



ZARIN &
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January 9, 2018

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 and Steep Slopes 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 Architects and Cronin Engineering, represent PTG Development, LLC ("PTG"), owner of the above-referenced Property in connection with its Application for Site Plan and Steep Slopes Approval. We are pleased to make this submission in advance of your Board's January 18th Meeting to conclude the SEQRA review of the Project.

As you will recall, the final outstanding item of the Board's SEQRA review is its response to Question 9 on Part 2 of the Environmental Assessment Form relating to impact on aesthetic resources. To address the Board's remaining concerns regarding the potential impact of the Project on aesthetic resources, enclosed please find the (i) letter from Steve Oakes of the New York State Office of Parks, Recreation and Historic Preservation stating that State Parks has no objections to the Project; (ii) two (2) letters from Link Land Surveyors ("Link") explaining the difference between the Hudson 154 Monument Datum used by Link and the NAVD88 Datum used by Westchester County GIS; (iii) revised Site Plan, Floor Plans, Elevation and Section Drawings showing further articulation of the rear of the Townhomes (Sheets S-1, S-2, A-1 to A-5); (iv)

revised 3-D Simulation of the proposed Townhomes; (v) revised rendering of Project when viewed from the OCA (Sheet VP-14); and (vi) expanded video to demonstrate the experience of the Townhomes while walking on the Old Croton Aqueduct (“OCA”) Trail.

Letter from NYS Parks

At the conclusion of the last meeting, your Board reached out to Steve Oakes, Manager of Old Croton Aqueduct State Historic Park to request a review of the revised plans for the proposed Townhomes. In his January 2, 2018 letter in response, Steve Oakes acknowledged that Christina Griffin Architect has taken the issues raised in his March 2017 letter seriously, and that the Project, as revised, “addresses the issues of massing, height, coverage and construction protection of the Aqueduct.” In concluding that State Parks has no objections to the Project, Steve Oakes commended the Board and Developer, stating “[t]he Board and the developer deserve credit for addressing these and other concerns, and thereby improving the project for the benefit of village residents and visitors.” (emphasis added).

Letter from Link Land Surveyors: Village Datum & NAVD 88

At the December 21 Meeting, the Board asked PTG to clarify the difference between the Hudson 154 Monument Datum used by Link and the NAVD 88 Datum from the Westchester County GIS website. We appreciate the Board pointing out the difference between the two sets of datum so that this can be clarified.

As set forth in the attached letters from Link, there are various datums that surveyors use to prepare topographic surveys in Westchester County. Two of these datums are the Hudson 154 Monument Datum used by Link and the NAVD 88 Datum used by Westchester County GIS. Both datum are verifiable and accurate and the Village of Hastings-on-Hudson does not require that a particular datum is used. Once a particular datum is chosen, all other points similarly correspond to that datum. Therefore, utilizing a particular datum does not result in different conclusions than if a different datum was used.

All of the drawings and the 3-D Simulation provided to the Board have consistently used the Hudson 154 Monument Datum, which was provided to us by Link. The Hudson 154 Monument Datum is consistently approximately 7.8' +/- higher than the NAVD 88 Datum. As set forth by Link, the Link Survey accurately depicts the elevations of the Project based on the Hudson 154 Monument Datum.

Revised Plans With Articulated Rear

While the proposed Townhomes are *below* the OCA Trail, the second and third floor of the Townhomes are partially visible from the OCA. To achieve an attractive exterior and to address the Board’s concerns about an alleged “flatness” of the rear of the building, Christina Griffin Architect has added further articulation to the rear of the Townhomes to create the appearance of individual units. This includes separating the first-floor level at the rear of the building with a roof overhang and unified siding, while treating the façade at the second and third floor as individual townhomes with a visual width of 16’-18’, a common module for older homes

in the neighborhood. Bay windows, also a common architectural feature in the area, have been introduced to enhance the individual townhouse look, as well as provide visual interest. The units have been jogged by 2' in areas to break the length of wall at the building. The units are further articulated by jogging the 2-story components on both ends of each of the buildings and treating these walls with a different siding material. A reveal at the elevator wall has been introduced to provide a strong vertical at the façade, which together with the varying wall elevations and roof planes provides rhythm and interest at the rear of the building.

Additionally, the front wall of the center roof terrace has been further recessed another 2.0' for a total setback from the front wall of the building of 4.0'. The rear wall of the center roof terrace has been recessed a total of 4.0' from the rear wall of the building. These changes reduce the massing of the Townhomes and further enhance the appearance of the Townhomes as two separate buildings.

In order to achieve this articulation, PTG had to make a portion of the third-floor rear wall flush with the second-floor rear wall, moving a portion of the third-floor roof line 1'-6" closer to the OCA. Even with this minor change to the third-floor rear wall, the height of the Townhomes remains at the same elevation, below the OCA, and the Site Lines from the OCA to the Hudson River and Palisades clear the building as demonstrated on the Section Drawing (See Sheet S-1). The 37% lot coverage for the proposed Townhomes also remains unchanged.

Updated 3-D Simulation and Visual Representations

As per the Board's request, PTG has provided an updated 3-D Simulation of the Project. The updated 3-D Simulation contains a cropped as opposed to wide-angle view to demonstrate the "human" view of the Townhomes from the OCA. The 3-D Simulation also shows the Hudson River and Palisades in the foreground as opposed to the default horizon view. This walk-through shows the attractive articulation that has been added to the rear of the Townhomes and further demonstrates that the Townhomes blend in and complement the surrounding multi-family buildings.

