Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Townhomes at Woodbank		
Project Location (describe, and attach a general location map): Nodine Street (off Warburton Avenue), Village of Hastings-on-Hudson (Also known as 0 Warburton Avenue)		
Brief Description of Proposed Action (include purpose or need): Construction of a three-story, 6-unit townhouse building with parking garage at the basement level.		
Name of Applicant/Sponsor: PTG Development, LLC	Telephone: (914) 423-0814 E-Mail: loubrutto@pacifictransglobal.com	
Address: 61 Southside Avenue, Building B		
City/PO: Hastings-on-Hudson	State: New York	Zip Code: 10706
Project Contact (if not same as sponsor; give name and title/role): Cronin Engineering, P.E., P.C.	Telephone: (914) 736-3664 E-Mail: jim@croninengineering.net	
Address: 39 Arlo Lane		
City/PO: Cortlandt Manor	State: New York	Zip Code: 10567
Property Owner (if not same as sponsor): PTG Development, LLC	Telephone: (914) 423-0814 E-Mail: loubrutto@pacifictransglobal.com	
Address: 61 Southside Avenue, Building B		
City/PO: Hastings-on-Hudson	State: New York	Zip Code: 10706

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of Hastings PB - Site Plan, View Preservation & Steep Slopes Approvals	February 2017
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	Village of Hastings ZBA - Coverage Variance	November 2017
d. Other local agencies ☑Yes ☐No	Village of Hastings Building Department	March 2018
e. County agencies ☑Yes ☐No	WCDH - Water & Sewer Main Extensions	December 2017
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MR-1.5 Multi-Family Residence (1,500 SF per Dwelling Unit)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Village of Hastings-on-Hudson School District

b. What police or other public protection forces serve the project site?
Village of Hastings-on-Hudson Police Department

c. Which fire protection and emergency medical services serve the project site?
Village of Hastings-on-Hudson Volunteer Fire Department

d. What parks serve the project site?
Reynolds Field Park, Draper Park & Warburton Avenue Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 0.5 acres
b. Total acreage to be physically disturbed? 0.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				6
At completion of all phases				6

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? construction of foundation, utilities

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 800 cyds
- Over what duration of time? +/-10 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 1,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Suez Water Westchester - Pocantico System
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☐ Yes ☑ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extension of the existing water main in Nodine Street/Warburton Avenue
- Source(s) of supply for the district: New York City Aqueduct System

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 1,020 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Domestic Sanitary Wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Westchester County Yonkers Treatment Plant
- Name of district: Village of Hastings Sanitary Sewer System
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☑ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

    Extension of the nearest existing sanitary sewer main in Nodine Street/Warburton Avenue

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

  _____

  _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipement, delivery vehicles during project construction

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00am - 5:00pm
- Saturday: 8:00am - 5:00pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise from heavy equipment, at various times and durations of the day during construction of the project, that will adhere to local noise requirements and work day/time restrictions.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Proposed building lighting to illuminate walkway areas, entrance to parking garage. Direction/aim will be down toward ground. Existing residential apartment building to the south will be approx. 45-ft. away, existing multi-family residential buildings to the west approx. 60-ft. away.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Predominantly Residential (Multi-Family)

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.06	0.15	+0.09
• Forested	0.01	0.03	+0.02
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0.41	0.30	-0.11
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): (See below)

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 360015A, 360015 , 360022 , V00728, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

It is believed the sites listed are in various stages of remediation (i.e. on-going, completed with on-going monitoring, completed)

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2 to 5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Udortents	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >8 feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	30 % of site
☑	10-15%:	55 % of site
☑	15% or greater:	15 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
squirrels, mice, birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

It is believed the site proper does not contain any species of plant or animal that is listed. The presence of the bald eagle along the Hudson River could be the reason for the "yes" autofill answer.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Hudson River, County & State Park Lands
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Old Croton Aqueduct

iii. Brief description of attributes on which listing is based:

Recreational walking & biking trail with scenic views at points of the Hudson River and Palisades

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Old Croton Aqueduct

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): considered a state park with state historic trail

iii. Distance between project and resource: (adjacent to site) 0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

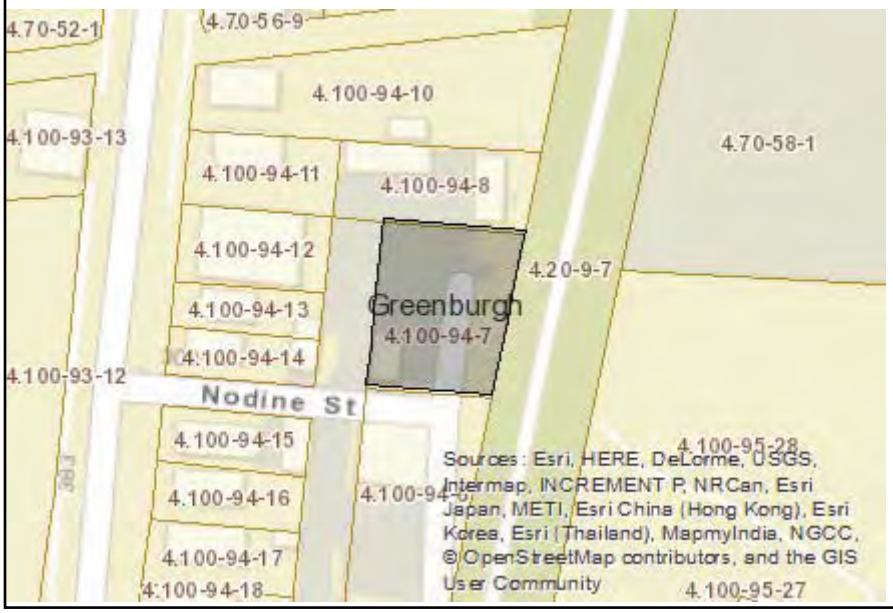
Applicant/Sponsor Name James C. Annicchiarico/Cronin Engineering Date September 11, 2017

Signature _____ Title Project Engineer

PRINT FORM

EAF Mapper Summary Report

Tuesday, September 12, 2017 1:21 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360015A, 360015 , 360022 , V00728, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Old Croton Aqueduct
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

ZARIN & STEINMETZ

David J. Cooper
Jody T. Cross ▪
Katelyn E. Ciolino ▪
Michael J. Cunningham ▪
Marsha Rubin Goldstein
Helen Collier Mauch ▪
Zachary R. Mintz ▪
Daniel M. Richmond
Kate Roberts
Brad K. Schwartz
Lisa F. Smith ▪
David S. Steinmetz ▪
Edward P. Teyber
Michael D. Zarin

▪ Also admitted in D.C.
▪ Also admitted in CT
▪ Also admitted in NJ

September 14, 2017

By Hand Delivery

Hon. Kathy Sullivan
Chairperson of the Village of Hastings-on-Hudson
Planning Board and Members of the Planning Board
Hastings-on-Hudson Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706

Re: **PTG Development, LLC**
Application for Site Plan Approval for the
Proposed Townhomes at Woodbank
0 Warburton Avenue (aka Nodine Street) (the "Project"),
Section 4.10, Block 94, Lots 7 & 8 (the "Property")

Dear Chairperson Sullivan and Members of the Planning Board:

As you know, this firm, in coordination with the architectural and engineering firms Christina Griffin Architect PC and Cronin Engineering, P.E., P.C., represent PTG Development, LLC ("PTG"), owner of the above-referenced Property. We are pleased to make this submission in support of PTG's Application for Site Plan, View Preservation and Steep Slopes Approval in advance of your Board's September 28th meeting.

