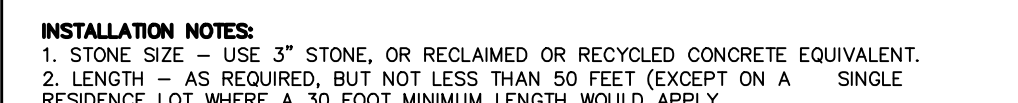
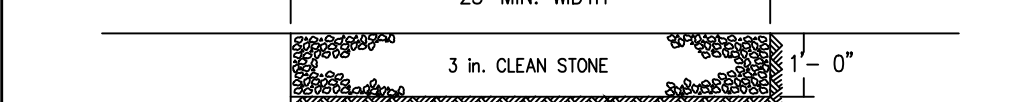
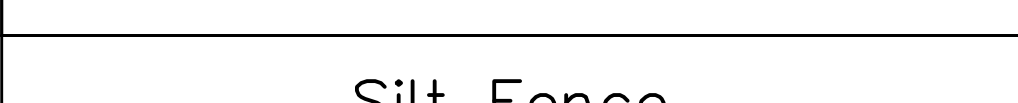
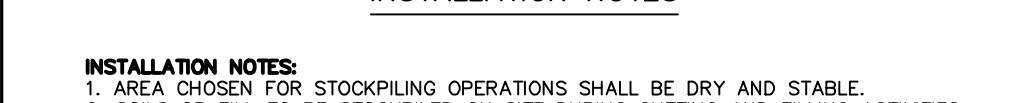
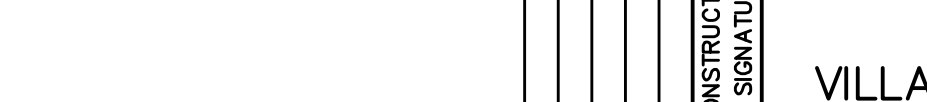
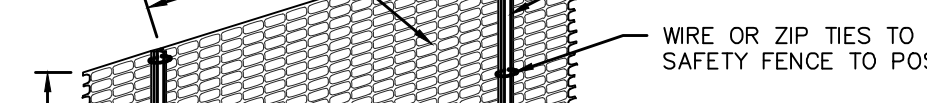
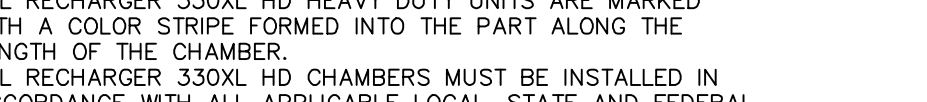
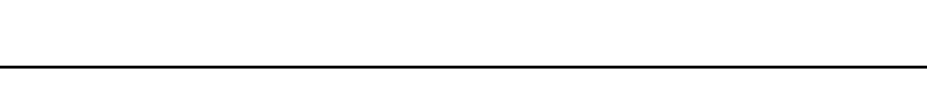
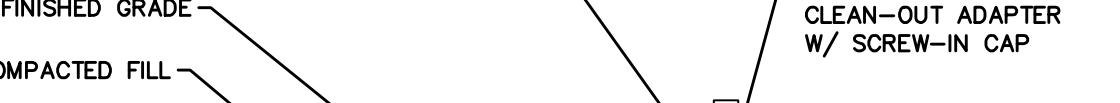
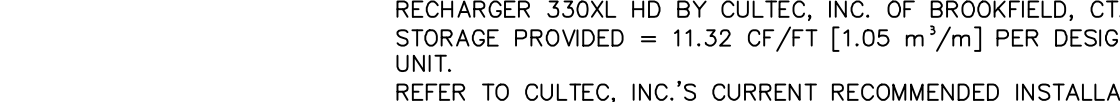
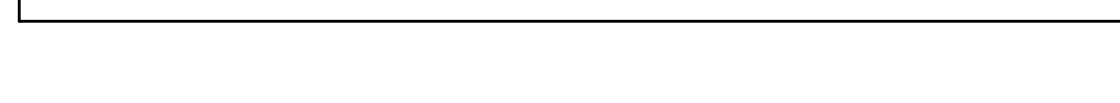
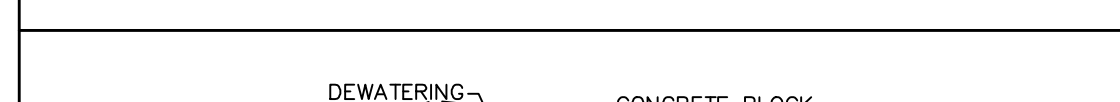
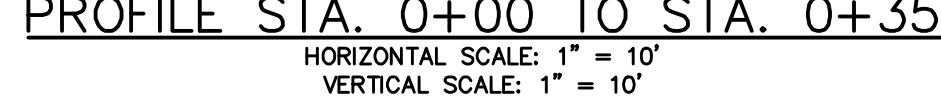
Volume	Invert	Avail.Storage	Storage Description
#1A	160.00'	314 cf	16.00'W x 17.50'L x 4.04'H Field A 1,132 cf Overall - 346 cf Embedded = 785 cf x 40.0% Voids
#2A	161.00'	346 cf	Cultec R-330XLHD x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 3 rows
		661 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	160.00'	30.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.19 cfs @ 11.65 hrs HW=160.04' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.19 cfs)

[illegible]



GOTHAM

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Cell (914) 906-4802 ■ arch329@gmail.com

December 31, 2019

Hastings-on-Hudson Building Department
7 Maple Street
Hastings-on-Hudson, New York 10706

**Re: Kimber Residence
0 Pinecrest Parkway**

Dear Mr. Minozzi, Building Inspector:

This letter is to submit applications to the Planning Board and to the Zoning Board for the construction of a single-family home to be built on the existing building lot located at the end of Pinecrest Parkway, also known as 0 Palisade Parkway and Tax Lot 4.100-95-41.

This house will consist of approximately 3,300 square feet total habitable area in a two story structure built above a full basement. There is an attached two car garage. Also proposed is a deck on the west side of the house above a terraced area.

We are seeking Site Plan approval, which includes a Steep Slopes Review, due to the steep slopes on the site, and a View Preservation Review, due to the property being located to the west of Broadway.

Due to the orientation and character of the building lot, we are requesting six variances, from the Zoning Board of Appeals, including the following:

1. A variance to reduce the front yard setback from 30 feet to 15 feet;
2. A variance to reduce the rear yard setback from 30 feet to 15 feet;
3. A variance to reduce the frontage from 70 feet to 25 feet;
4. A variance to increase the development coverage from 35% to 46.19%;
5. A variance to reduce the width of the lot from 100 to 90 feet; and
6. A variance to permit a portion of the roof to penetrate the 35 foot height limit by less than 7 feet.

The first three variances listed above are the result of the street ending at this lot, which means that the portion of the lot contiguous with the paved street is the south property line. The context of the neighborhood would otherwise suggest that the front property line be the east property line. While we have requested that the front and rear setbacks be reduced, on the other lots along Pinecrest Parkway, these would be the side yards. While they may technically be our side yards, we have proposed a setback to the west property line of 35.9 feet, where 15 feet is required, and a setback to the east property line of 34.67 feet, where 15 feet is required.

Letter to Building Department
Re: Kimber Residence - 0 Pinecrest Parkway
December 31, 2019
Page two of four.

The fourth variance is necessary due to the fact that there is an existing easement across the east end of the lot providing a driveway to the existing residence at 179 Broadway. Without including the paved easement, the proposed development area of the site is 32.80%, where 35% is permitted.

The fifth variance is required by the fact that the existing lot is 90 feet wide in the north/south direction. If it is determined that the width of the lot is in the east/west direction, a variance for the lot width will not be required, since the lot dimension in that direction is 155.8 feet.

The sixth variance is required due to the way in which the topography on the lot drops towards the west on the lot. The profile of the house along the south side of the house and the east side of the house complies with the 35 foot height limit. The profile of the house along the north side of the house measures 41.29 from the grade below the highest ridge to the top of the ridge, which is 6.29 feet more than permitted. Moving the house to the east on the lot would allow the height of the house to increase by more than 8 feet in actual elevation, but this would increase the extent to which the house could block the views towards the river from 167, 177, and 179 Broadway. We understand that this is an unusual situation and that, under normal conditions requesting a variance to increase the height of a building in the View Preservation District would make little sense. However, the issue with this specific house and lot is that it is not the top of the house that results in exceeding the height limit, but the bottom of the house. Shifting the house to the west, as we have done actually reduces the elevation height of the top of the house, but because of the topography dropping so fast along the west side of the property, measuring from the existing grade to the roof results in a height that exceeds the permitted number. We have included a drawing that demonstrates how the house could comply with the height limit, but result in a higher elevation on the roof, which we believe is not desirable in terms of preserving the views from the neighboring homes and from Broadway.

The proposed design is also not compliant in terms of the extent of disturbance of the steep slopes on the site. As Hudson Engineering has demonstrated on the Steep Slopes Analysis, almost the entire site is steep slopes. Building on this site is going to occur within the steep slopes. Hudson Engineering has also prepared a Report that stipulates the mitigating measures that are proposed to protect the site and neighboring properties from any adverse impacts as a result of building on this site. The Stormwater Management Plan controls storm water on site and provides protection against erosion and sedimentation. The Landscaping Plan prepared by Aspect 120 shows extensive replanting of the site to stabilize the hillside conditions and to restore the disturbed areas of the site. It is our understanding that our request to exceed the permitted disturbance to steep sloped areas is a decision that is made by the Planning Board, not the Zoning Board of Appeals. We are requesting a waiver for this from the Planning Board.

We understand that this property is an anomaly and has a number of conditions that are unusual within the community. Our intent has been to work with the site conditions and respect the intent of the Code, while also designing a house that fits with the context of the neighborhood and works with the fact that 34 feet of the east end of the site is an easement that provides vehicular access to 179 Broadway, the property to the north.

In support of this application, the following documents have been submitted:

- A. An Applications for a building permit, dated November 21, 2019, with a copy of a Memorandum of Agreement between the purchaser and the current owner, dated November 6, 2019, to allow the purchaser to make this application attached.
- B. An Application to the Planning Board, dated December 19, 2019, for Steep Slopes and View Preservation.
- C. An Application to the Zoning Board of Appeals, dated December 19, 2019.
- D. A short-form Environmental Assessment Form, dated December 19, 2019.
- E. A Checklist for the Planning Board.
- F. A Checklist for Steep Slopes.
- G. A Checklist for View Preservation.
- H. A Checklist for the Zoning Board of Appeals.
- I. A letter of from the property owner, dated December 27, 2019, attesting to the accuracy of the Survey submitted for this application.
- J. A set of five sheets of drawings prepared by Gotham Design & Community Development Ltd., under the review of Laura Wakefield, R.A., dated as submitted December 19, 2019, for the Planning Board.
- K. A set of five sheets of drawings prepared by Gotham Design & Community Development Ltd., under the review of Laura Wakefield, R.A., dated as submitted December 31, 2019, for the Zoning Board of Appeals.
- L. A survey of the property prepared by Summit Land Surveying P.C., dated December 4, 2019.
- M. A set 18 sheets of drawings and photographs prepared by Gotham Design & Community Development Ltd. for a View Preservation Study showing comparisons of existing conditions and conditions with the proposed development.
- N. A Landscaping Plan prepared by Aspect 120, landscape architect dated December 19, 2019.
- O. A set of two engineering drawings prepared by Hudson Engineering & Consulting , P.C., dated December 20, 2019, showing the Site Plan, the Stormwater Management Plan, and the Erosion & Sediment Control Plan.

Letter to Building Department
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- P. A Stormwater Management Plan & Drainage Analysis, including a Narrative, prepared by Hudson Engineering & Consulting, P.C., dated December 20, 2019.
- Q. Sheet SA-1 "Slope Analysis Plan" prepared by Hudson Engineering & Consulting, P.C., dated December 20, 2019.

If you have any questions, I am available at your convenience. Thank you for your time and attention.