PTG has also provided an updated rear rendering of the Project and updated videos to demonstrate that the proposed Townhomes fit in with the "real" experience of walking on the OCA Trail. The rear rendering shows the 3-D model of the proposed Townhomes superimposed on a photograph of the Property from the OCA. PTG has also recorded videos at the eye level of an average female with a diagonal view walking north and south on the OCA Trail from Washington Avenue to Pinecrest Drive. As you pass the Property, the mock-up poles show the position of the proposed Townhomes. These visual representations demonstrate that the Proposed Townhomes are consistent with the surrounding land uses and have small to no aesthetic impact on the OCA.


CONCLUSION

While PTG continues to collaborate with your Board, we hope the Board recognizes that PTG has gone above and beyond to address each and every question or concern the Board has raised at significant time and expense. PTG seeks to design a desirable and attractive building that fits in with the unique character of the Hastings-on-Hudson community. PTG is confident that the most recent set of revisions to the exterior of the Townhomes and updated visual representations will address the Board's remaining concerns and allow the Board to find the Project has small to no impact on aesthetic resources so that it may conclude the SEQRA process by issuing a Negative Declaration.

We look forward to appearing before the Planning Board at the January 18 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)
Christina Griffin (by email)
Linda Whitehead, Esq. (by email)
Charles Minozzi, Jr. (by email)



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Arthur L. Gellert
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Frederick Osborn III

James Chisholm
Ex Officio
Chair of Westchester County Parks
Commission

January 2, 2018

Honorable 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, NY 10706

Re: Townhomes at Woodbank, aka Nodine Street project

Dear Chairperson Sullivan and Members of the Planning Board:

Thank you for soliciting State Parks' comments on the development of the Nodine Street parcel. Although local land use decisions are generally under the purview of the municipalities along the trail, the Old Croton Aqueduct is an important amenity and its protection is of value to those municipalities as well as to the Park's visitors.

State Parks' concerns with the first iteration of the Woodbank project, as detailed in my letter of March 2017, were threefold. They were (1) the height of the structures, which would negatively impact the views of the Hudson River and Palisades from the Aqueduct trail; (2) the lot coverage, which combined with the height led to a substantial impact of the views noted above, and; (3) the infringement of the parking garage, some of it visible, into the setback zone along the Aqueduct. The State's Office of Historic Preservation separately noted its concern about the integrity of the slope to the west of the existing stone retaining walls and its importance to those walls, and suggested a 15-foot 'no construction zone' west from the Aqueduct property line.

The Architect evidently took these concerns seriously and re-worked the plans in such a way that the project, as currently depicted, addresses the issues of massing, height, coverage and construction protection of the Aqueduct. The new iteration also hides the subterranean parking garage, making this element no longer of concern to Parks.

These issues being resolved, State Parks accordingly has no objections to the project.

The Board and the developer deserve credit for addressing these and other concerns, and thereby improving the project for the benefit of village residents and visitors.

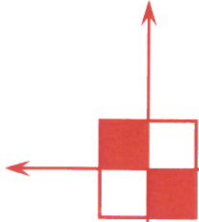
Steve Oakes

Manager, Old Croton Aqueduct State Historic Park

*State Parks and Historic Sites in the Counties of
Columbia, Dutchess, Putnam and Westchester*

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printed on recycled paper



LINK LAND SURVEYORS
New York State Licensed Land Surveyors

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WESTCHESTER PUTNAM ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

Elevations: Village Datum & NAVD 88

To the Village of Hastings-on-Hudson,

Our firm prepared the topographic survey for the property located on Nodine Street, Tax Lot Designation Section 4.100, Block 94, Lots 7 & 8, for Pacific Transglobal. The vertical datum used for the topographic survey is based on datum obtained from the village of Hastings-on-Hudson (Hudson 154 Monument Elevation 14.35). The datum was used for the project known as Quarry Road Project, in which our firm prepared a topographic survey for the Village of Hastings-on-Hudson back on June 20, 2007. Both the Nodine Street project and the Quarry Road project are in the village datum.

Now the village datum which we used for those two projects differs from what is known today as the N.A.V.D. 88 datum, the North American Vertical Datum of 1988, the vertical control datum of orthometric height established for vertical control surveying in the United States of America.

The County of Westchester has flown the entire county for the geographic information system (GIS), in which they have adapted the NAVD 88 datum.

Our firm prepares today topographic surveys in various datum's, NAVD 88, City/Town & Village datum's, and even arbitrary datum's (usually finished floor assumed as elevation 100), whatever the project R.F.P (request for proposal) is called for. If the town has no requirements then one of the three is chosen.

Datum's fluctuate through-out Westchester County, depending on what the individual municipality still uses. Some municipalities have years of information in their data base in which it would be too complicated to change to NAVD 88 datum, so they just use a conversion factor.

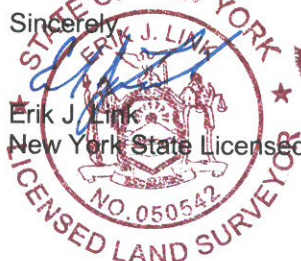
Based on GPS work done by our firm we know that the village datum differs from the NAVD 88 datum by 7.46 feet.

So for example:

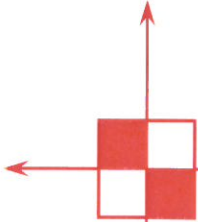
Hudson Monument 154 which our firm found and the village has on record being elevation 14.35 feet that same point would have an elevation of 6.89 feet, in the NAVD 88 datum.