PTG last appeared before your Board at the August 17, 2017 Meeting. At that meeting, the Board asked PTG to further address massing, measures to protect the Old Croton Aqueduct ("OCA") during construction, site lines from OCA, and to submit a long Environmental Assessment Form. As discussed below, PTG has made significant revisions to its Site Plans and assembled additional materials to address the Board's comments. Accordingly, we are pleased to present the following:

1. Revised Plans
   a. Site Plan, last revised September 14, 2017 (Sheet S-2)
   b. Garage Plan, last revised September 14, 2017 (Sheet A-1)
   c. First Floor Plan, last revised September 14, 2017 (Sheet A-2)
   d. Second and Third Floor Plan, last revised September 14, 2017 (Sheet A-3)
   e. West and East Elevations, last revised September 14, 2017 (Sheet A-4)
   f. South and North Elevations, last revised September 14, 2017 (Sheet A-5)
   g. View Preservation Studies, last revised September 14, 2017 (Sheets VP-4; VP-15; VP-18)
   h. Massing Comparison with Neighboring Properties, dated September 14, 2017 (Sheets VP-15B; VP-15C; VP-15D)
2. Work Zone Plan, dated September 13, 2017 (Sheet SP-2.1); and
3. Long Environmental Assessment Form.

Massing

In response to the Board's comments regarding massing, PTG has increased the width of the view corridor at the center of the building by two feet on all floors above the garage level. The increased separation significantly reduces the massing of the proposed townhomes, creating the appearance of two buildings with three townhomes on each side of the corridor. The corridor at the first and second floors has been increased from 8 feet to 10 feet. The corridor at the third floor has been increased from 18 feet to 20 feet. To accomplish the increased separation, PTG reduced the width of one of the two-bedroom units by 2 feet. The width of the reduced unit of approximately 17 feet remains consistent with the width of the other two-bedroom units. PTG has also added a green roof to the terrace in the corridor, incorporating sustainable practices into the site design.

The width of the two sets of townhomes on each side of the corridor is also consistent with the width of similar multi-family buildings in the area. At the first and second floor, the width of

the townhomes on each side of the corridor are approximately 56 and 59 feet. At the third floor, the width of the townhomes on each side of the corridor are approximately 47 and 49 feet. Enclosed are the revised Site Plan, Floor Plans and Elevations showing the increased separation at the center of the townhomes. Also enclosed are revised View Preservation Studies showing the increased building separation and the view from the OCA over the top of the proposed building to the Hudson River and Palisades.

PTG will provide further visual representation of the revised building outline at the Project Site a week before the September 28 meeting. PTG will notify the Planning Board once the additional visual representation is ready and encourages the Board Members to contact PTG and/or Christina Griffin Architect, PC to schedule a Site visit at the Board Members' convenience.

To further address the concern of massing, we have also provided a comparative study of neighboring building footprints and heights. The study demonstrates that the proposed development fits within the range of building sizes and heights that exist in the neighborhood.

Construction Protection Plan

In response to the Board's comments regarding the measures PTG will take to protect the OCA during construction, Cronin Engineering has created the enclosed Work Zone Plan (SP-2.1). PTG's protective measures include installing orange construction fencing (i) behind the proposed excavation line required to construct the building foundation; and (ii) parallel to the rear property line/OCA to establish a "no construction" area where heavy machinery/excavation will be prohibited. PTG also proposes to have the engineer and/or building inspector monitor the OCA wall visually and/or with specified monitoring device(s) and to use sheet piling and/or shoring, to ensure the slope at the toe of the OCA wall is not compromised during excavation and construction of the building foundation, as necessary and as field conditions warrant. A detailed Phased Work Plan outlining the protection measures in detail will be provided prior to commencement of excavation/construction.

Long Environmental Assessment Form

Also enclosed, pursuant to the Board's request, is the Long Environmental Assessment Form.

CONCLUSION

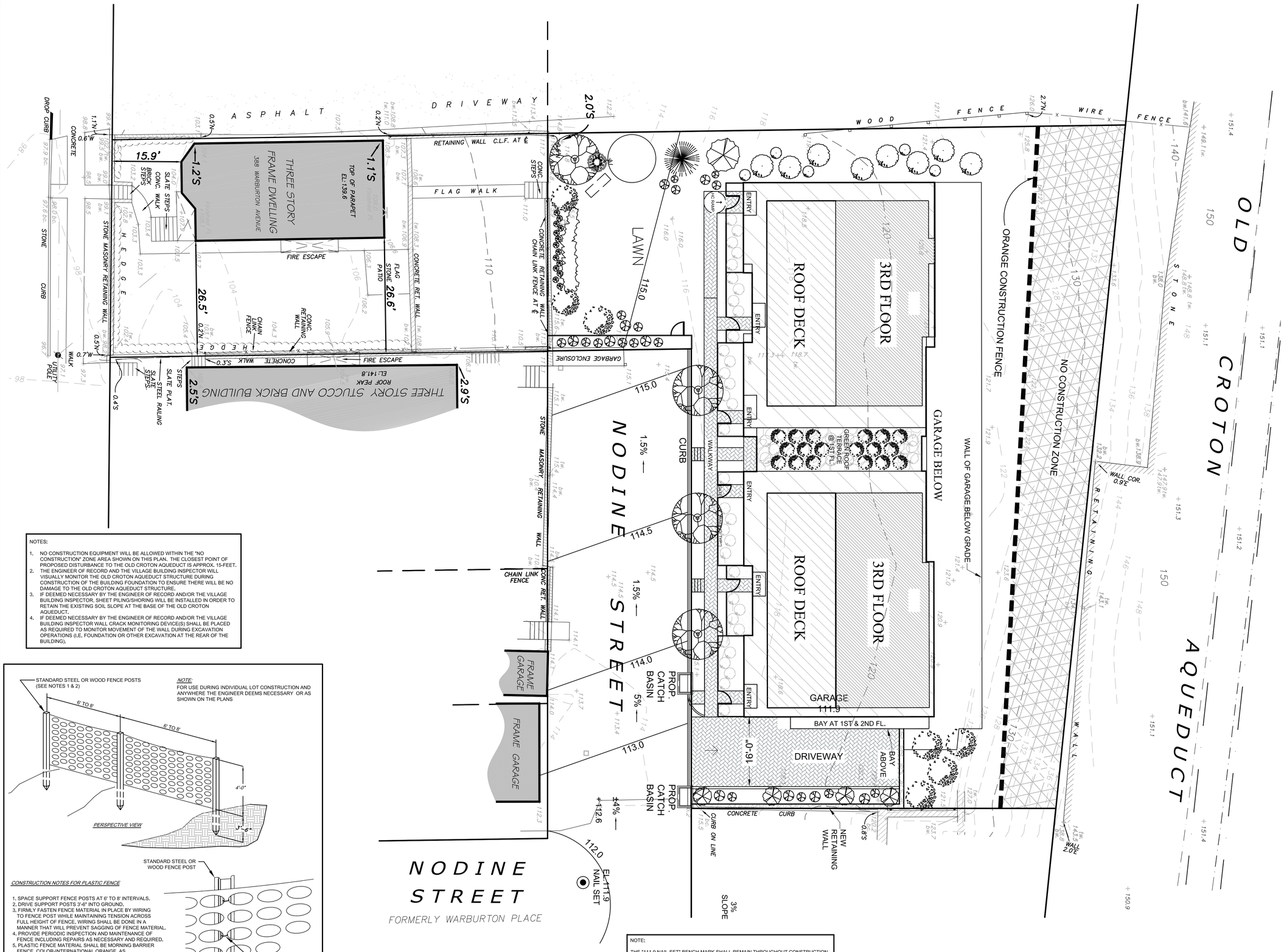
Our Development Team looks forward to appearing before the Planning Board at the September 28 Meeting. Thank you and please do not hesitate to contact us should you have any questions.