Sincerely,

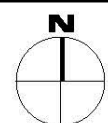
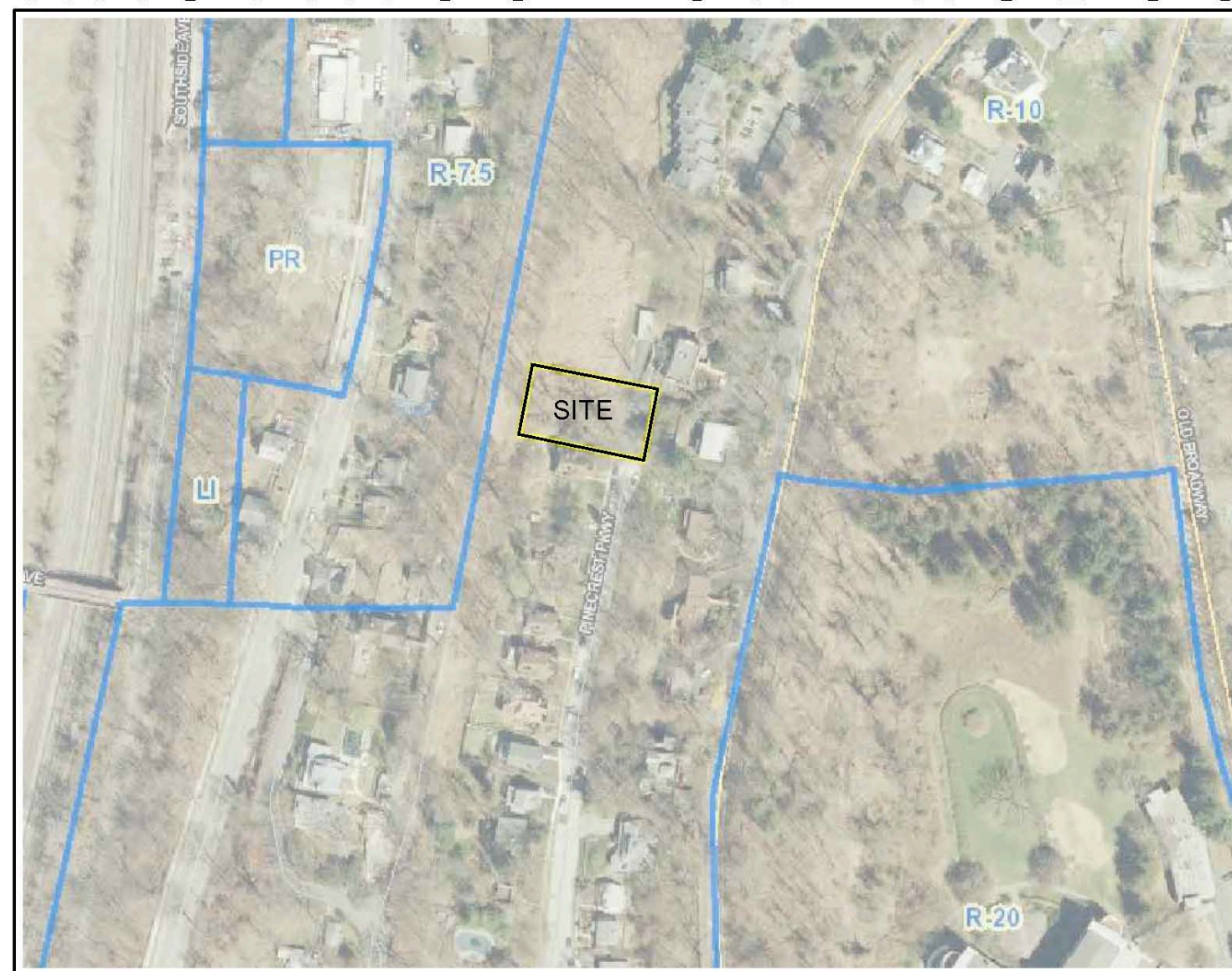


GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.
Paddy Steinschneider, President
As Agent for Ryan and Meghan Kimber

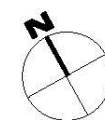
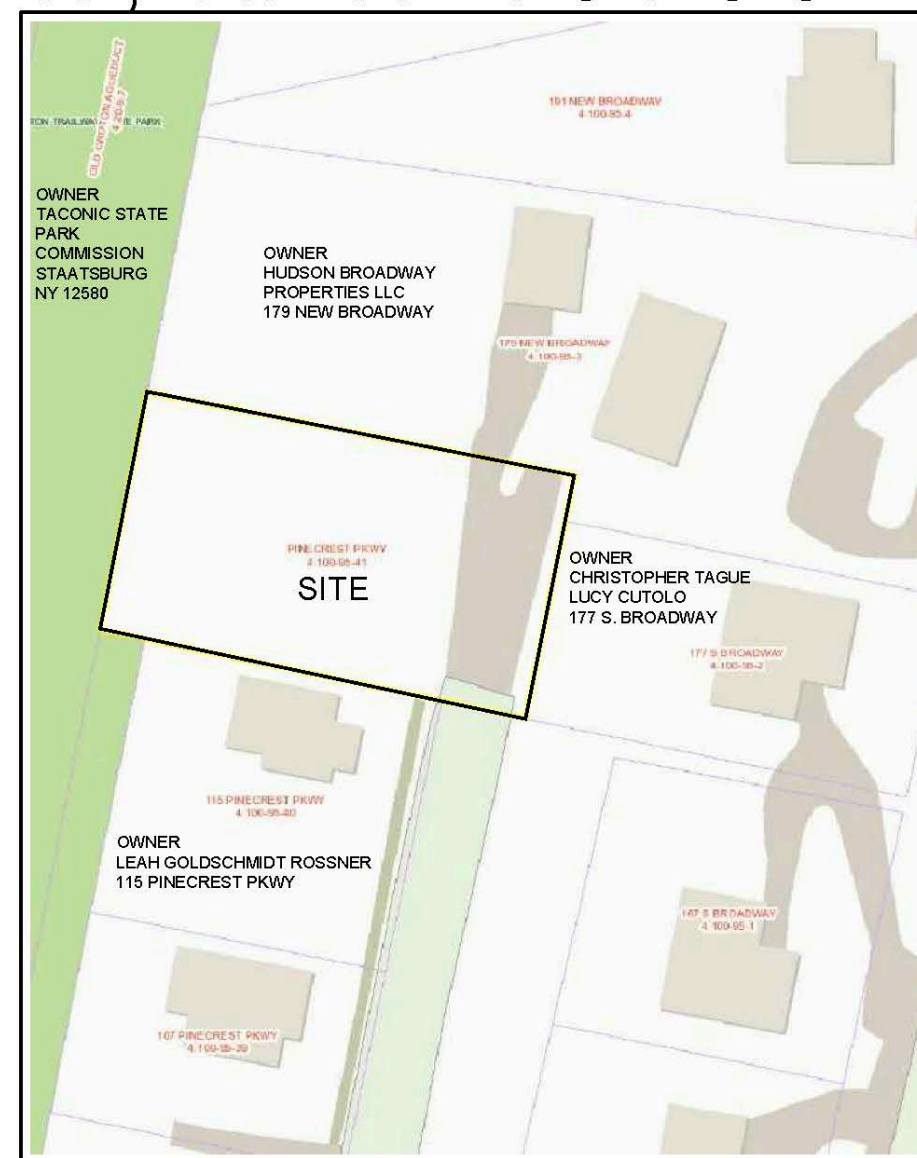
KIMBER RESIDENCE

PINECREST PARKWAY

HASTINGS - ON - HUDSON, N. Y. 10706



AERIAL LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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HASTINGS-ON-HUDSON,
NEW YORK 10706

PROJECT NO.: **1906**

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COVER SHEET



Photo 1 – Ariel View of Site from North



Photo 2 – Ariel View of Site from West

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VP - 2

Photo 3 – Context Panoramic from South



Photo 4 – Context Panoramic from West



Photo 5 – Context Panoramic from North



Photo 6 – Context Panoramic from East

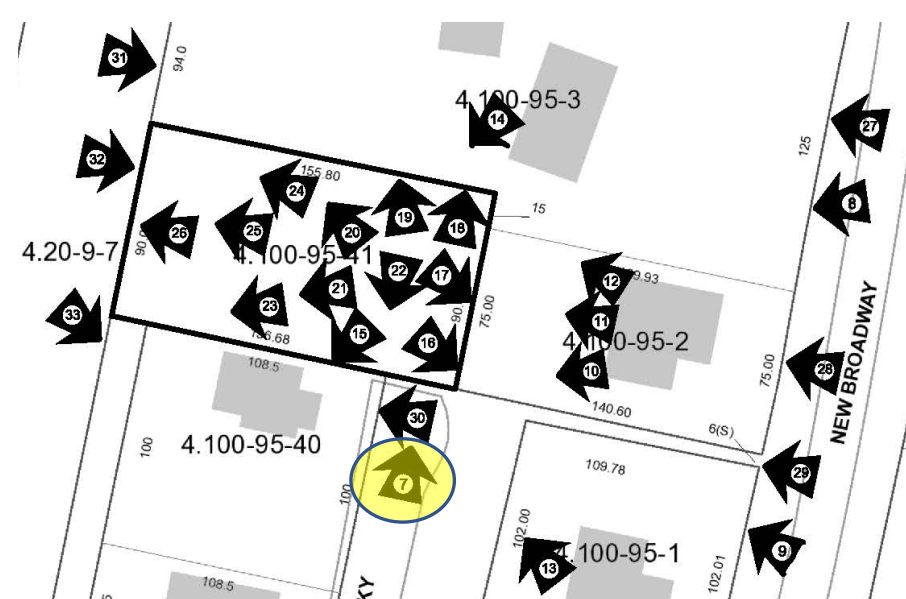
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VP - 3	



Photo 7
View from Pinecrest
Before



Photo 7
View from Pinecrest
After



The driveway to 179 Broadway in the easement that traverses the subject property dominates the view of the site from Pinecrest Parkway. The proposed house has been positioned so that the primary volume aligns with the other houses along the west side of the Parkway respecting the context of the street. Trees are proposed to be planted to the east of the proposed house to screen the house from the street. The proposed house becomes part of the view from the Parkway, but it does not adversely affect public views to the River.

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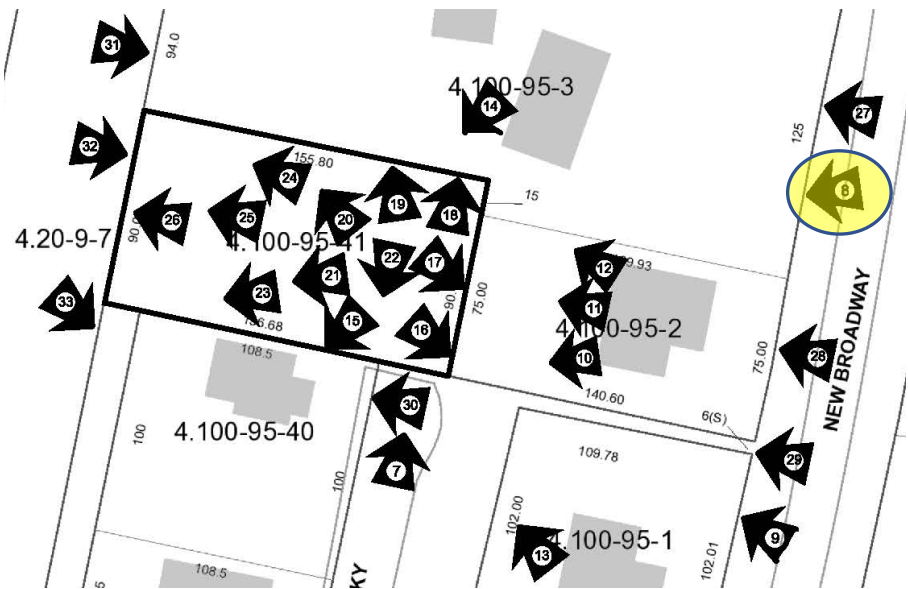
VP - 4



Photo 8
View from Broadway
Before



Photo 8
View from Broadway
After



The view of the site between these two houses on Broadway is limited and substantially screened by existing plantings. These plantings will be augmented by plantings proposed on the subject property. The height of the house is such that it is below the eye level view to the River and does not adversely affect that view. affect public views to the River.