So in conclusion, there are all different elevations datum's, and there is no right or wrong datum, Village of Hastings-on-Hudson is different from its neighboring municipalities Dobbs Ferry, Greenburgh & Yonkers, but all of them have conversions to the NAVD 88 datum which ties them all together as one global geographic information system (GIS)

Sincerely,



Erik J. Link
New York State Licensed Land Surveyor (050542)



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New York State Licensed Land Surveyors

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WESTCHESTER PUTNAM ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

To the Village of Hastings-on-Hudson,

Our firm prepared the topographic survey for the property located on Nodine Street , Tax Lot Designation Section 4.100, Block 94, Lots 7 & 8, for Pacific Transglobal, (see attached pdf). The datum which we used for this project differs from what is known today as the NAVD 88 datum, the North American Vertical Datum of 1988.

Based on GPS work done by our firm for a project prepared for the Village of Hastings-on-Hudson known as Quarry Park, Tax Lot Designation 4.70-58-1, prepared March 12, 2009 (see attached pdf). The general elevation of the aqueduct in the area in question is approximately elevation is 143.3 +/- in NAVD 88 datum.

Elevations shown on the topographic survey prepared for Pacific Transglobal, yes do differ in elevation, reason being the basis for the job comes from a different elevation datum which we used on several other projects in the area on Warburton Avenue.

Topographic survey for the Nodine project shows a nail set in the road with an elevation of 111.9. That nail would be 104.1 in the NAVD 88 datum

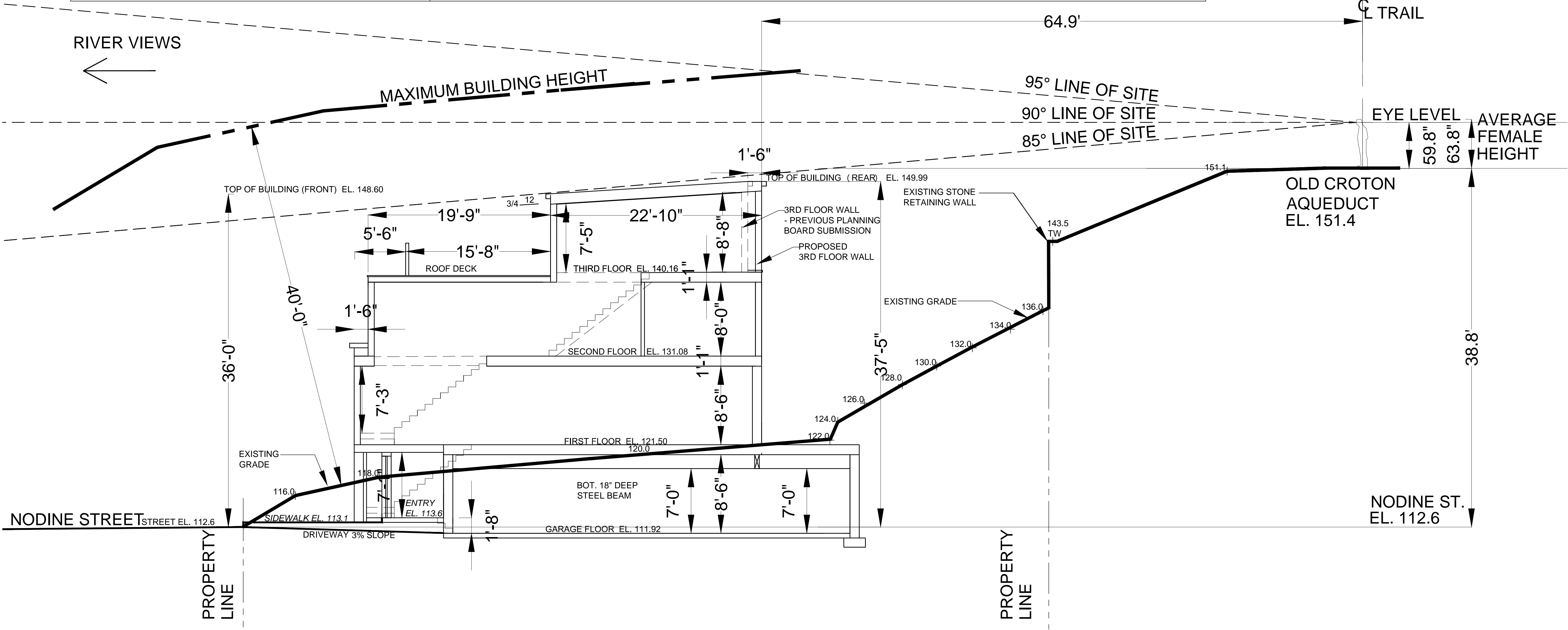
The approximate difference between the NAVD 88 datum and the project for Pacific Transglobal is approximately 7.8 +/-, thus the NAVD 88 datum is lower.

Sincerely,



Erik J. Link
New York State Licensed Land Surveyor (050542)