Respectfully Submitted,

ZARIN & STEINMETZ

By: _____
David S. Steinmetz
Katelyn E. Ciolino

Encls.
Cc: PTG Development, LLC (by email)
Linda Whitehead, Esq. (by email)
Charles Minozzi, Jr. (by email)
Christina Griffin (by email)
Jim Annicchiarico (by email)



NOTES:

1. NO CONSTRUCTION EQUIPMENT WILL BE ALLOWED WITHIN THE "NO CONSTRUCTION" ZONE AREA SHOWN ON THIS PLAN. THE CLOSEST POINT OF PROPOSED DISTURBANCE TO THE OLD CROTON AQUEDUCT IS APPROX. 15-FEET.
2. THE ENGINEER OF RECORD AND THE VILLAGE BUILDING INSPECTOR WILL VISUALLY MONITOR THE OLD CROTON AQUEDUCT STRUCTURE DURING CONSTRUCTION OF THE BUILDING FOUNDATION TO ENSURE THERE WILL BE NO DAMAGE TO THE OLD CROTON AQUEDUCT STRUCTURE.
3. IF DEEMED NECESSARY BY THE ENGINEER OF RECORD AND/OR THE VILLAGE BUILDING INSPECTOR, SHEET PILING/SHORING WILL BE INSTALLED IN ORDER TO RETAIN THE EXISTING SOIL SLOPE AT THE BASE OF THE OLD CROTON AQUEDUCT.
4. IF DEEMED NECESSARY BY THE ENGINEER OF RECORD AND/OR THE VILLAGE BUILDING INSPECTOR WALL CRACK MONITORING DEVICE(S) SHALL BE PLACED AS REQUIRED TO MONITOR MOVEMENT OF THE WALL DURING EXCAVATION OPERATIONS (I.E. FOUNDATION OR OTHER EXCAVATION AT THE REAR OF THE BUILDING).

NOTE:
FOR USE DURING INDIVIDUAL LOT CONSTRUCTION AND ANYWHERE THE ENGINEER DEEMS NECESSARY OR AS SHOWN ON THE PLANS

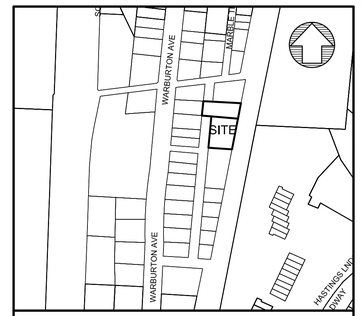
CONSTRUCTION NOTES FOR PLASTIC FENCE

1. SPACE SUPPORT FENCE POSTS AT 6' TO 8' INTERVALS.
2. DRIVE SUPPORT POSTS 3'-6" INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

CONSTRUCTION FENCE N.T.S.

NOTE:

THE "111.9 NAIL SET" BENCH MARK SHALL REMAIN THROUGHOUT CONSTRUCTION OF THE SITE IMPROVEMENTS FOR REFERENCE PURPOSES.



VICINITY MAP SCALE: 1" = 250'

Dig Safely. New York
(800) 962-7962
www.digsafelynewyork.com

SCALE: 1" = 10 FT.

OWNER/APPLICANT

PTG DEVELOPMENT, LLC

61 SOUTHSIDE AVENUE, BUILDING B
HASTINGS-ON-HUDSON, NEW YORK 10706

REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION:	4.100
BLOCK:	94
LOT:	7 & 8
SUBLOT:	-----
DRAWN BY:	JCA
CHECKED:	KCS/TC3
PROJECT:	BRUTTO-NODINE ST
DATE:	SEPTEMBER 13, 2017
JOB #:	170607

STATE OF NEW YORK · TIMOTHY L. CRONIN III · LICENSED PROFESSIONAL ENGINEER · 062980

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

WORK ZONE PLAN

TOWNHOMES AT WOODBANK

LOCATION:
NODINE STREET
HASTINGS-ON-HUDSON, NEW YORK

SHEET 1 OF 1 SP-2.1

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Date	
PLANNING BOARD SUBMISSION	12-15-16
PLANNING BOARD SUBMISSION	2-1-17
PLANNING BOARD SUBMISSION	3-1-17
REVISED PLANNING BOARD SUB.	5-4-17
REVISED PLANNING BOARD SUB.	6-1-17
REVISED PLANNING BOARD SUB.	7-6-17
REVISED PLANNING BOARD SUB.	9-14-17

Drawing Title: SITE PLAN

Scale: AS SHOWN

S-2

OLD CROTON AQUEDUCT

+151.4 +151.1 +151.2 +151.4 +151.3 +151.1 +150.9

+149.1 +148.8 tw. +147.9tw.

bw.141.6 138.0 bw.

STONE FENCE

S 20° 53' 45" W 157.84'

PROPERTY LINE

bw.138.9 bw. 132.2 tw. 143.1 134.1 tw. 143.5 138.8 bw.

RETAINING WALL

WIRE FENCE

2.7'N

EROSION CONTROL / SOIL STABILIZING FENCING

REQU'D SETBACK 30'-0"

NO CONSTRUCTION ZONE

19'-0" 30'-0" PROVIDED SETBACK TO PRINCIPAL BLDG.

WALL OF GARAGE BELOW GRADE

125'-6"

REQU'D SETBACK

56'-4" 10'-0" 59'-2"

10'-8"

54'-8"

44'-0"

119.7

REQU'D SETBACK 12'-0"

WOOD FENCE

PROPERTY LINE

S 75° 45' 00" E 132.72'

99.72'

33.00'

47'-2" 20'-0" 49'-4"

3RD FLOOR

3RD FLOOR

GREEN ROOF TERRACE @ 1ST FL.

ROOF DECK

ROOF DECK

BAY AT 1ST & 2ND FL.

21'-4"

15'-8"

REQU'D SETBACK

121.5 123.7

13.5' REQU'D SETBACK

18.3' PROVIDED SETBACK

N 74° 55' 00" W 83.72'

120.2

PROPERTY LINE

CURB

PLANTING BED

5'-0"

16'-0" DRIVEWAY

NEW RETAILING WALL

ENTRY ENTRY ENTRY ENTRY ENTRY ENTRY

REQU'D SETBACK

HC RAMP

RAILING TYP.

WALKWAY

12'-0" REQU'D SETBACK

SETBACK

3% SLOPE

16'-0"

NEW CURB CUT

PROPERTY LINE

N 15° 05' 00" E 105.58'

116.0

LAWN

GREENERY SCREEN

12'-0" REQUIRED SETBACK

115.4

WOOD FENCE

N 75° 45' 00" W 33.00'

PROPERTY LINE

GARBAGE ENCLOSURE

CONCRETE WALK

NODINE STREET

114.5

NEW PAVING AND CONCRETE CURBS

+112.6

EL.111.9 NAIL SET

2.0'S

REQU'D SETBACK

BENCH

REQU'D SETBACK 12'-0"