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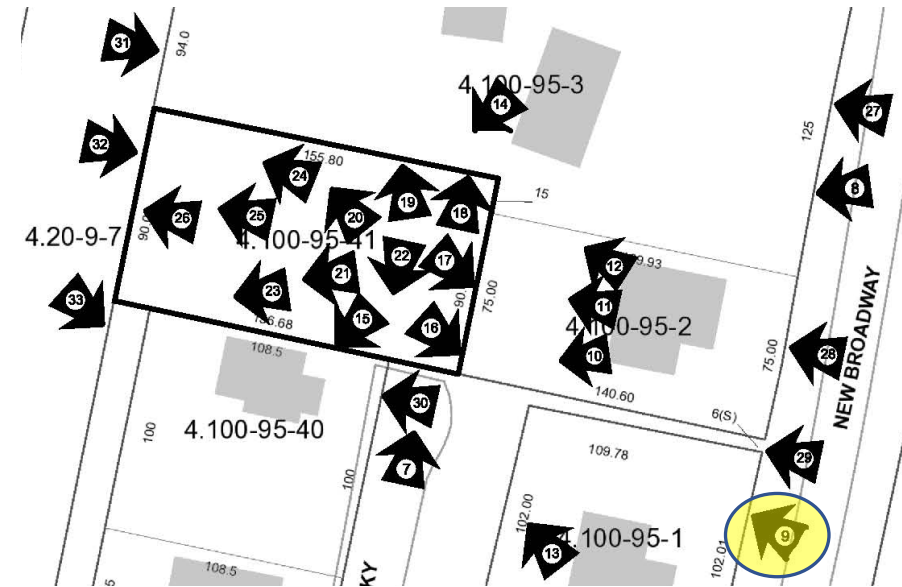
VP - 5



Photo 9
View from Pinecrest
Before



Photo 9
View from Pinecrest
After



Similar to View 8, the view of the site between these two houses on Broadway is also limited and substantially screened by existing plantings. These plantings will be augmented by plantings proposed on the subject property. The height of the house positions the ridge below the tree line along the Aqueduct to the west of the site. The ridge of the proposed house is at elevation 209.29, whereas the basement elevation of 177 Broadway is 207.84. While the proposed house will be visible from 177 Broadway, it will block views of the trees on the subject property and not of the River.

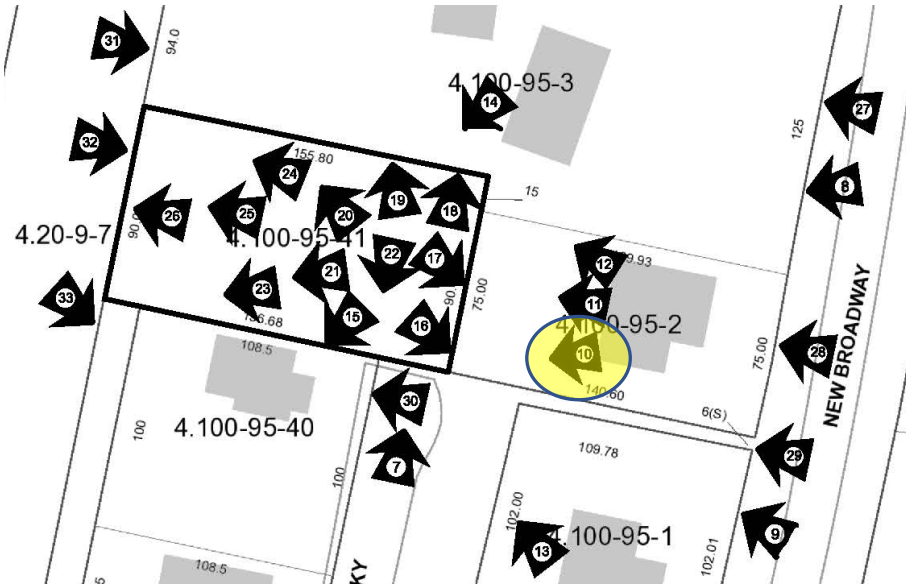
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VP - 6		



Photo 10
View from 177
Looking Southwest
Before



Photo 10
View from 177
Looking Southwest
After



The house located at 177 Broadway is on the steep That starts at Broadway and continues down to the Aqueduct. The proposed house will be built on-line between 177 and the view to the River. The steep slope factors into preventing the view being blocked. The first floor of the proposed house is at elevation 182.4, whereas the first floor of 177 Broadway is at elevation 216.15, a difference of 33.75 feet. Perhaps more indicative of the significance is that the ridge of the proposed house is less than 2 feet higher than the elevations of the 177 basement floor. The proposed house will not block any views of the Hudson River for the residents at 177.

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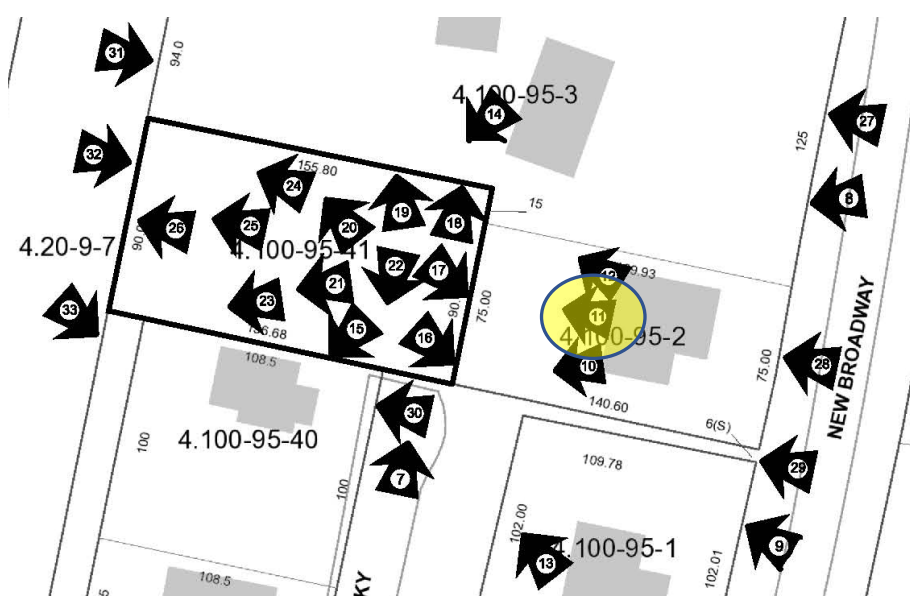
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Photo 11
View from 177
Looking West
Before



Photo 11
View from 177
Looking West
After



This photo shows the view towards the subject parcel at the 177 basement level. In addition to the significant difference in elevation height between the two homes, it should also be noted that the existing planting also screens the view towards the river. The construction of the proposed house will require several existing trees on the subject property to be removed. This will open up views for the existing houses to the east of the proposed. New trees are proposed, but they have specifically been selected to be the type that will top out at around 35 feet, obviating blocking views to the River.

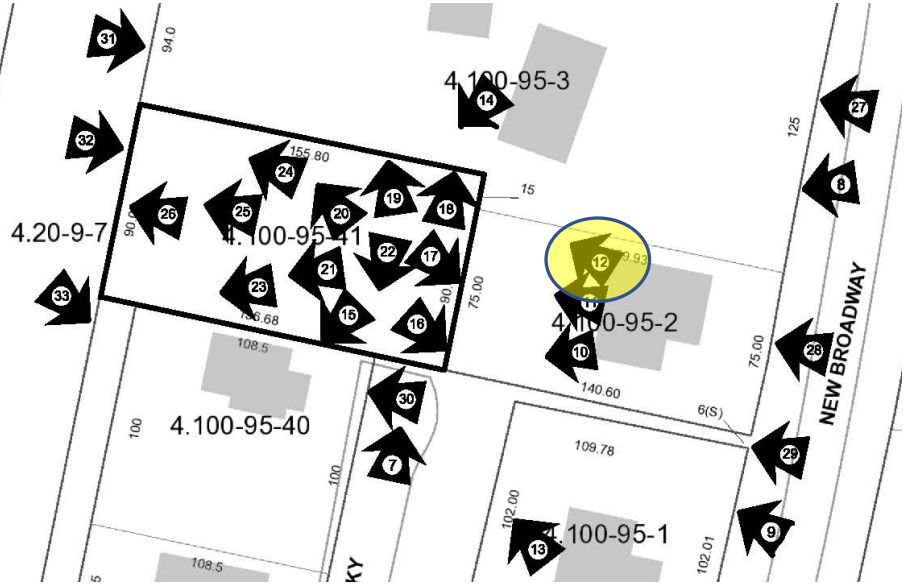
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VP - 8				



Photo 12
View from 177
Looking Northwest
Before



Photo 12
View from 177
Looking Northwest
After



This is the view from the upper deck at 177 Broadway facing west towards the River. The elevation of this deck is at 225 feet, which is almost 16 feet above the ridge of the proposed house. Note that the successive rows of trees between this house and the River creates extensive screening to the view of the River. The row of trees along the Aqueduct forms a backdrop to the proposed house with the canopy of the trees above the height of the house.

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Photo 13
View from 167 Deck
Looking Northwest
Before

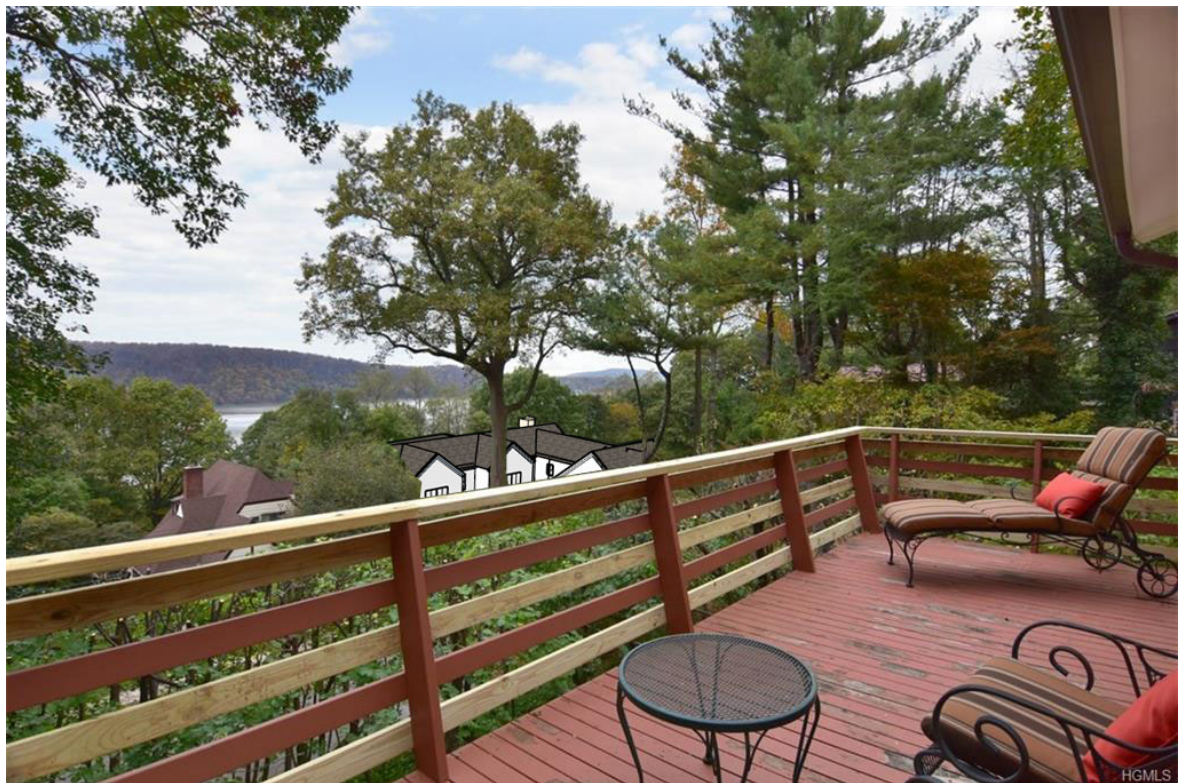
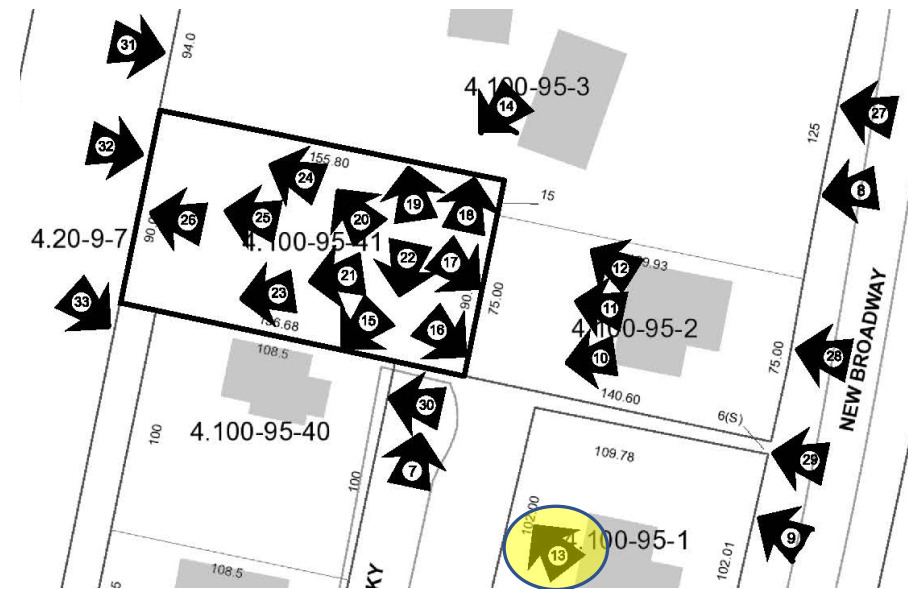


Photo 13
View from 167 Deck
Looking Northwest
After



This is the view from the deck at 167 Broadway looking across the site to the Northwest towards the River. 179 has a fabulous direct view to the River looking West between the houses on Pinecrest Parkway. Note the existing house at 115 Pinecrest. The proposed House effectively aligns with 115 and the ridge elevation of the proposed house is approximately 6 feet higher than the ridge elevation of 115. 167 is built on the slope up to Broadway, placing it significantly higher than the proposed house.