COVERAGE CALCULATIONS		TABLE of ZONING DATA		ZONING DISTRICT: MR 1.5	TAX DESIGNATION: SECTION 4.1000, BLOCK 94, LOTS 7 & 8	
LOT AREA	15,978 SF / 0.40 AC			REQUIRED	EXISTING	PROPOSED
WALLS	+/- 70 SF (TO BE DETERMINED)	LOT AREA	1,500 SF / .034 AC	15,978 SF / 0.4 AC	15,978 SF / 0.4 AC	
SIDEWALKS	523 SF	NUMBER OF DWELLING UNITS	10	0	6	
DRIVEWAY (OVER 960 SF) TOTAL DRIVEWAY AREA IS 766 SF	NOT INCLUDED	MINIMUM LOT AREA PER DWELLING UNIT (DENSITY)	1,500 SF PER UNIT	N/A	2,663 SF PER UNIT	
PRINCIPAL BUILDING FOOTPRINT	5,349 SF	MAXIMUM COVERAGE	15% / 2,397 SF	N/A	37% / 5,942 SF	VARIANCE REQUIRED
		MINIMUM LOT WIDTH FRONTAGE	50 FT	105.6 FT	105.6 FT	
		MAXIMUM BUILDING LENGTH	160 FT	N/A	125.6 FT	
		MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	N/A	3 STORIES / 37.4 FT (36.0 FT AT FRONT OF BLDG.)	
		MAXIMUM DRIVEWAY SLOPE	3% W/I 30 FT OF PROPERTY LINE	N/A	3%	
		MAXIMUM CURB CUT	24.0 FT	N/A	16.0 FT	
		FRONT YARD SETBACK	12 FT	N/A	12.0 FT	
		REAR YARD SETBACK	30.0 FT	N/A	30.0 FT	
		SIDE ONE	12.0 FT	N/A	12.0 FT	
		SIDE TWO	13.5 FT	N/A	18.3 FT	
		TOTAL OF TWO SIDES	25.5 FT	N/A	30.3 FT	
		FRONT PARKING SETBACK	10 FT	N/A	12.0 FT (TO GARAGE)	
		REAR PARKING SETBACK	5 FT	N/A	30.0 FT (TO GARAGE ABOVE GRADE)	
		SIDE PARKING SETBACK	5 FT	N/A	18.3 FT (TO GARAGE)	
		PARKING SUMMARY - TOTAL SPACES PROVIDED	12 SPACES	N/A	12 SPACES	
		OPEN SPACE	3,000 SF	+/-13,402 SF	9,294 SF	
SIDE 1 YARD CALCULATION 15.6 FT = WALL HT. FROM AVG. EXIST. GRADE		PER ZONING CODE (295-71A), OPEN SPACE IS CALCULATED 200 SF FOR EACH BEDROOM. (6) TOWNHOUSES: (3) 3-BEDROOM UNITS + (3) 2-BEDROOM UNITS = 15 BEDROOMS X 200 = 3000 SF				
15.6 / 2 = 7.8 FT (MIN. 12'-0" REQUIRED SIDE YARD SETBACK)	FRONT YARD CALCULATION 21.8 FT = WALL HT. FROM AVG. EXIST. GRADE					
SIDE 2 YARD CALCULATION 27.0 FT = WALL HT. FROM AVG. EXIST. GRADE						
27.0 / 2 =13.5 FT (REQUIRED SIDE YARD SETBACK)						



BUILDING SECTION
SCALE: $\frac{3}{16}$ " = 1'-0"

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

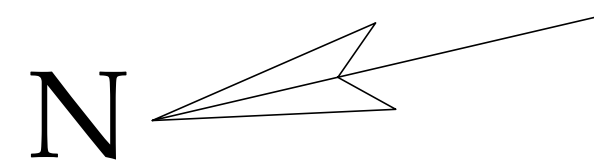
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Date	12-05-16
PLANNING BOARD SUBMISSION	2-2-17
REVISIONS	3-11-17
REVISED PLANNING BOARD SUB.	4-17-17
REVISED PLANNING BOARD SUB.	5-4-17
REVISED PLANNING BOARD SUB.	6-1-17
REVISED PLANNING BOARD SUB.	1-3-18