PROPERTY LINE

N 15° 05' 00" E

STONE MASONRY RETAINING WALL

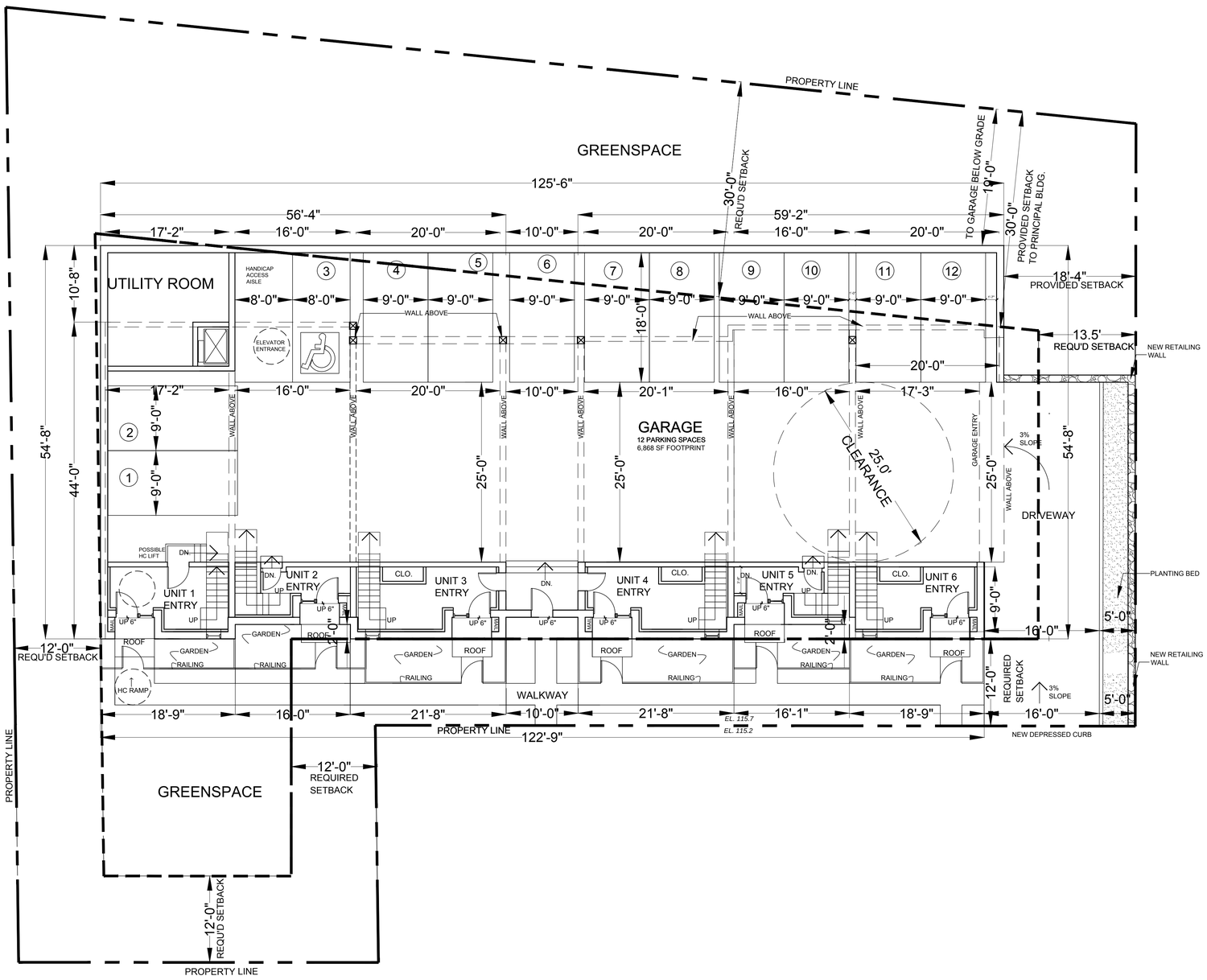
CONC RET. WALL

CHAIN LINK FENCE

N

SITE PLAN

SCALE: 1/8" = 1'-0"



GARAGE PLAN

SCALE: 1/8" = 1'-0"

TOWNHOMES at WOODBANK

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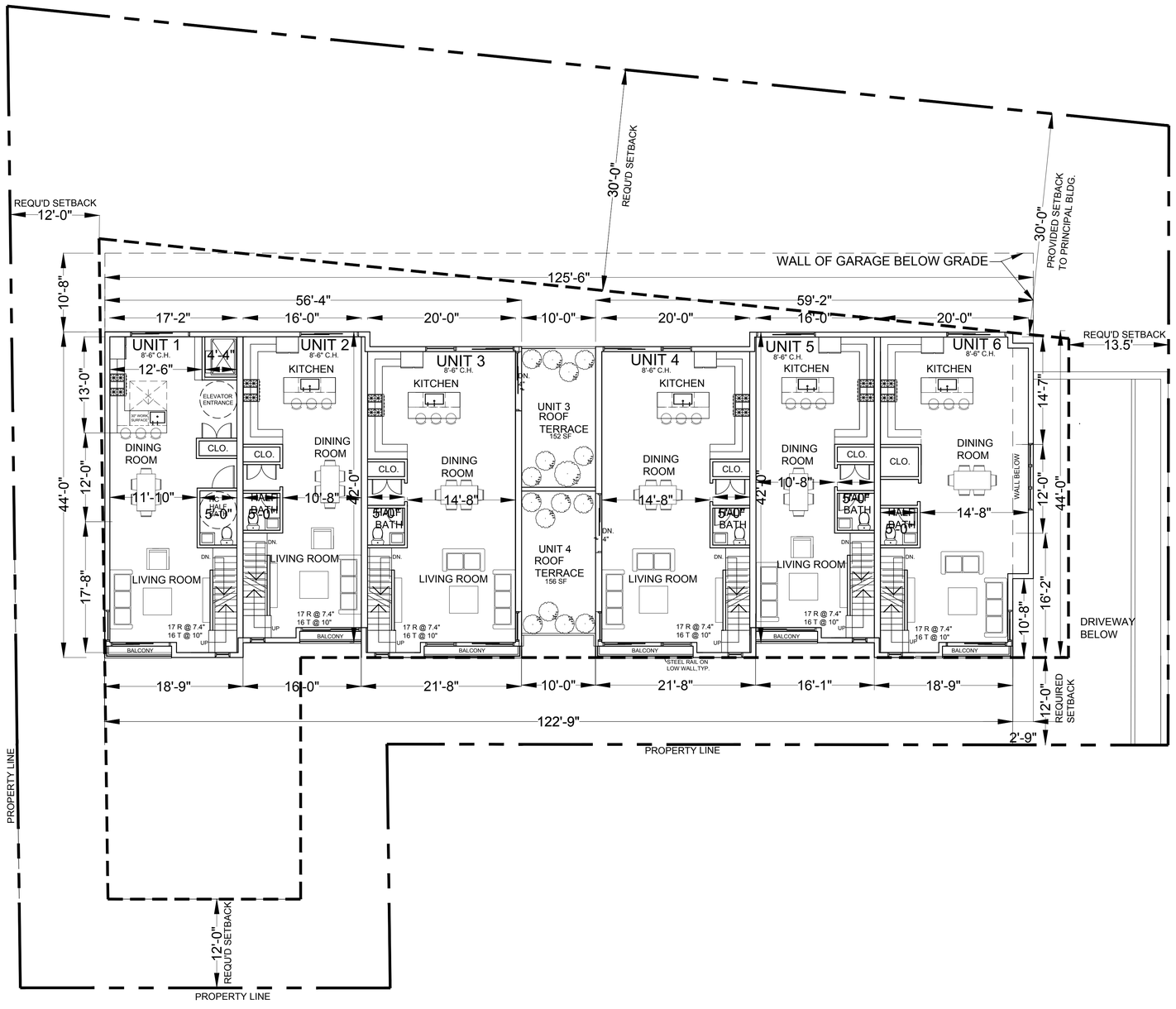
REVISIONS PER PB 4-17
REVISED PLANNING BOARD SUB. 5-4-17
9-5-17
REVISED PLANNING BOARD SUB. 9-14-17