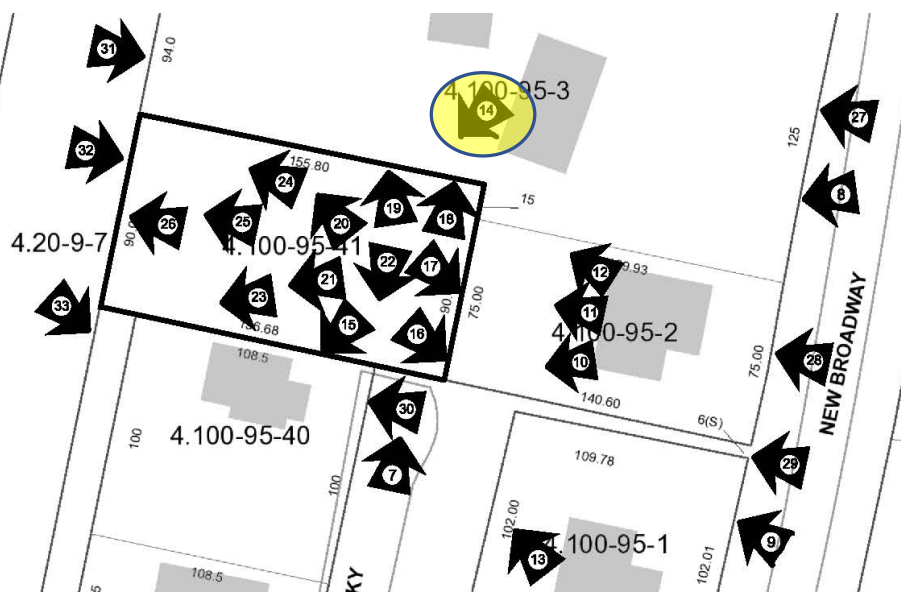
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Photo 14
View from 167 Deck
Looking Northwest
Before



Photo 14
View from 167 Deck
Looking Northwest
After



This is the view from the deck at 179 Broadway looking
 Across the site to the Southwest towards the River.
 179 has a fabulous direct view to the River looking
 West.

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Photo 15 – View from Site to 115 Pinecrest Parkway



Photo 16 – View from Site to 167 Pinecrest Parkway



Photo 17 – View from Site to 177 Broadway



Photo 18 – View from Site to 179 Broadway

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Photo 19 – View from Site to the North



Photo 20 – View from Site to Northwest



Photo 21 – View from Site to Southwest



Photo 22 – View from Site to South

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Photo 23 – View from Site to the Southwest



Photo 24 – View from Site to Northwest



Photo 25 – View from Site to West



Photo 26 – View from Site to Aqueduct

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Photo 27 – View from Broadway to 179



Photo 28 – View from Broadway to 177



Photo 29 – View from Broadway to 167



Photo 30 – View from Pinecrest Parkway to 115

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Photo 31 – View of 179 from Aqueduct



Photo 32 – View of Site from Aqueduct



Photo 33 – View to 167 from Aqueduct

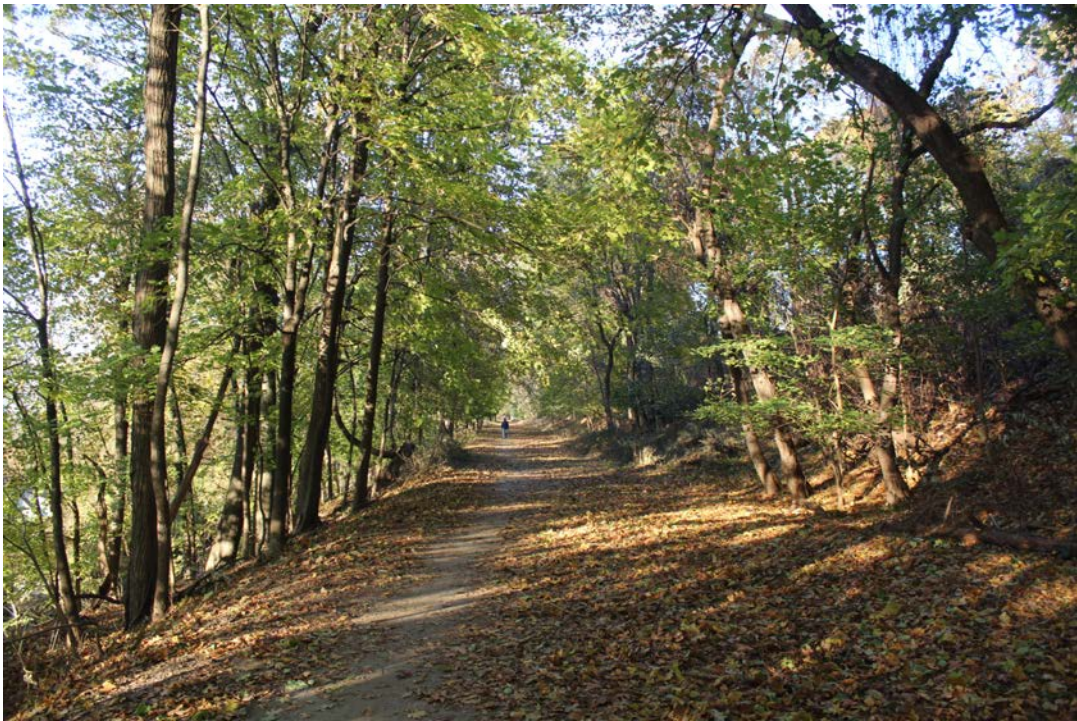
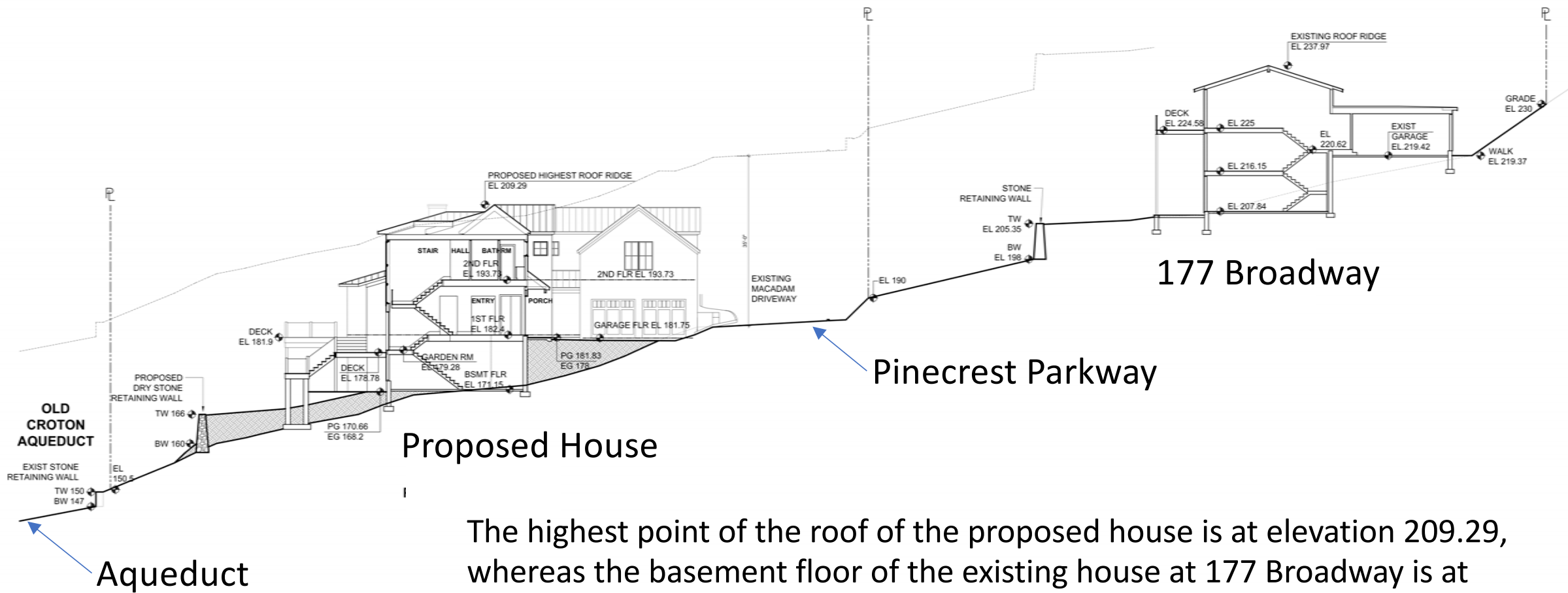


Photo 34 – View of Aqueduct Below Site

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← Hudson River



Proposed House

177 Broadway

Pinecrest Parkway

The highest point of the roof of the proposed house is at elevation 209.29, whereas the basement floor of the existing house at 177 Broadway is at elevation 207.84. The first floor of the proposed house has been set at the lowest level practical to be on the same floor level as the garage. Dropping the floor of the proposed house further would increase the slope of the driveway to an unacceptably steep pitch. While effort has been made to keep the proposed house low in the topography, key to the selection of this building lot was the opportunity to enjoy river views. The effort has been to fairly balance the interests of the neighbors and the applicant.

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**VIEW PRESERVATION
STUDY**

DATE: 12-19-2019 SCALE:
AS NOTED

VP - 17

December 27, 2019

Village of Hastings-on-Hudson Building Department
7 Maple Avenue
Hastings-On-Hudson, NY 10706

Re: 0 Pinecrest Parkway, Hastings-on-Hudson, NY

To: Village of Hastings Building Department:

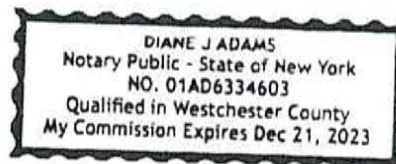
I have reviewed the survey to the best of my ability, dated as revised 12/4/2019, prepared by Summit Land Surveyors for the referenced vacant parcel located at 0 Pinecrest Parkway, Hastings-on-Hudson and hereby state that to the best of my knowledge it appears to be an accurate representation of the parcel, provided said survey is consistent with the legal description set forth in the deed from Abraham Schenk to Elisabeth F. Derow dated June 28, 1968.

Sincerely,



William R. Hanauer
Executor of The Estate of Elisabeth F. Derow

Sworn to before me
this 27th day of December 2019



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: DECEMBER 19, 2019

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: RYAN KIMBER AND MEGHAN GOLDEN (CONTRACT VENDEE)

Property address: PINECREST PARKWAY

Name all streets on which the property is located: PINECREST PARKWAY

SBL: 4.100 - 95 - 41 Zoning District: R-10

Applicant: GOTHAM DESIGN AND COMMUNITY DEVELOPMENT

Standing of applicant if not owner: AGENT FOR CONTRACT VENDEE

Address: 329 BROADWAY, DOBBS FERRY, NY 10522

Daytime phone number: 914-693-5093 Fax number: 914-693-5390

E-mail address: arch329@gmail.com

Total Area of subject Land/property: 14,057 SQ.FT.