Drawing Title
SITE PLAN

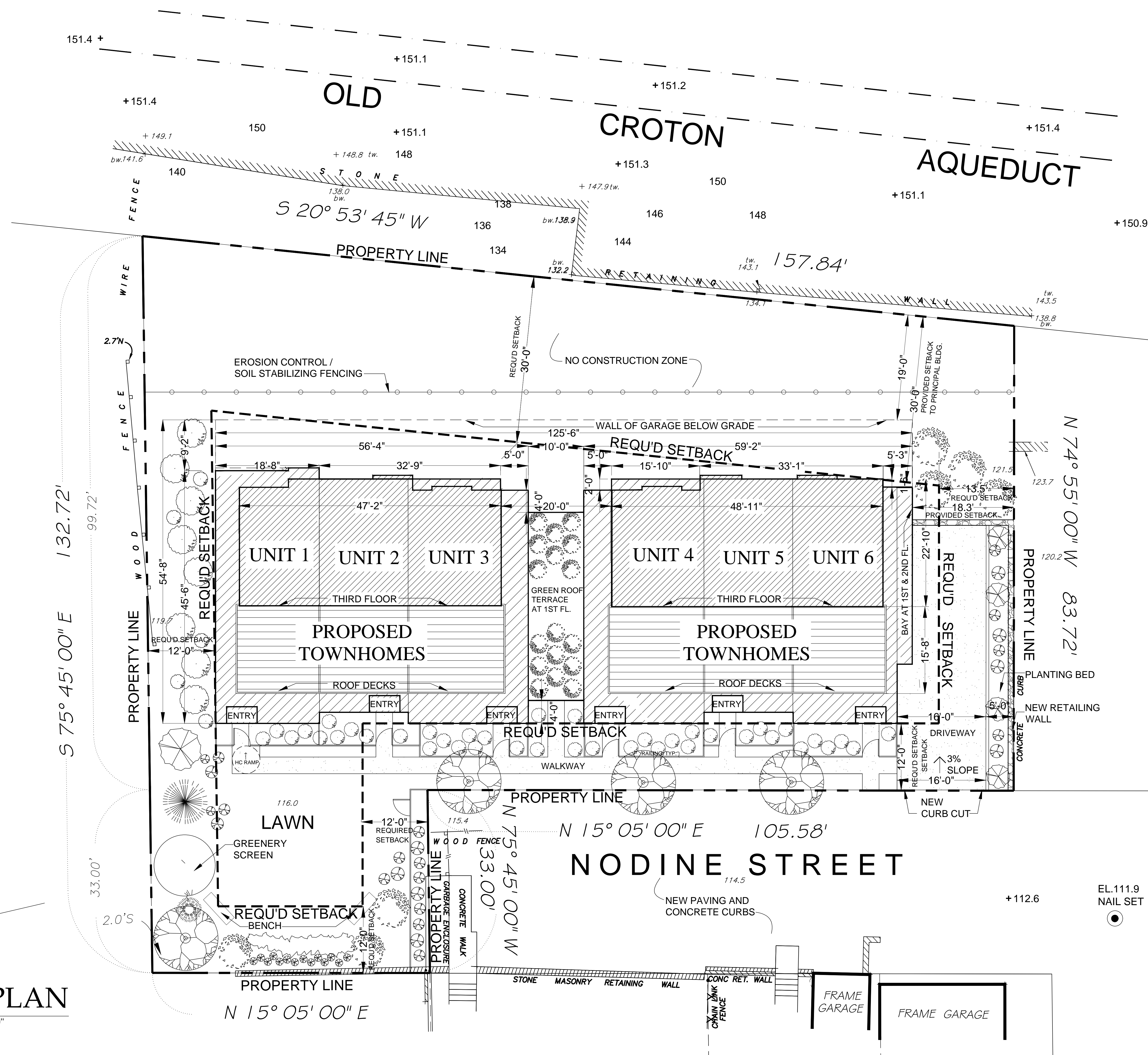
Scale:
AS SHOWN

S-1



SITE PLAN

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



TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

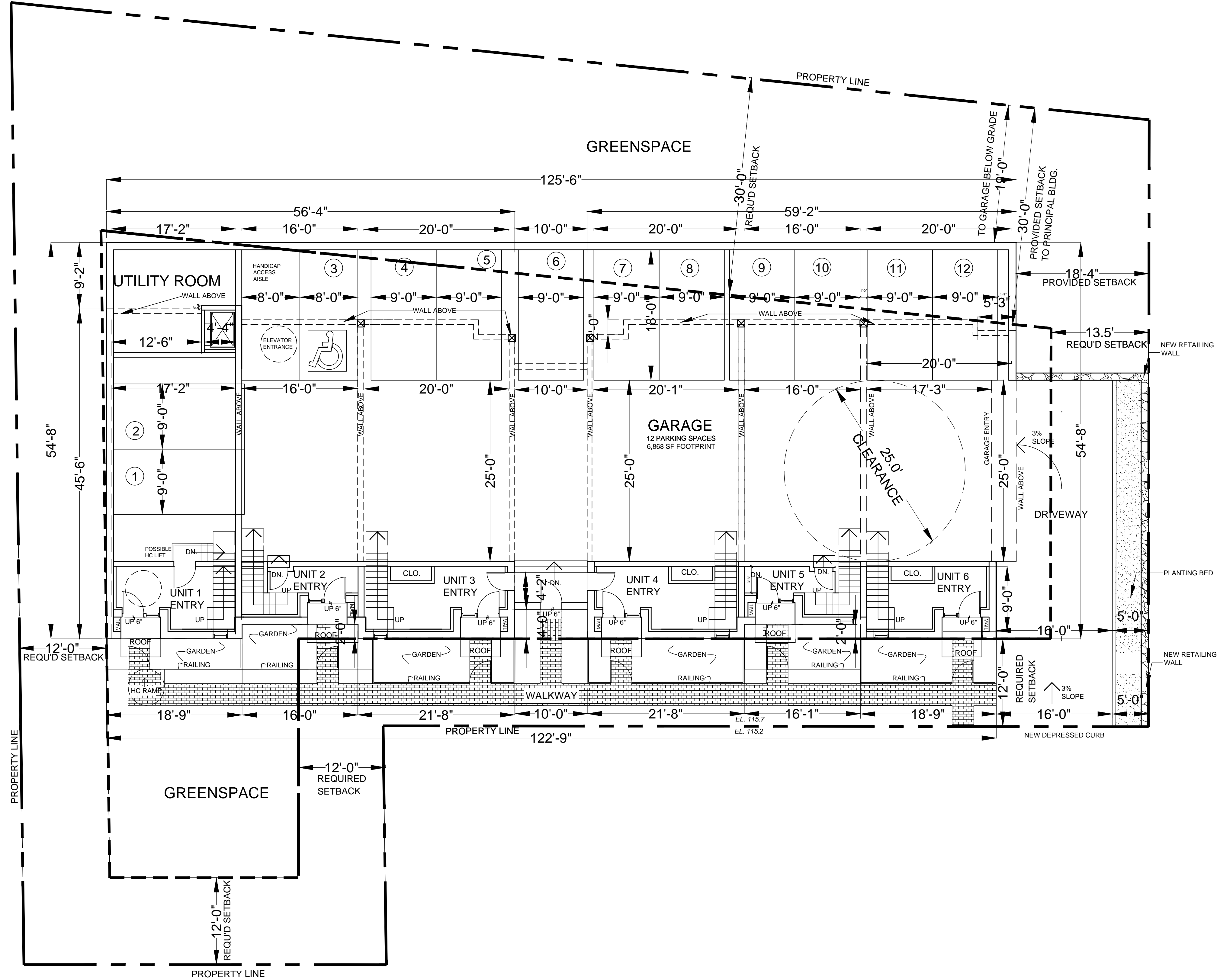
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Date	12-15-16
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REVISED PLANNING BOARD SUB.	9-14-17
ZONING BOARD SUBMISSION	10-5-17
REVISED PLANNING BOARD SUB.	1-9-18
REVISED ZONING BOARD SUB.	1-11-18