Drawing Title: GARAGE PLAN

Scale: AS SHOWN

A-1



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TOWNHOMES at WOODBANK

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REVISED 4-17	
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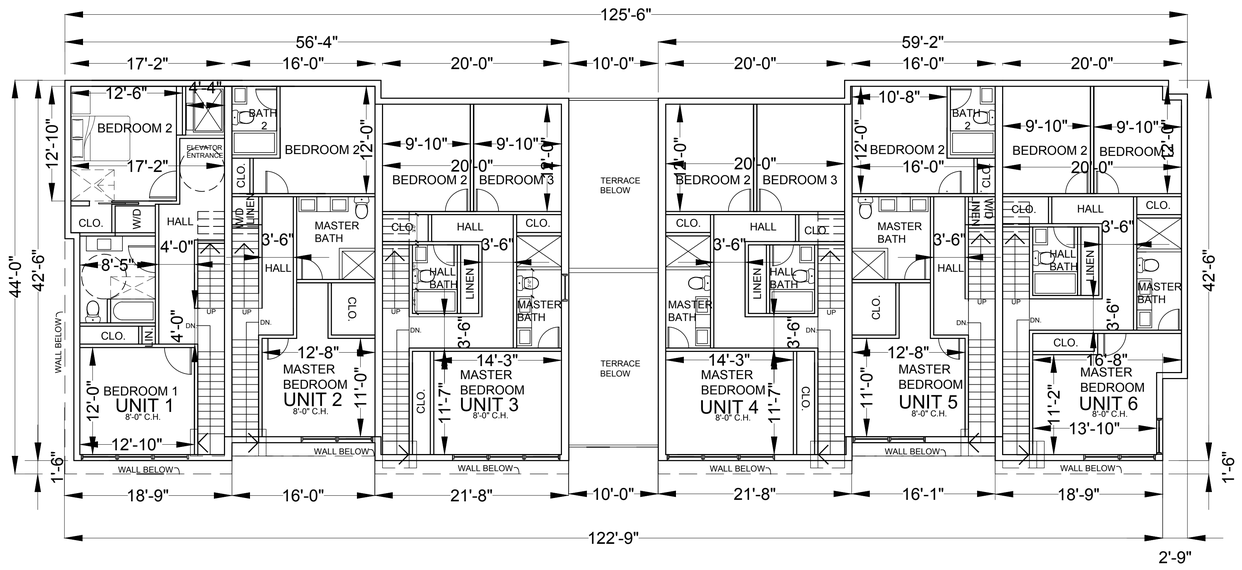
9-5-17	
REVISED PLANNING BOARD SUB.	9-14-17

Drawing Title

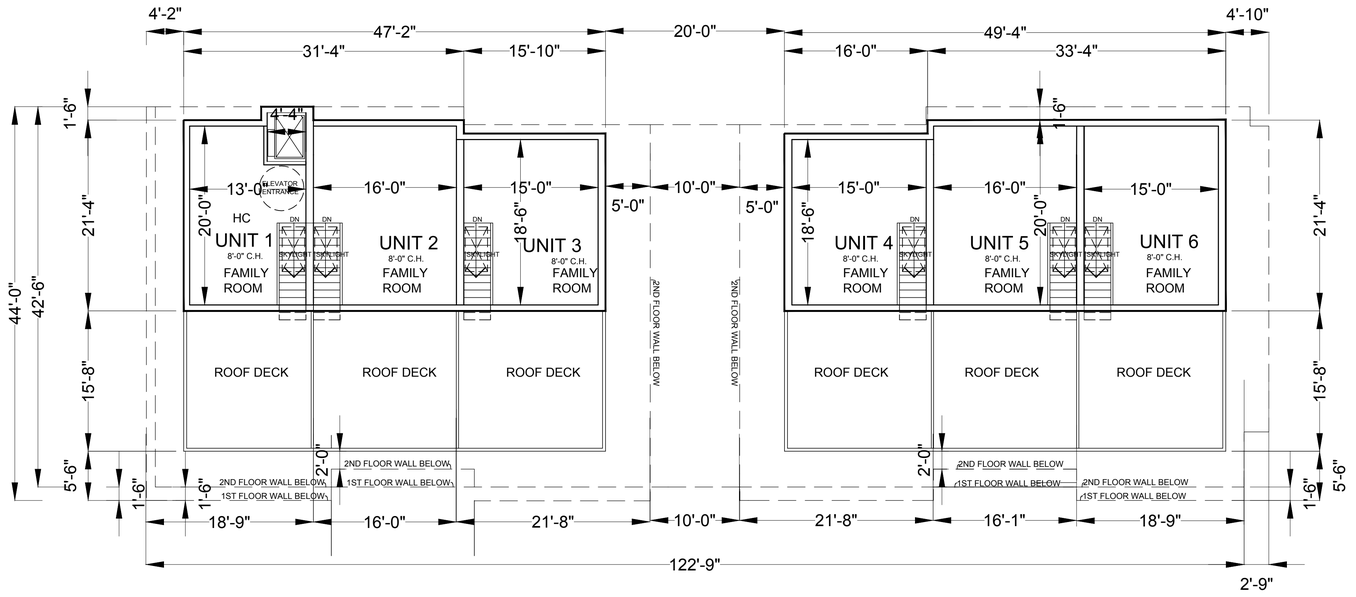
Scale: AS SHOWN

A-2



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

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REVISED PLANNING BOARD SUB. 5-4-17
9-5-17
REVISED PLANNING BOARD SUB. 9-14-17

Drawing Title
SECOND FLOOR PLAN
THIRD FLOOR PLAN

Scale:
AS SHOWN

A-3

WEST ELEVATION

SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

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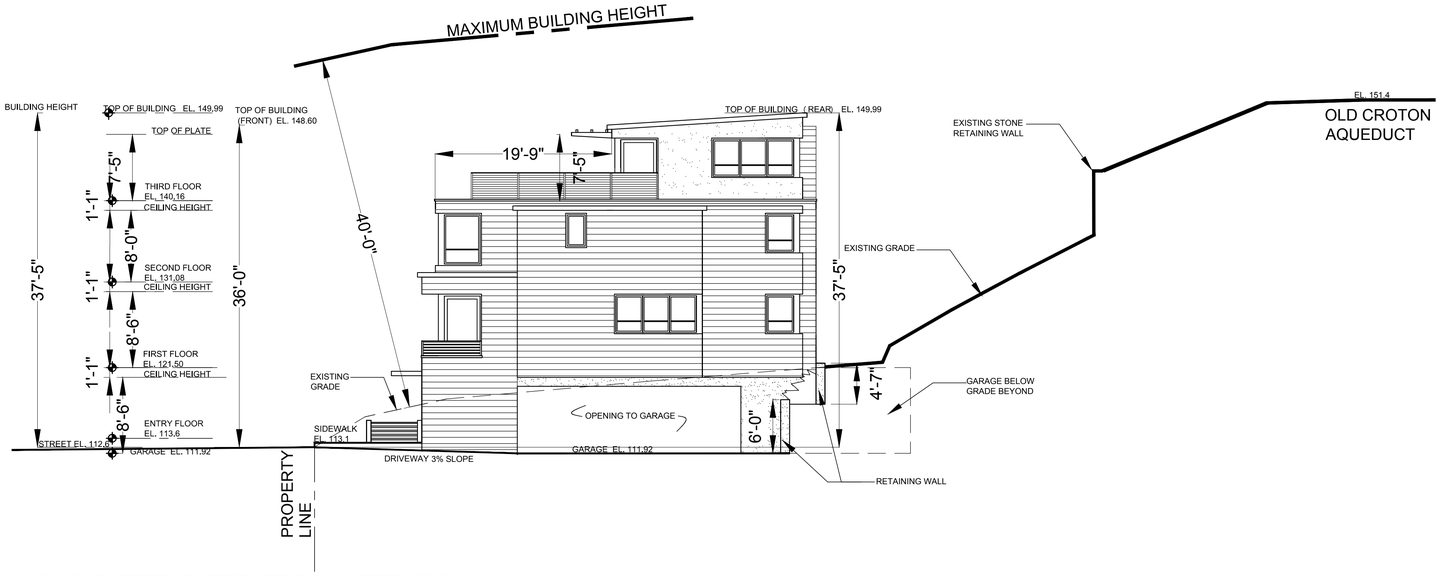
REVISED PLANNING BOARD SUB. 5-1-17
REVISED PLANNING BOARD SUB 6-14-17