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:

THE CONSTRUCTION OF A NEW TWO AND A HALF STORY SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT LOT
AT THE END OF THE PINECREST PARKWAY EXTENSION.

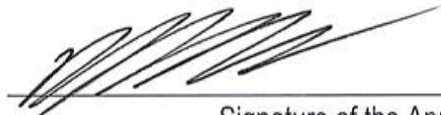
VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
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Steep Slopes and/or View Preservation



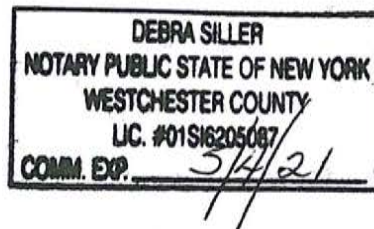
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 21 day
of NOVEMBER, 2019


Signature of the Applicant

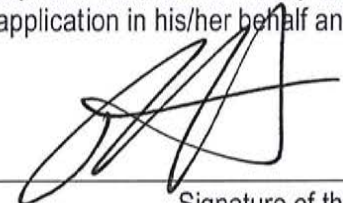

Notary Public




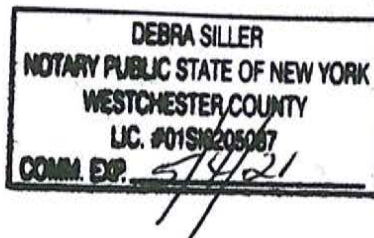
STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : PADRIAC STEINSCHNEIDER, being duly sworn, deposes and says that he/she resides at (NOT APPLICABLE - SUBJECT PROPERTY IS VACANT BUILDING LOT) 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 4.100 Block 95 and Lot 41 of the tax map, and that he/she hereby authorized BY EXECUTOR OF THE ESTATE OF THE OWNER 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 NOVEMBER, 2019


Signature of the Owner
AGENT FOR


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.

The map shows the site location in the City of San Antonio. The site is highlighted in yellow and labeled "SITE". The surrounding area includes various zoning districts: PR (Professional Office), R-7.5 (Single-Family Residential), R-10 (Single-Family Residential), and R-20 (Single-Family Residential). The site is located near the intersection of the San Antonio River and the city limits. The map also shows the location of the site relative to the city limits and the surrounding area.

[illegible]

* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609 of the IBC and Figure R301.2(4)A of the IRC are likely to occur and should be considered in the design.

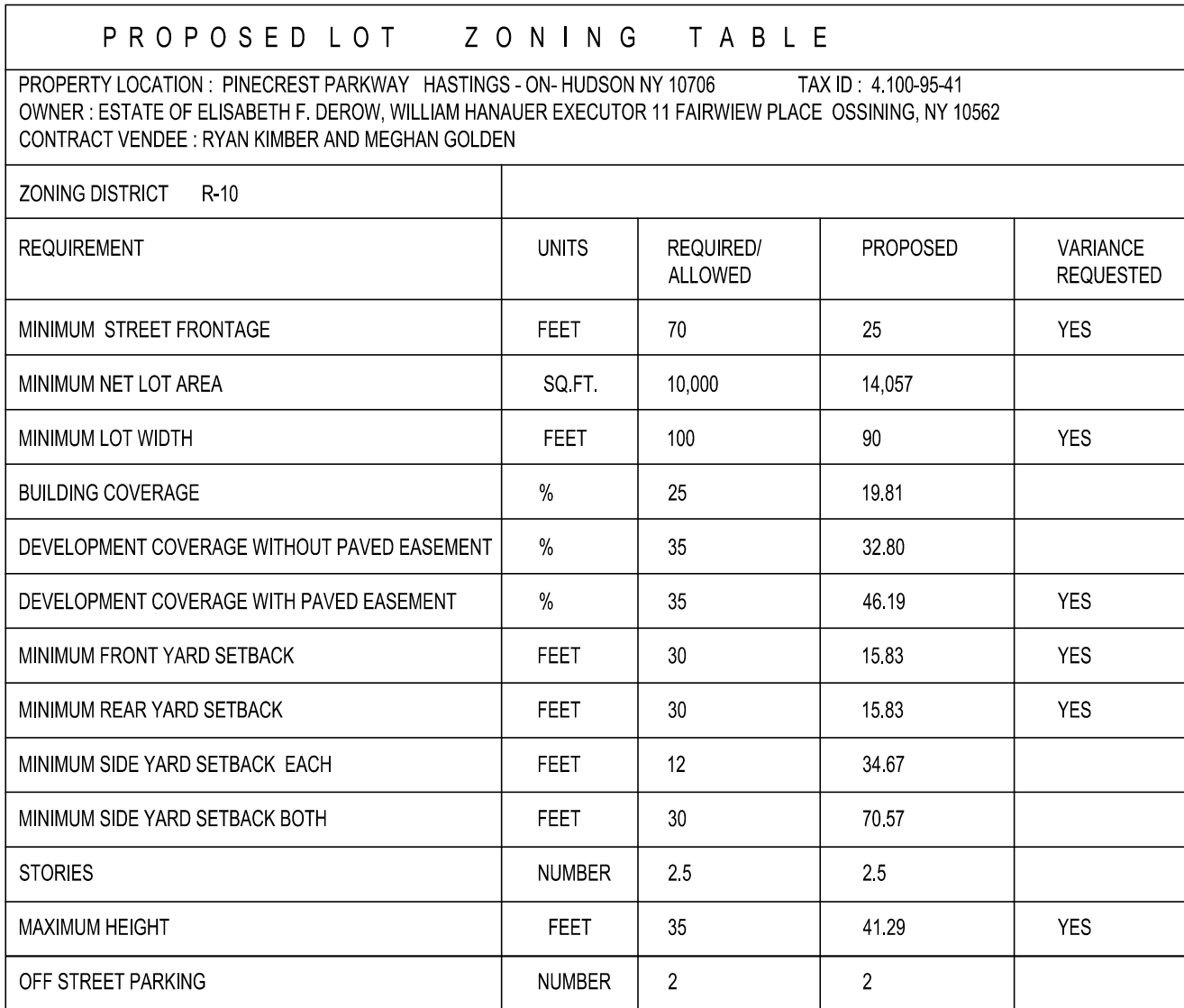
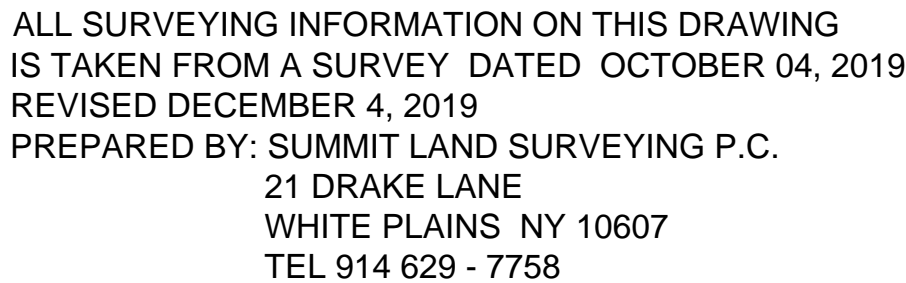
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	48	20 or 13 1/2	R13	19	10/13	10, 2 FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4A	0.33	0.55		0.026	0.06	0.038	0.047	0.047	0.059	0.065

PROJECT TITLE: **KIMBER RESIDENCE**
PINECREST PARKWAY
HASTINGS-ON-HUDSON, NEW YORK 10706
PROJECT NO.: **1906**

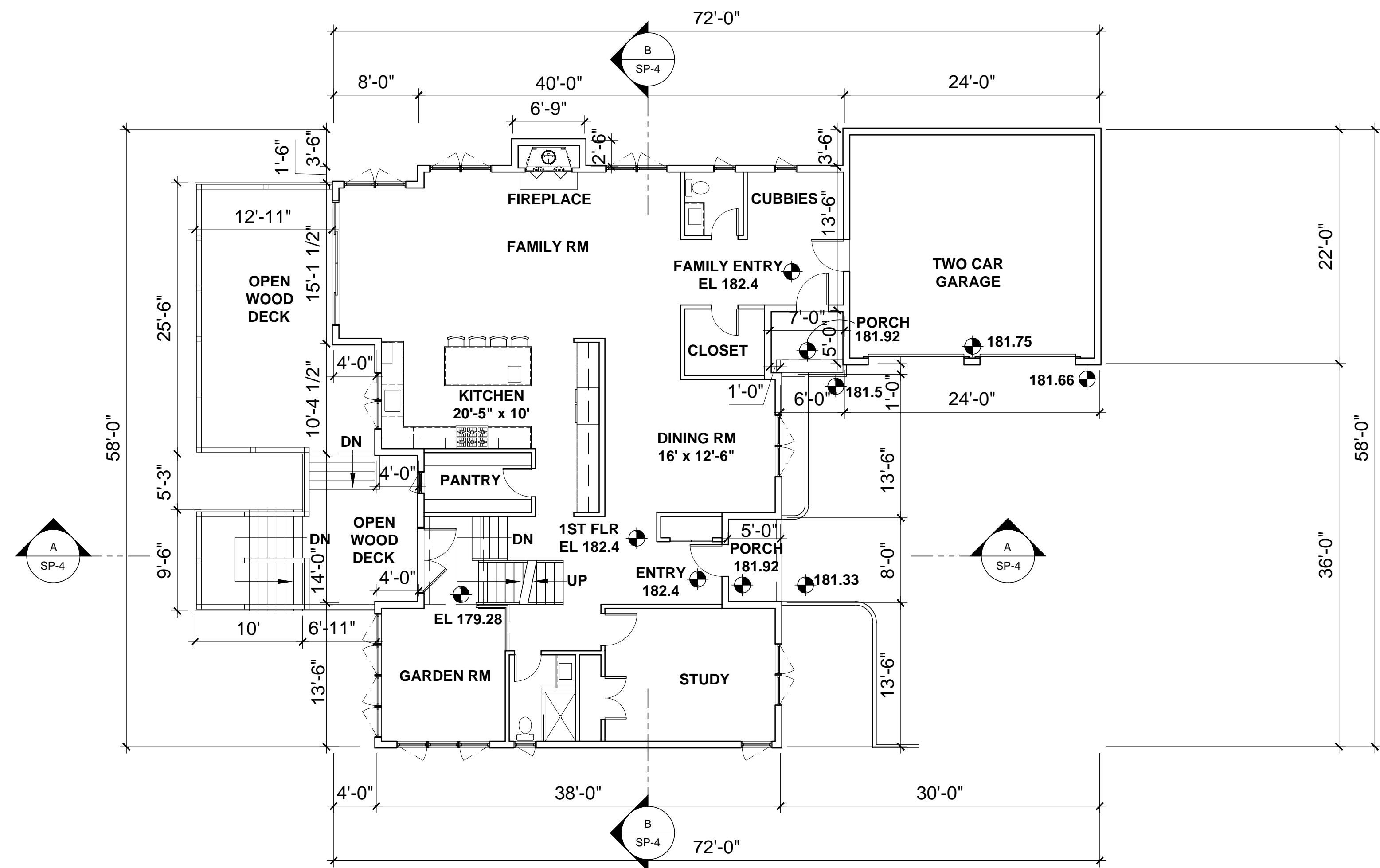
29 Broadway
 Hobbs Ferry, N.Y. 10522
 Phone: (914) 693-5093
 Fax: (914) 693-5390
 Email: arch329@gmail.com