Drawing Title
SITE PLAN

Scale:
AS SHOWN

S-2



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

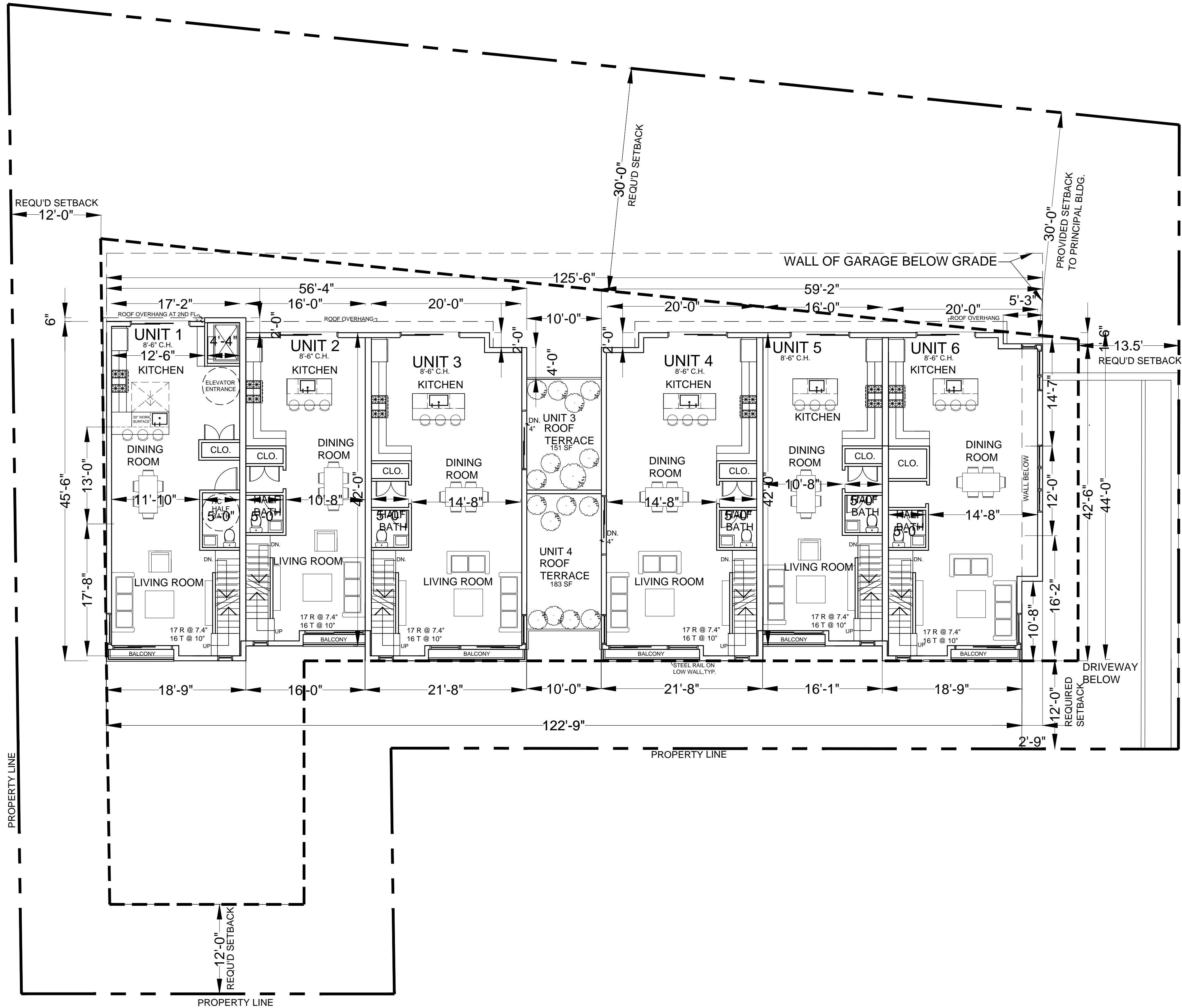
TOWNHOMES at WOODBANK
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REVISED ZONING BOARD SUB	1-9-18
REVISED ZONING BOARD SUB	1-11-18