Drawing Title
EXTERIOR ELEVATION

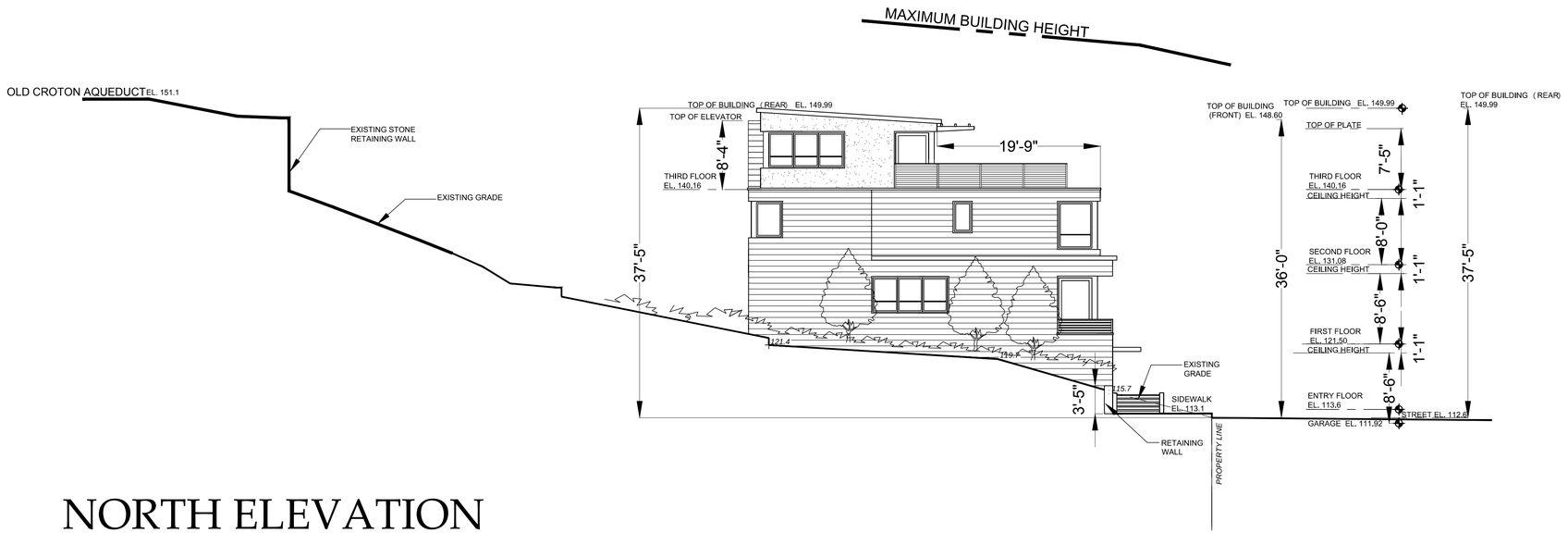
Scale:
AS SHOWN

A-4



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

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REVISED PLANNING BOARD SUB. 6-1-17
REVISED PLANNING BOARD SUB. 9-14-17

Drawing Title: EXTERIOR ELEVATION

Scale: AS SHOWN

A-5

KEY PLAN

© BEFORE VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

© AFTER VIEW
East of Property
OLD CROTON
TRAILWAY STATE PARK

20'-0" VIEW CORRIDOR BETWEEN THIRD FLOOR STRUCTURES

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

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Drawing Title
VIEW PRESERVATION

Date
PLANNING BOARD SUBMISSION 12.15.16
REVISED P.B. SUBMISSION 1.19.17
REVISED P.B. SUBMISSION 3.1.17
REVISED P.B. SUBMISSION 4.17.17
REVISED PLANNING BOARD SUB. 5.4.17
REVISED PLANNING BOARD SUB. 9.14.17

Scale
AS SHOWN

VP-4

E

F

G

H

20'-0" VIEW CORRIDOR BETWEEN THIRD FLOOR STRUCTURES

MOCK UP OF 3RD FLOOR AT PROPOSED BUILDING - VIEW* FROM OLD CROTON AQUEDUCT

* 59.8" EYE LEVEL

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VP-18

COVERAGE OF PROPOSED TOWNHOMES COMPARED TO NEIGHBORING PROPERTIES

COVERAGE CALCULATIONS

PROPERTY	PROPOSED TOWNHOMES AT WOODBANK	#400 WARBURTON	#390 WARBURTON	#388 WARBURTON	#382 WARBURTON	#380 WARBURTON	#378 WARBURTON	#374 WARBURTON	#370 WARBURTON	#376 NODINE
LOT AREA	15,978 SF	5,547 SF	9,300 SF	5,000 SF	5,000 SF	3,000 SF	3,000 SF	3,838 SF	3,800 SF	10,842 SF
WALLS	+/- 70 SF	0 SF	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED
SIDEWALKS AND STEPS	555 SF	0 SF	475 SF	446 SF	885 SF	383 SF	284 SF	255 SF	310 SF	658 SF (INCL. STORAGE SHED)
DRIVEWAY (OVER 960 SF) TOTAL DRIVEWAY AREA IS 766 SF	NOT INCLUDED (TOTAL DRIVEWAY = 766 SF)	NOT INCLUDED (TOTAL DRIVEWAY = 351 SF)	1,080 SF (TOTAL DRIVEWAY = 2,040 SF)	NONE	NONE	NONE	NOT INCLUDED (TOTAL DRIVEWAY = 120 SF)	217 SF (TOTAL DRIVEWAY = 1,177 SF)	NONE	3,232 SF (TOTAL DRIVEWAY = 4,212 SF)
PRINCIPAL BUILDING FOOTPRINT INCL. GARAGES, PATIOS AND DECKS, WHERE APPLICABLE	5,293 SF	5,179 SF	1,225 SF	1,140 SF	2,863 SF	1,203 SF	1,210 SF	1,960 SF	943 SF	2,672 SF
TOTAL COVERAGE	5,918 SF (37%)	5,179 SF (93%)	2,780 SF (30%)	1,586 SF (32%)	3,748 SF (75%)	1,586 SF (53%)	1,494 SF (50%)	2,432 SF (63%)	1,253 SF (33%)	6,562 SF (61%)

TOWNHOMES at WOODBANK

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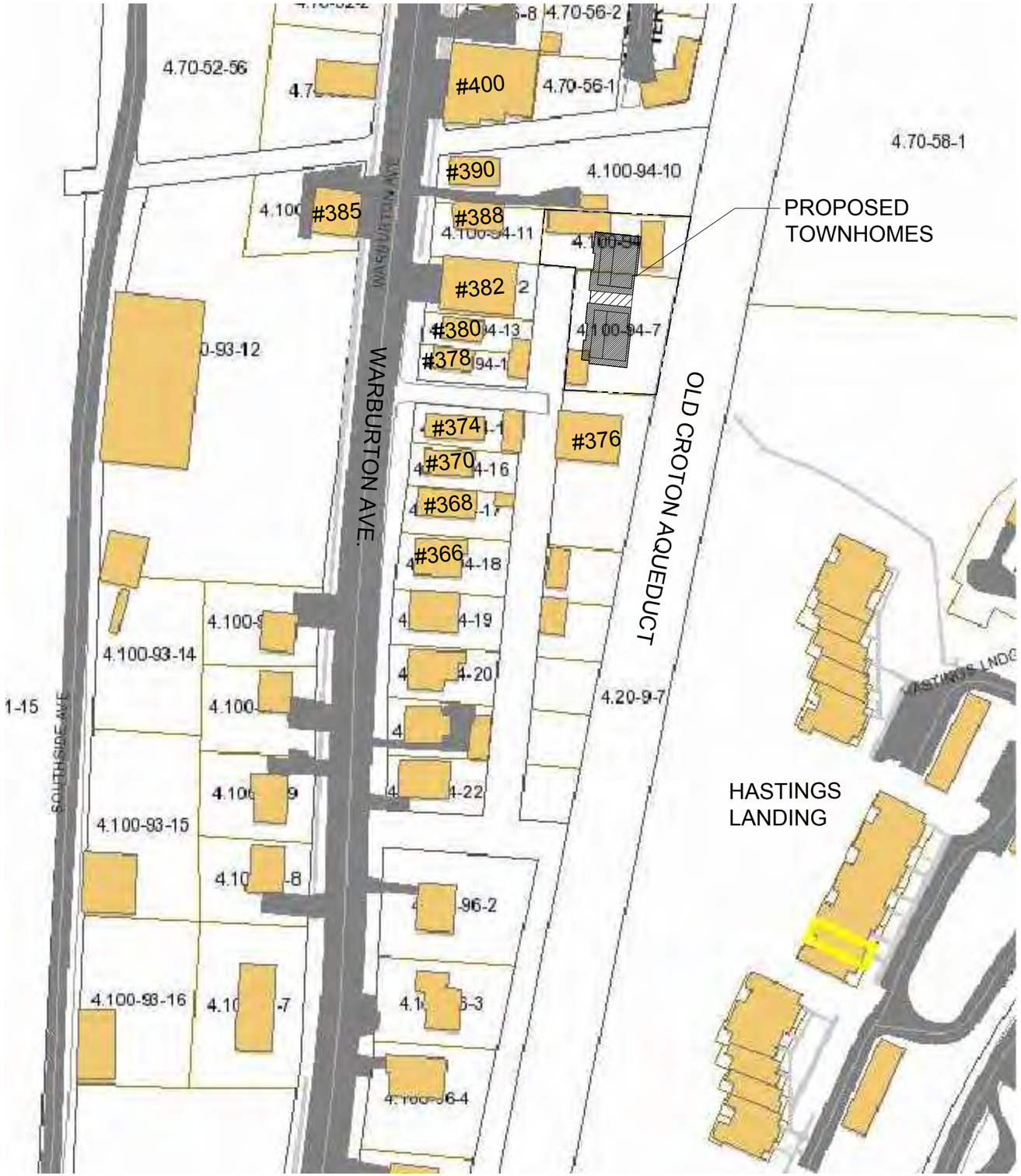
VP-15