DATE: 12-19-2019	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

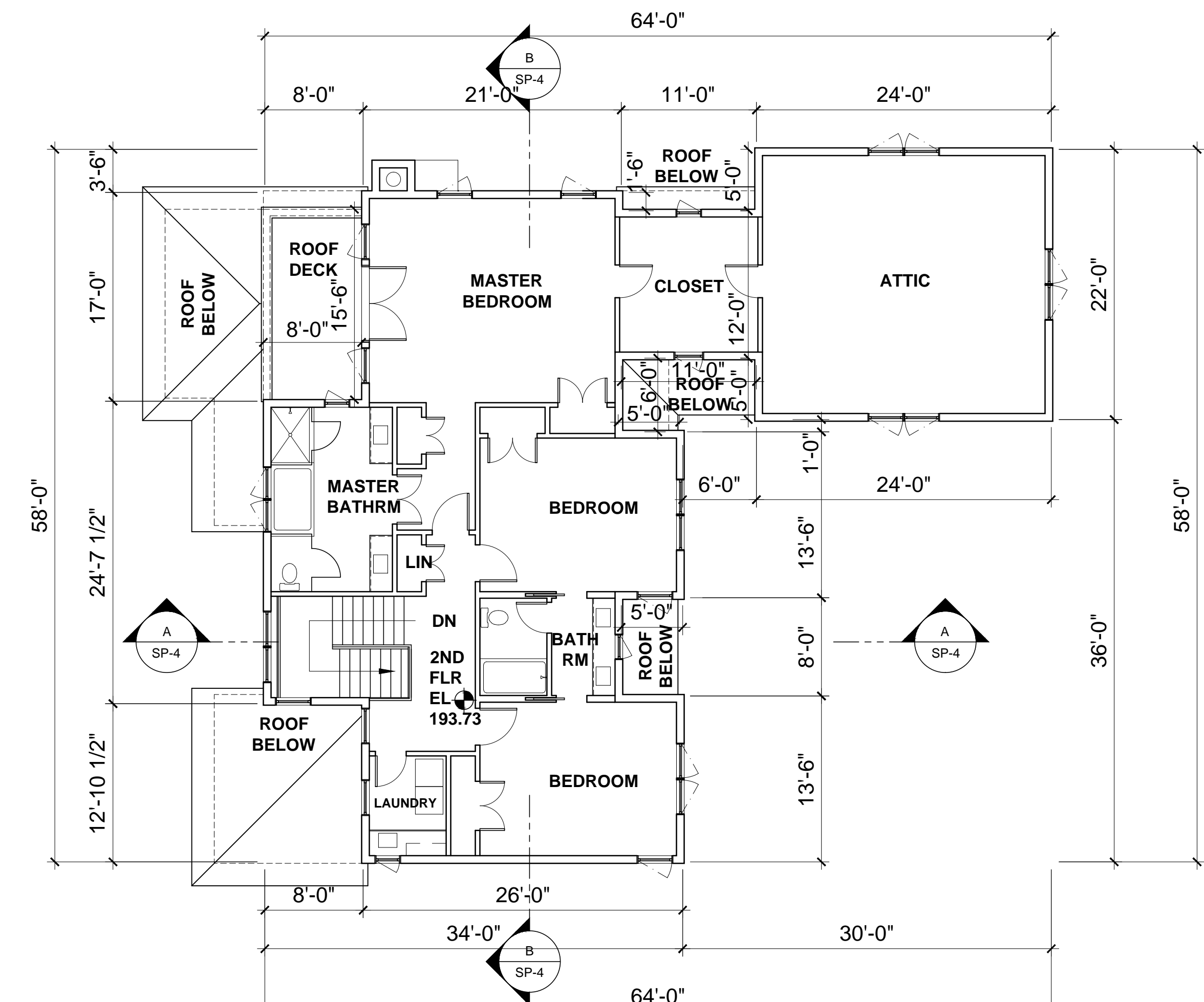
CS



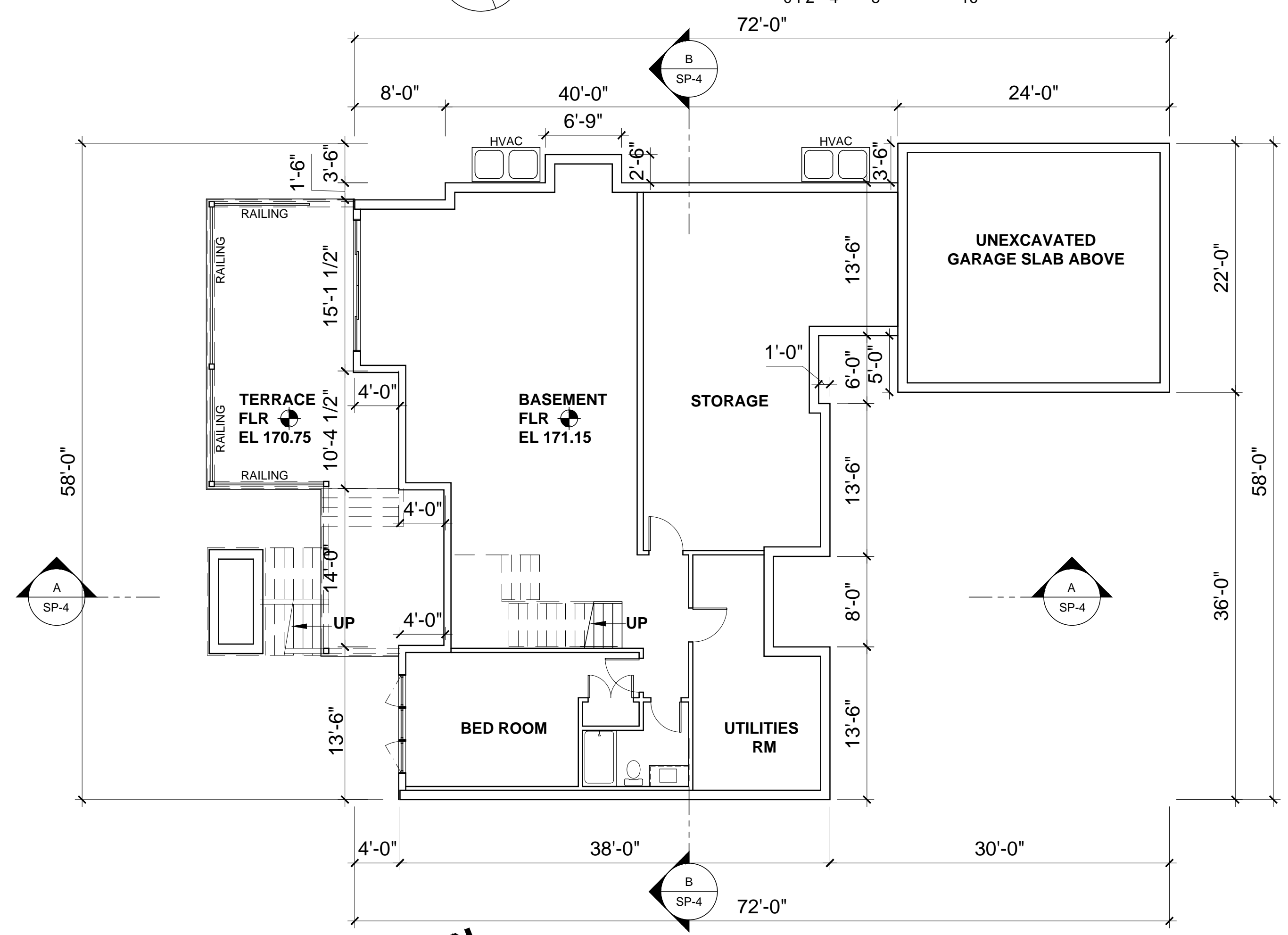
SP-1



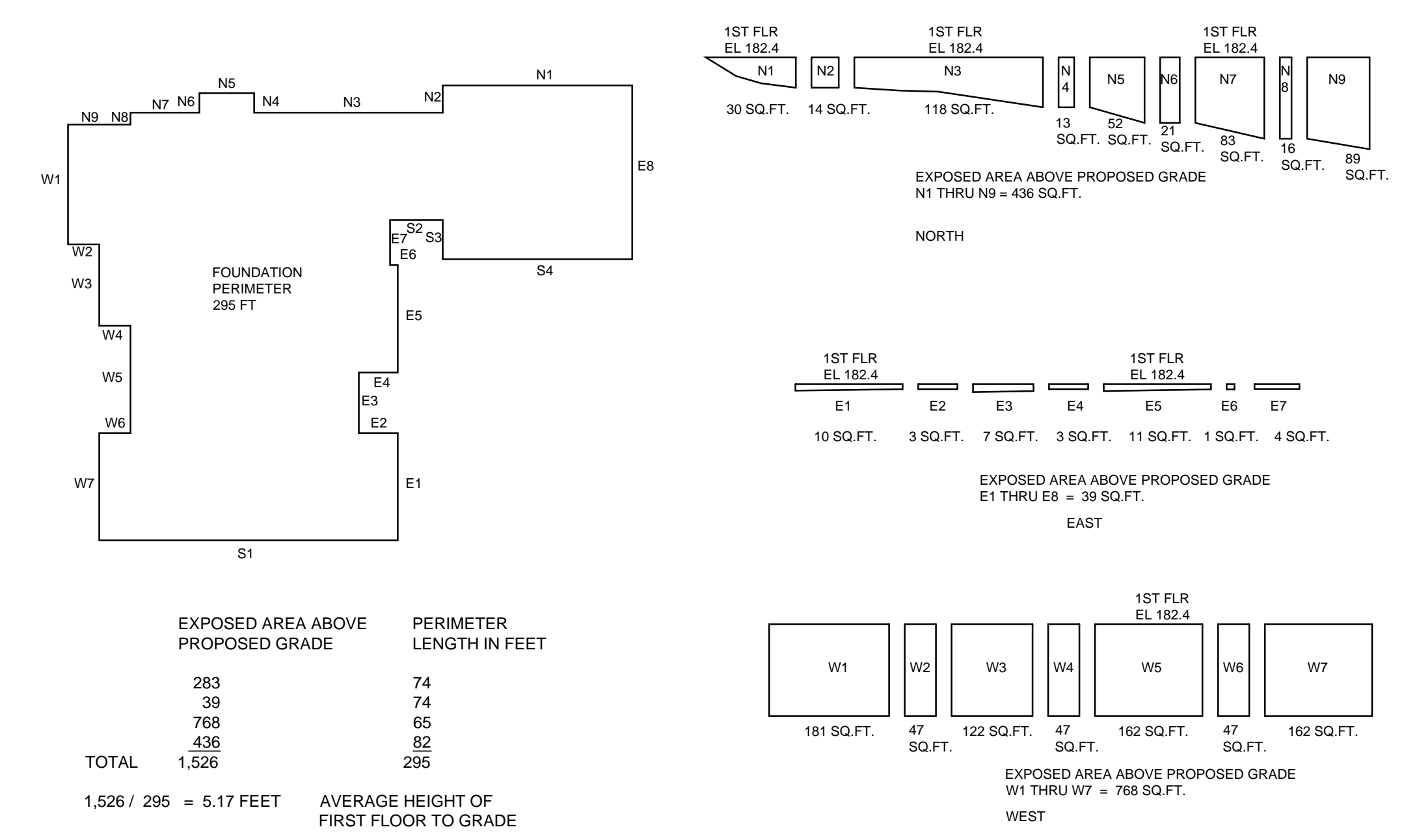
FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8 16



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8 16



BASEMENT FLOOR PLAN
SCALE : 1/8" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8 16



CONFIRMATION OF BASEMENT NOT BEING A STORY:
THE NEW YORK STATE BUILDING CODE [CHAPTER 2 DEFINITIONS] STATES THAT A BASEMENT IS NOT A STORY PROVIDED THAT IT MEETS THE FOLLOWING CRITERIA:
1. THE FIRST FLOOR ABOVE IT IS NOT MORE THAN 6 FEET ABOVE THE GRADE PLANE; AND
2. NOT MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.
THE CALCULATED GRADE PLANE IS AT EL. 177.23 AND THE PROPOSED FIRST FLOOR IS AT EL. 182.4. A DIFFERENCE OF 5.17 FEET < 6 FEET. THE LOWEST POINT OF PROPOSED FINISHED GRADE AROUND THE BUILDING IS AT EL.170.66, SUBTRACTING 170.66 FROM 182.4 = 11.75 < 12.