Drawing Title
GARAGE PLAN
Scale:
AS SHOWN

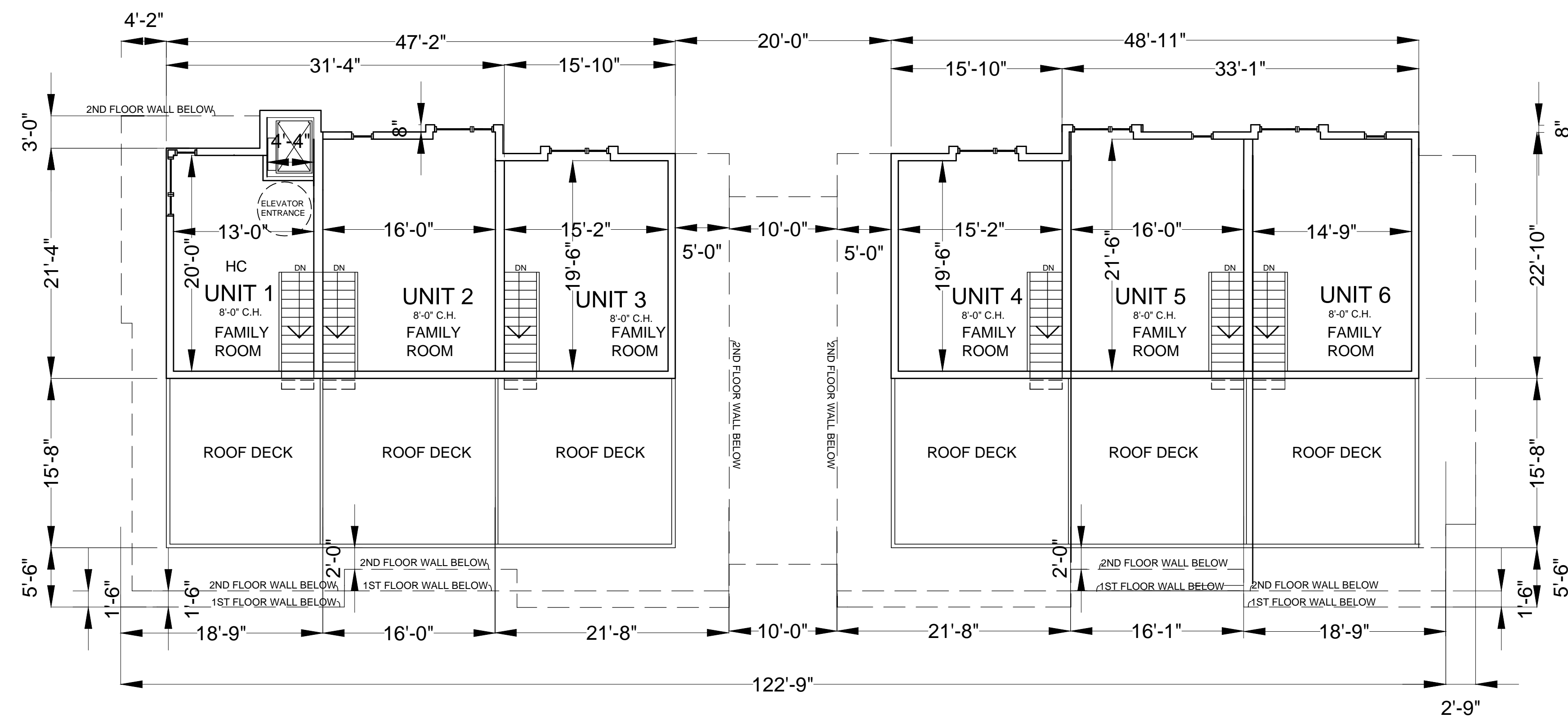
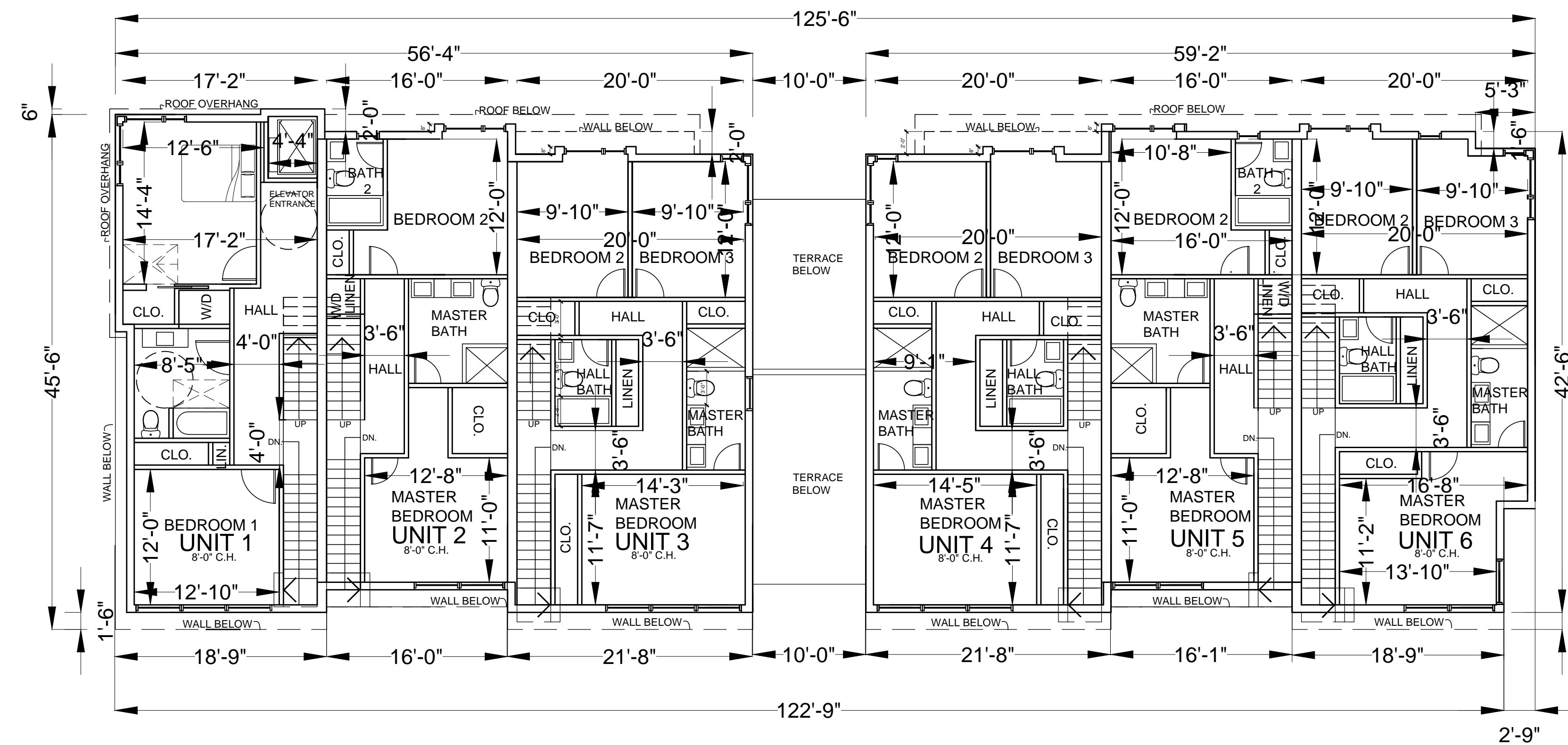
A-1