AREA MAP
SCALE: NTS

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

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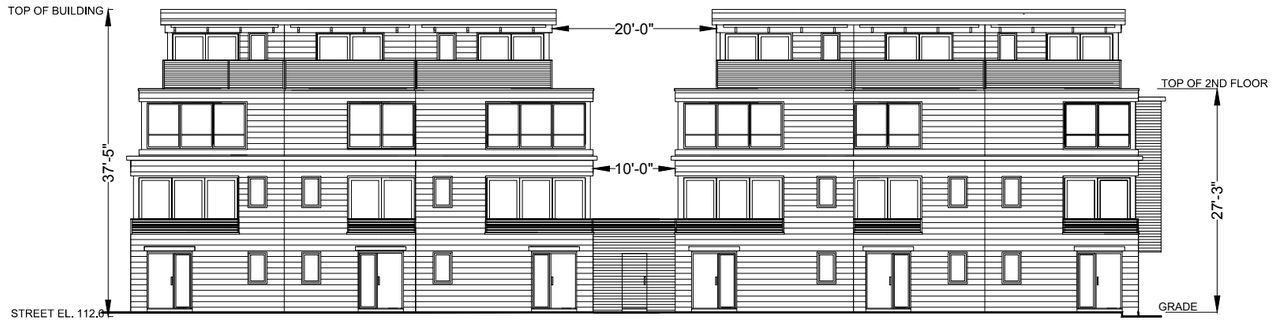
Drawing Title:
VIEW
PRESERVATION

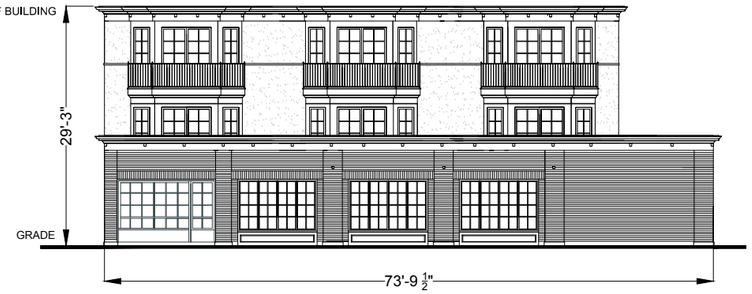
Scale:
AS SHOWN

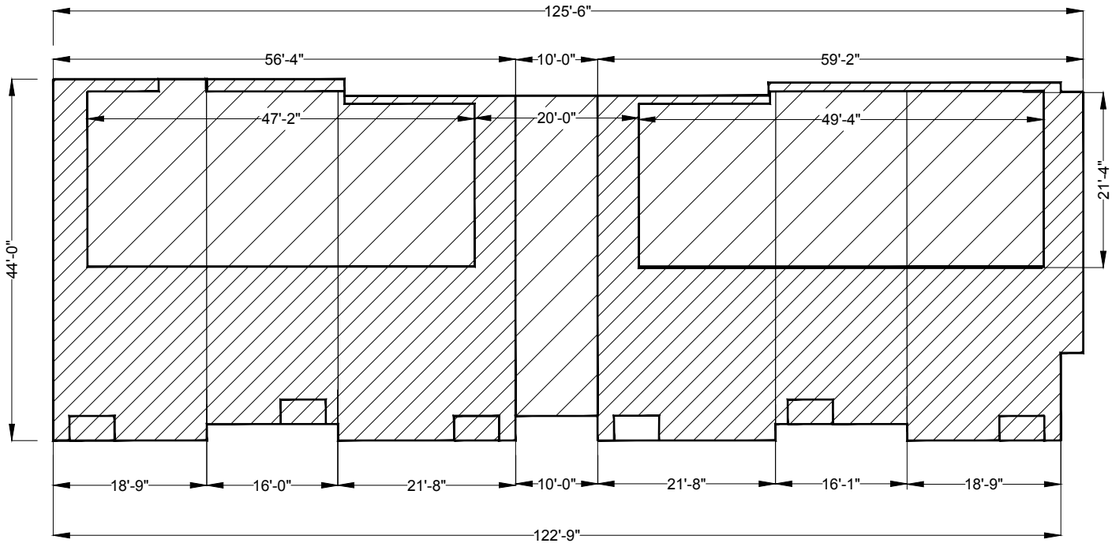
VP-15B

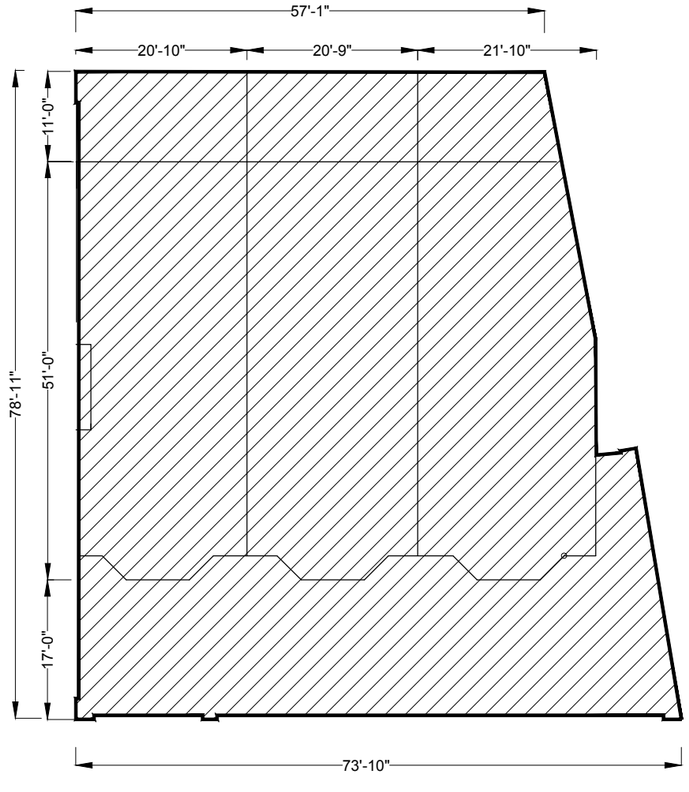
PROPOSED TOWNHOMES



#400 WARBURTON







MASSING COMPARISON TO NEIGHBORING PROPERTIES

SCALE: $\frac{1}{8}$" = 1'-0"

TOWNHOMES at WOODBANK

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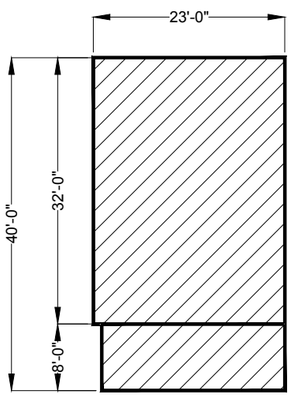
VP-15C