FOUNDATION WALL ELEVATION DIAGRAMS
SCALE : 1/16" = 1'-0"
GRAPHIC SCALE IN FEET
0 2 4 8 16 32

LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

PROJECT TITLE:
KIMBER RESIDENCE
PINECREST PARKWAY
HASTINGS-ON-HUDSON, NEW YORK 10706
PROJECT NO.: **1906**

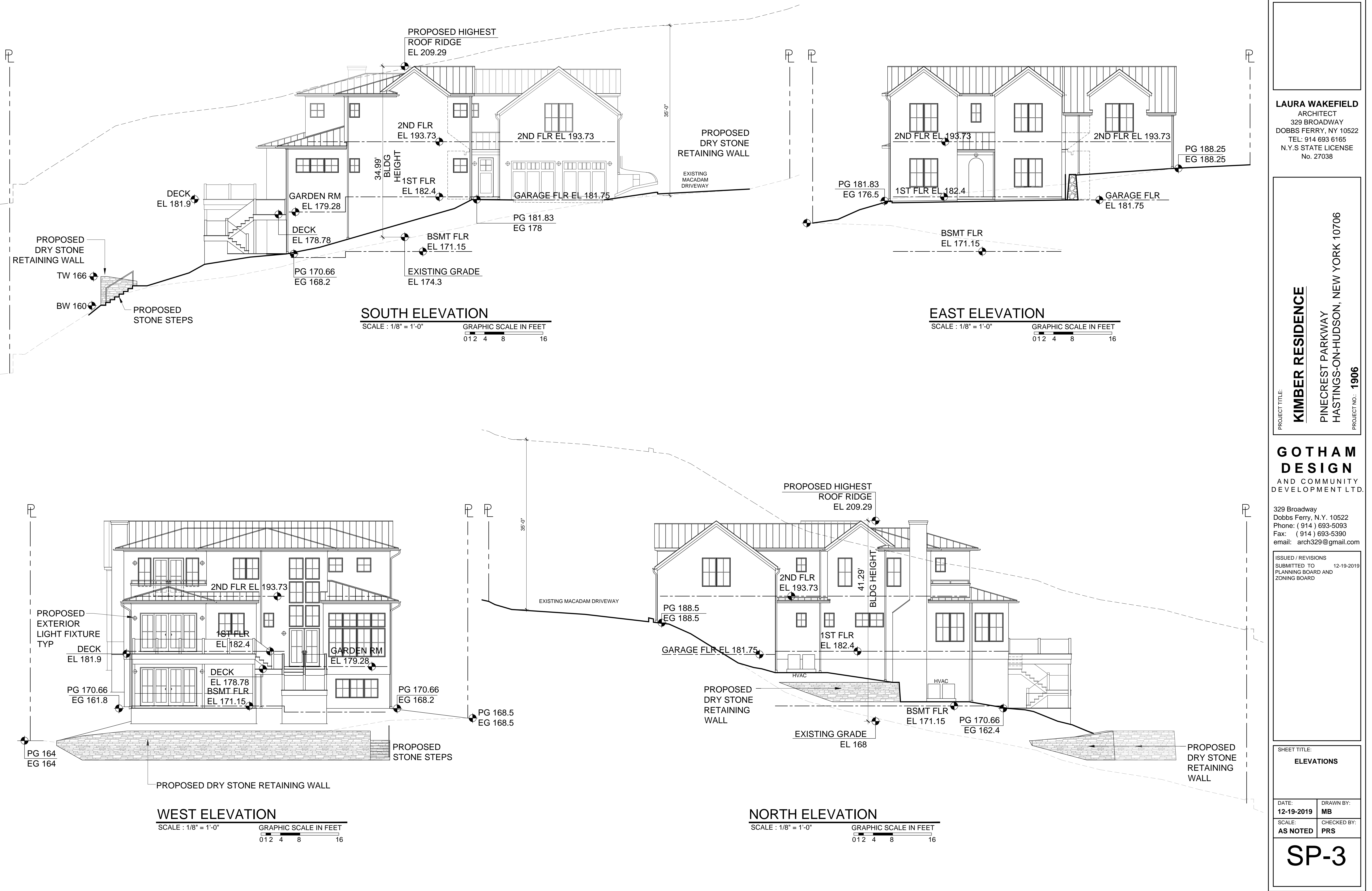
GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
SUBMITTED TO 12-19-2019
PLANNING BOARD AND
ZONING BOARD

SHEET TITLE:
FLOOR PLANS

DATE: 12-19-2019	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-2



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

PROJECT TITLE:
KIMBER RESIDENCE
PINECREST PARKWAY
HASTINGS-ON-HUDSON, NEW YORK 10706
PROJECT NO.: **1906**

GOTHAM DESIGN
AND COMMUNITY
DEVELOPMENT LTD.

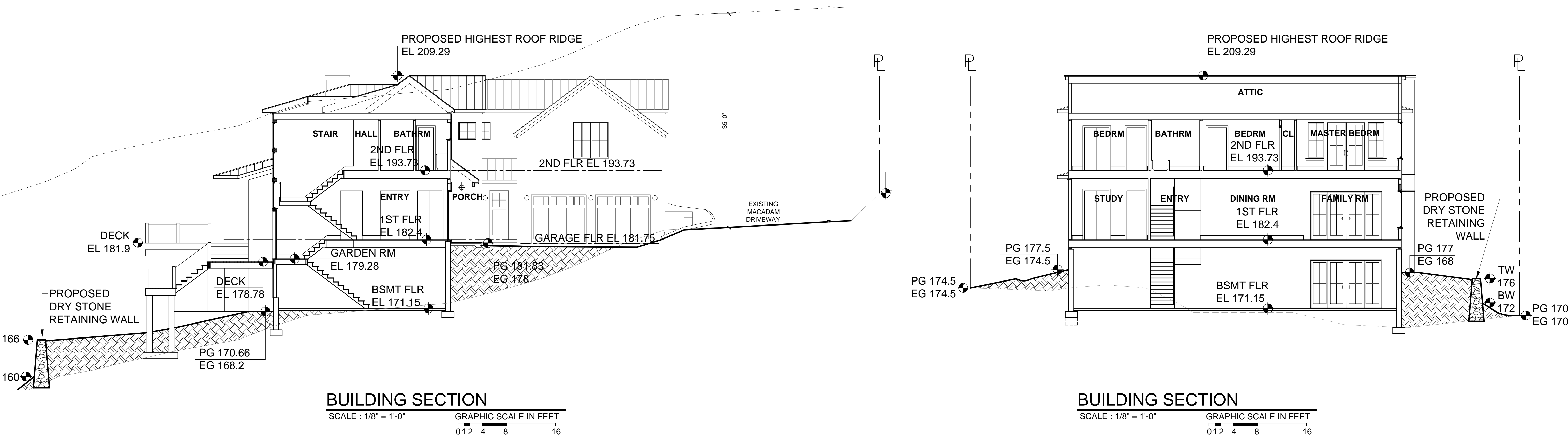
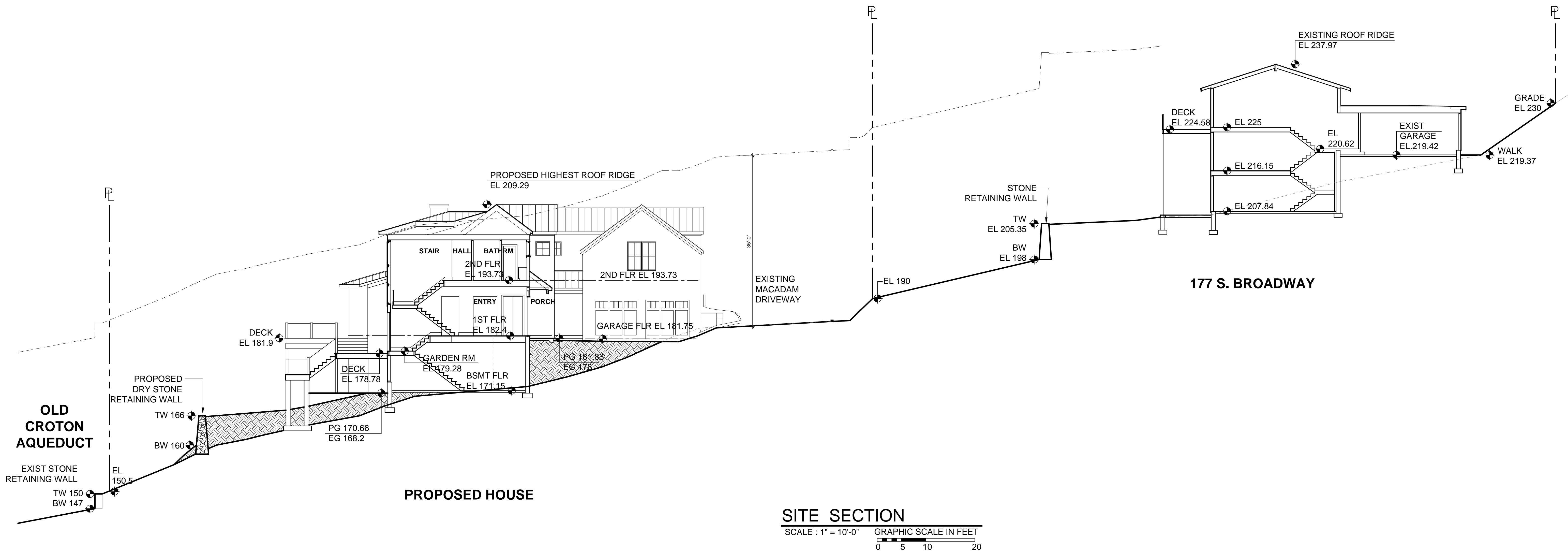
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Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
SUBMITTED TO PLANNING BOARD AND ZONING BOARD 12-19-2019

SHEET TITLE:
ELEVATIONS

DATE: 12-19-2019	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-3



PROJECT TITLE:

KIMBER RESIDENCE

PROJECT NO.:

1906

LAURA WAKEFIELD

ARCHITECT

329 BROADWAY

DOBBS FERRY, NY 10522

TEL: 914 693 6165

N.Y.S STATE LICENSE

No. 27038

GOTHAM

DESIGN

AND COMMUNITY

DEVELOPMENT LTD.

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Dobbs Ferry, N.Y. 10522

Phone: (914) 693-5093

Fax: (914) 693-5390

email: arch329@gmail.com

ISSUED / REVISIONS

SUBMITTED TO PLANNING BOARD AND ZONING BOARD

12-19-2019

SHEET TITLE:

BUILDING SECTIONS

DATE:

12-19-2019

DRAWN BY:

MB

SCALE:

AS NOTED

CHECKED BY:

PRS

SP-4

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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
			YES
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:			NO
			YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
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	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
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? 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: _____ _____ _____	NO	YES	
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	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
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 type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

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	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.	Application Submitted (1) CS - Cover Sheet - Noted on Vicinity Map (2) Zoning Application Submitted (3) Short Form EAF Submitted
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	CS - Cover Sheet
§ 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.	SP-1 Site Plan 1. Title, Date, Architect: Cover Sheet Title Block 1. Record Owner: SP-1 Site Plan Zoning Table 1. North Arrow, Scale, Surveyor - Bottom of Site Plan 1. Consultants - Engineering and Landscape Plans 2. SP-1 Site Plan 3. Not Applicable 4. SP-1 Site Plan and Zoning Table 5. SP-1 Site Plan 6. SP-1 Site Plan 6. SP-3 Elevations, Facades, etc. 6. SP-1 Site Plan - Mechanical Equipment 7. Not Applicable 8. SP-1 Site Plan and Landscaping Plan - Trees 8. Other Site Features - Not Applicable 9. SP-1 Site Plan 10. Provided by Aspect 120 - Landscape Architect

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



§ 295-106.E (Cont'd)	<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>11. SP-1 Site Plan</p> <p>12. Not Applicable</p> <p>13. Provided by Hudson Engineering</p> <p>14. SP-1 Site Plan</p> <p>15. SP-1 Site Plans - Electrical Fixtures Shown</p> <p>15. SP-3 Elevations- Electrical Fixtures Shown</p> <p>16. Not Applicable</p> <p>17. SP-1 Site Plan - Site Stairs</p> <p>18. SP-1 Site Plan - Topography Shown</p> <p>18. Survey with Topography submitted</p>	
	§ 295-106.F	<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>Fee submitted</p>
	§ 295-106.G	<p>Any other information or documents required by the Planning Board for a review of the site plan</p>	<p>TBD</p>
	§ 295-106.H	<p>A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.</p>	<p>Provided by Hudson Engineering</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".


 21 Dec 2019
 
 GOTHAM DESIGN

Signature Date Name AGENT Title
 For OWNER

VILLAGE OF HASTINGS-ON-HUDSON

Steep Slopes Application Checklist



Code Section	Code Section Provisions	Indicate how the provisions are addressed*
§ 249-7(1)	A detailed site plan of the property showing, at a scale of not less than 10 feet equals one inch, the applicant's entire property, the adjacent properties, and existing streets and showing the following information: (a) The location of all existing and proposed structures and paved surfaces on the applicant's property and any existing septic systems and wells on such property; (b) The location of the proposed area of disturbance on the applicant's property and its relation to neighboring properties' structures, roads, watercourses and wetlands; (c) The location on the applicant's property of all existing watercourses, wetlands, 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; and (d) The existing grades on the applicant's property with contour lines at two-foot intervals and proposed grades within the area of the proposed construction or alteration. a) Not Applicable a) Paved Surfaces Gotham SP- b) Hudson SA-1 c) Not Applicable except trees c) Trees - Hudson C-1 c) Trees - Gotham SP-1 d) Hudson C-1 and SA-1 d) Gotham SP-1
§ 249-7(2)	A landscaping plan for the applicant's property, indicating proposed paved areas, storm drainage facilities, retaining walls and ground cover, as well as the location of trees and ornamental shrubs.	Aspect 120
§ 249-7(3)	Architectural plans, elevations, sections of the structures and related improvements.	Gotham SP-2, SP-3 and SP-4
§ 249-7(4)	A statement prepared by a licensed architect, registered landscape architect or engineer describing: (a) The methods to be used in overcoming foundation and other structural problems created by slope conditions, in preserving the natural watershed and in preventing soil erosion; (b) The methods to be used to eliminate or mitigate water runoff on all adjacent properties and any other property that will be naturally affected by increased water runoff; and (c) The methods used to minimize the impact of changes in topography on adjacent and nearby properties through landscaping, retaining walls and terracing of gardens a) Gotham SP-4 Sections a) Hudson C-1 b) Hudson C-1 c) Gotham SP-1 c) Aspect 120
§ 249-7(5)	A plan submitted under the seal of a licensed professional engineer showing and certifying the following: (a) All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion and water. (b) The calculated volume of water runoff from the slope(s) and from the lot in question, as unimproved. (c) The calculated volume of water runoff from the slope(s) and from the lot in question, as improved. (d) The existence, location and capacity of all natural and artificial drainage courses and facilities within 500 feet of the lot which are or will be used to carry or contain the water runoff from the slope(s) and the lot. a) Hudson C-1 b) Hudson Stormwater Manage- ment Plan & Drainage Analysis c) Hudson Stormwater Manage- ment Plan & Drainage Analysis d) Hudson Stormwater Manage- ment Plan & Drainage Analysis
§ 249-7(6)	A statement made under the seal of a licensed professional engineer certifying that: (a) The proposed activity will disturb the steep slope area to the minimum extent possible; and (b) The proposed mitigation measure will prevent, to the maximum extent practical, the adverse effect of any disturbance of the steep slope area on the environment and any neighboring properties. a) Waiver Requested b) Hudson Stormwater Manage- ment Plan & Drainage Analysis
§ 249-7(7)	Proof that all adjacent property owners have been notified of the steep slope application and of the Planning Board meeting at which it will be considered. Notice shall be provided in accordance with § 295-143C, except that only adjacent property owners need be notified. Copies of Certified Mail Receipts
§ 249-7(8)	The Planning Board may, at its discretion, waive any of the requirements of Subsection A except Subsection A(7). Indicate if any waivers are being requested	249-7(6) - Waiver Requested Construction in Steep Slopes Area

*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

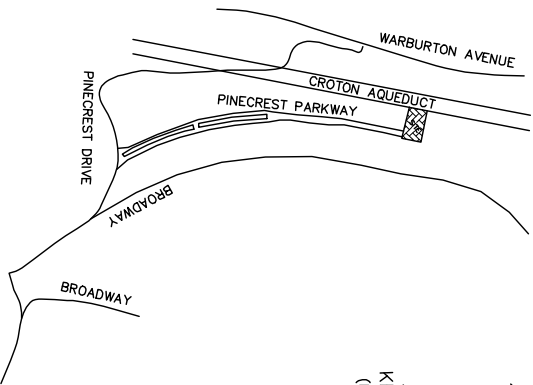
 31 Dec 2019
 Date

 Braden C. Olsen
 Name

 Gotham Design
 Agent Title FOR OWNER

LEGEND:

- Drop Curb
- Light
- Light Pole
- Traffic Sign
- Tree (4" size)
- Utility Pole
- Hydrant
- Water Valve
- Gas Valve
- Drainage Inlet
- Catch Basin
- Sewer Manhole
- Electric Manhole
- Water Manhole
- Sewer (Combined)
- Electric Line
- Gas Line
- Over Head Wires
- Chain Link Fence
- Top of Curb
- Bottom of Curb
- Top of Wall
- Bottom of Wall
- Legal Grade
- Cable Line



- NOTE:
1. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
 2. SEWER MANHOLE RIM AND INVERT ELEVATIONS IF SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
 3. WATER MAINS IF SHOWN HEREON ARE TAKEN FROM FIELD MARKINGS.
 4. GAS AND ELECTRIC INFORMATION IF SHOWN HEREON TAKEN FROM FIELD MEASUREMENTS.
 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 735 (UTILITY MARKINGS). NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.
- CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480 OR CALL AT 811

ALL ELEVATIONS HEREON ARE IN NAVD 1988 VERTICAL DATUM.

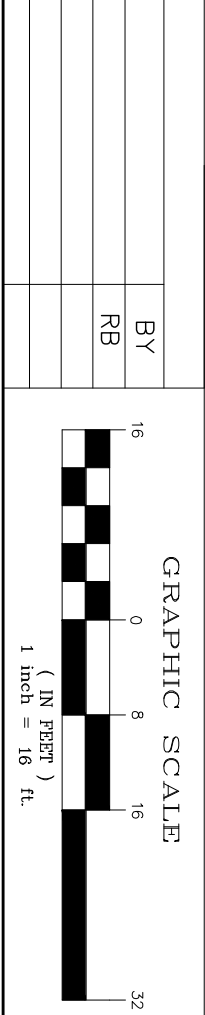
Below surface encroachments are not shown. The existence of right of ways and/or easements of record, if any, not shown hereon, are not certified. A title report of the subject property was not provided. A deed of the subject property was not provided.

THIS SURVEY WAS PREPARED BY A SURVEYOR IN THE STATE OF NEW YORK. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED TO BE PLACED ON THIS SURVEY. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED TO BE PLACED ON THIS SURVEY. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED TO BE PLACED ON THIS SURVEY.

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. (NOT FOR TITLE TRANSFER)

REVISIONS		
NO.	DATE	DESC.
1	12-4-19	ADDED 24' WIDE EASEMENT

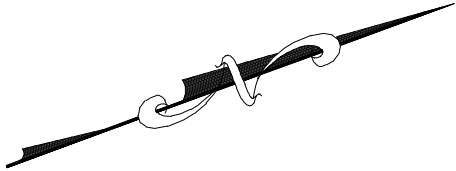
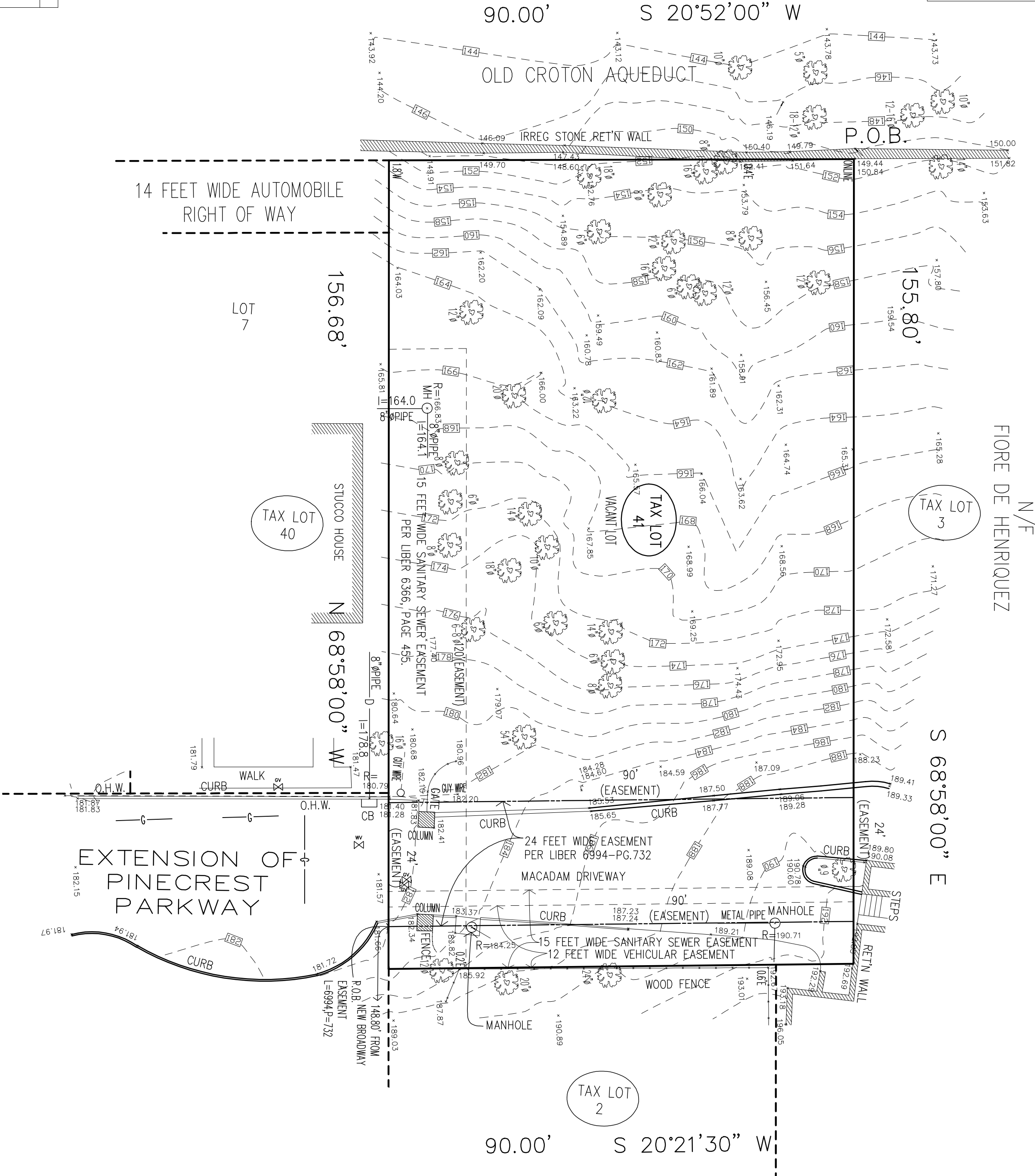
TOTAL TAX LOT 41 AREA = ±14058 Sq. Ft. OR ±0.32 Ac



JOB NUMBER
WCHH-100-895-41 (TOP)

DATE: 10-24-2019

SCALE: 1"=16.0'
Measurement in U.S. Standard.



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.

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

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

TOPOGRAPHICAL SURVEY OF
TAX LOT 41 IN BLOCK 95, SECTION 4.100
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF HASTINGS ON HUDSON
LOCATED AT
VILLAGE OF HASTINGS ON HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK
ADDRESS: 0 PINECREST PARKWAY.
COPYRIGHT ©2019 SUMMIT LAND SURVEYING P.C.

VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	Application Submitted
Application Fee	Prescribed fee for the requested review/action	Fee Submitted
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	SP-1 Site Plan, SP-2 Floor Plans SP-3 Elevations, SP-4 Building and Site Sections
	A plan showing the location from where the photos were taken and general direction of the field of vision	Map included in View Preservation Report With Photos Numbered and Direction Indicated
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	Included in View Preservation Report
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	Included in View Preservation Report
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisionsTo be provided as and if needed...

*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

M. SOL

Signature

21 Dec 2019

Date

BRADLEY G. OLSEN

Name

GOTHAM DESIGN

Title
AGENT
FOR OWNER