#390 WARBURTON



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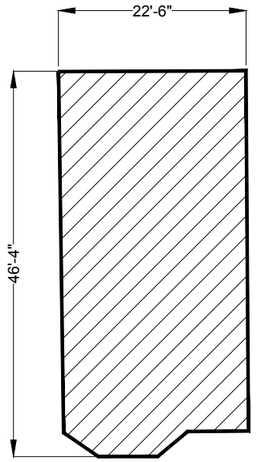

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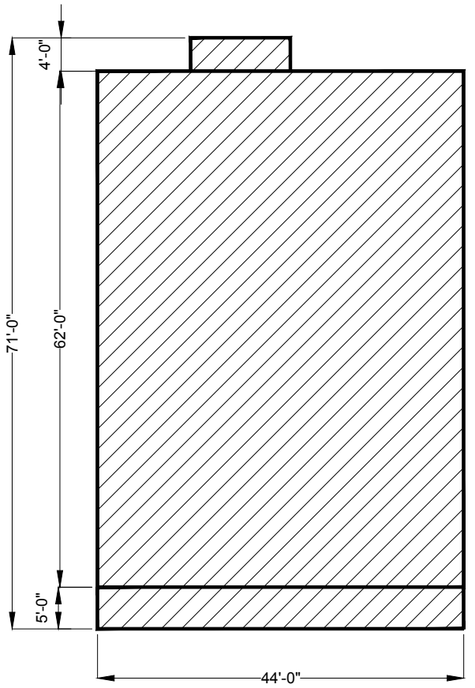

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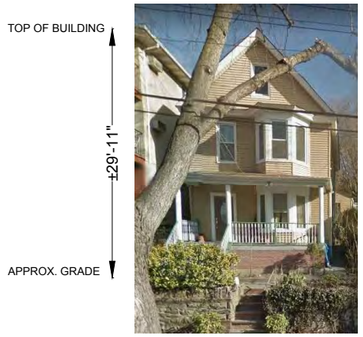

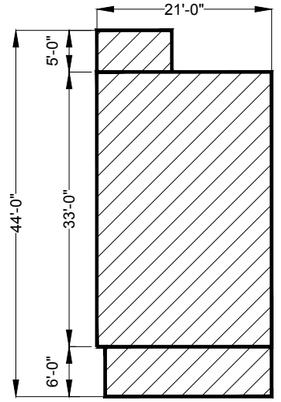

MASSING COMPARISON TO NEIGHBORING PROPERTIES

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TOWNHOMES at WOODBANK
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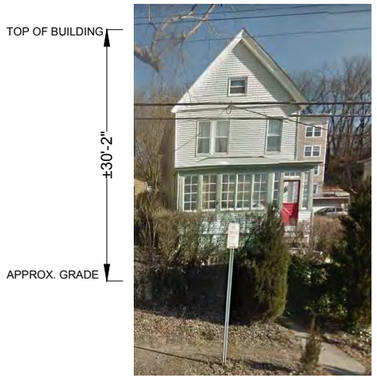
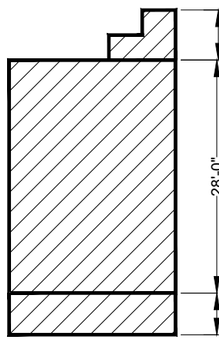
VP-15D

#378 WARBURTON





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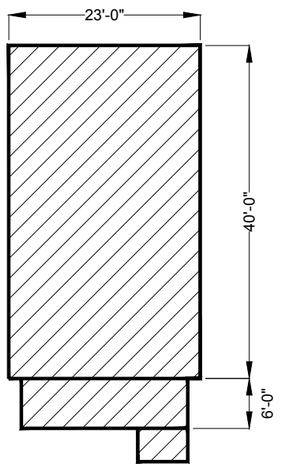

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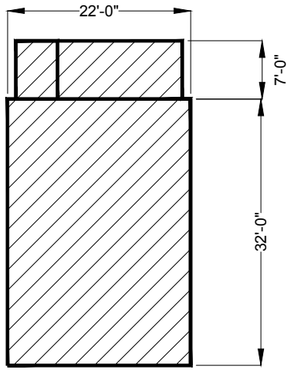
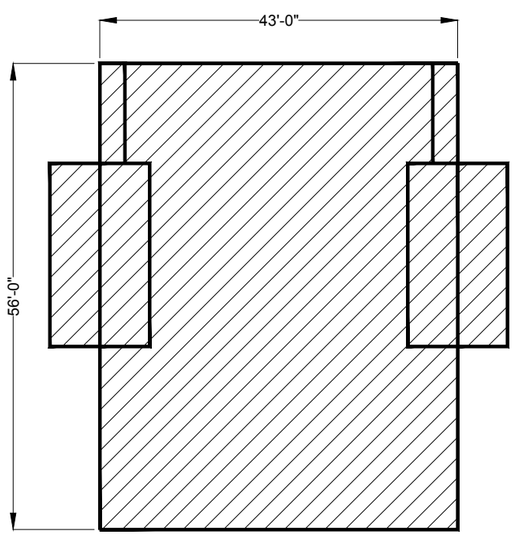


#376 NODINE



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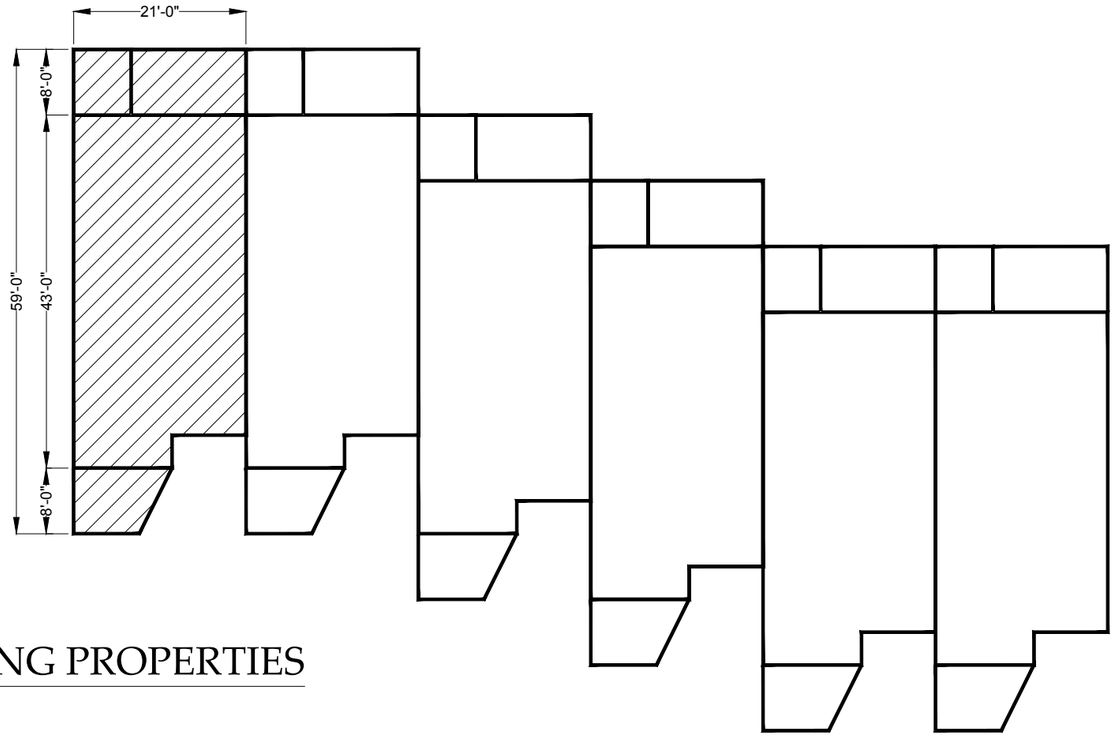
#385 WARBURTON

HASTINGS LANDING



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VP-15F