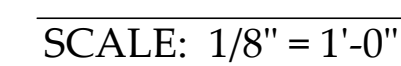
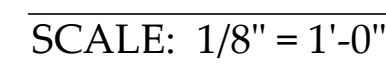


FIRST FLOOR PLAN

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

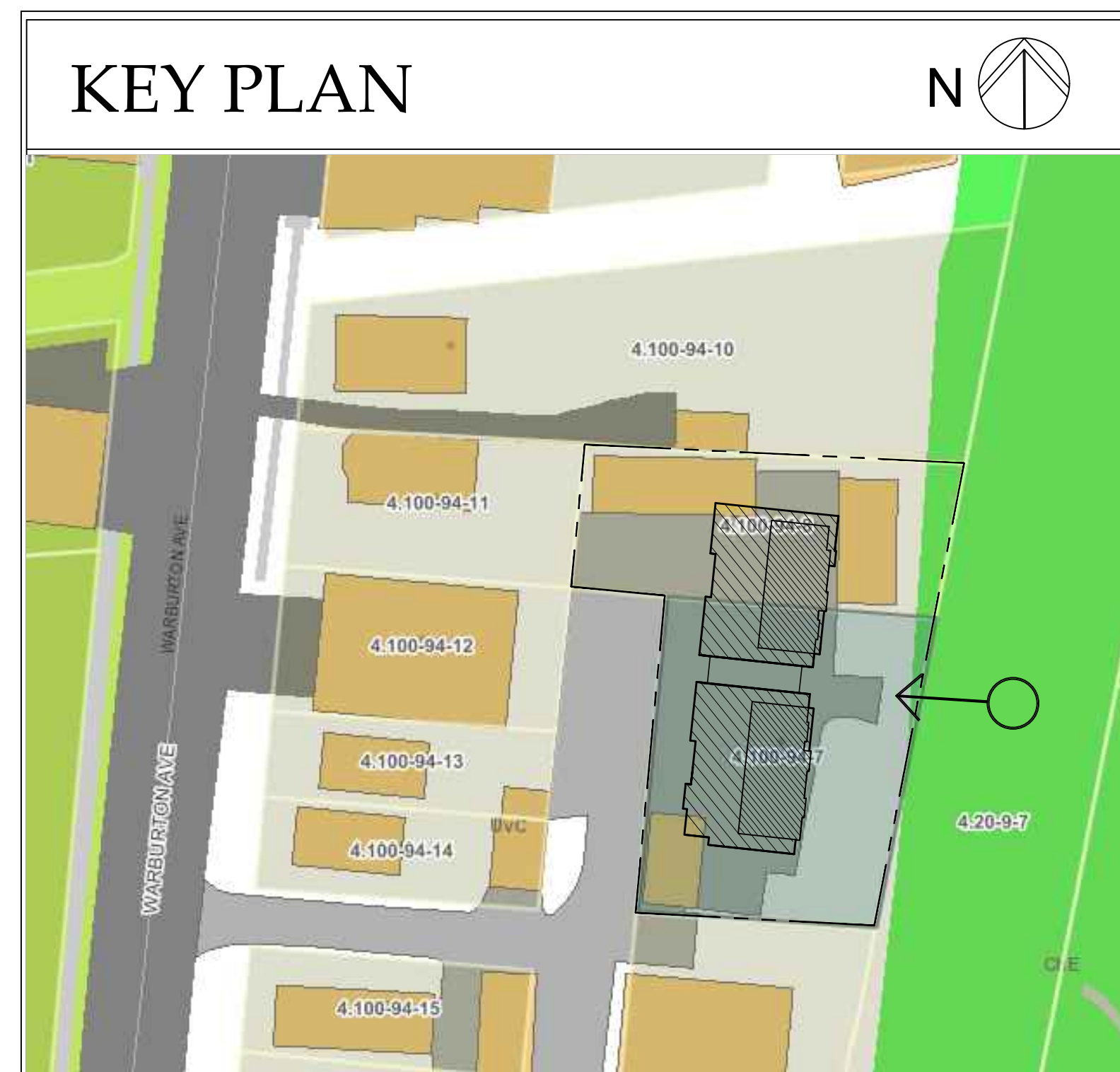
FIN. FLOOR AREA CALCULATIONS					
	ENTRY	1ST FL.	2ND FL.	3RD FL.	TOTAL FIN. FLOOR AREA
UNIT 1	120 SF	751 SF	711 SF	275 SF	1,857 SF
UNIT 2	82 SF	638 SF	630 SF	348 SF	1,698 SF
UNIT 3	148 SF	837 SF	794 SF	300 SF	2,079 SF
UNIT 4	148 SF	837 SF	794 SF	300 SF	2,079 SF
UNIT 5	82 SF	639 SF	632 SF	348 SF	1,701 SF
UNIT 6	122 SF	803 SF	794 SF	320 SF	2,039 SF
TOTAL FINISHED FLOOR AREA					11,453 SF





Scale:
AS SHOWN

A-4



TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street

10 Spring Street

Hastings-on-Hudson, New York 10706

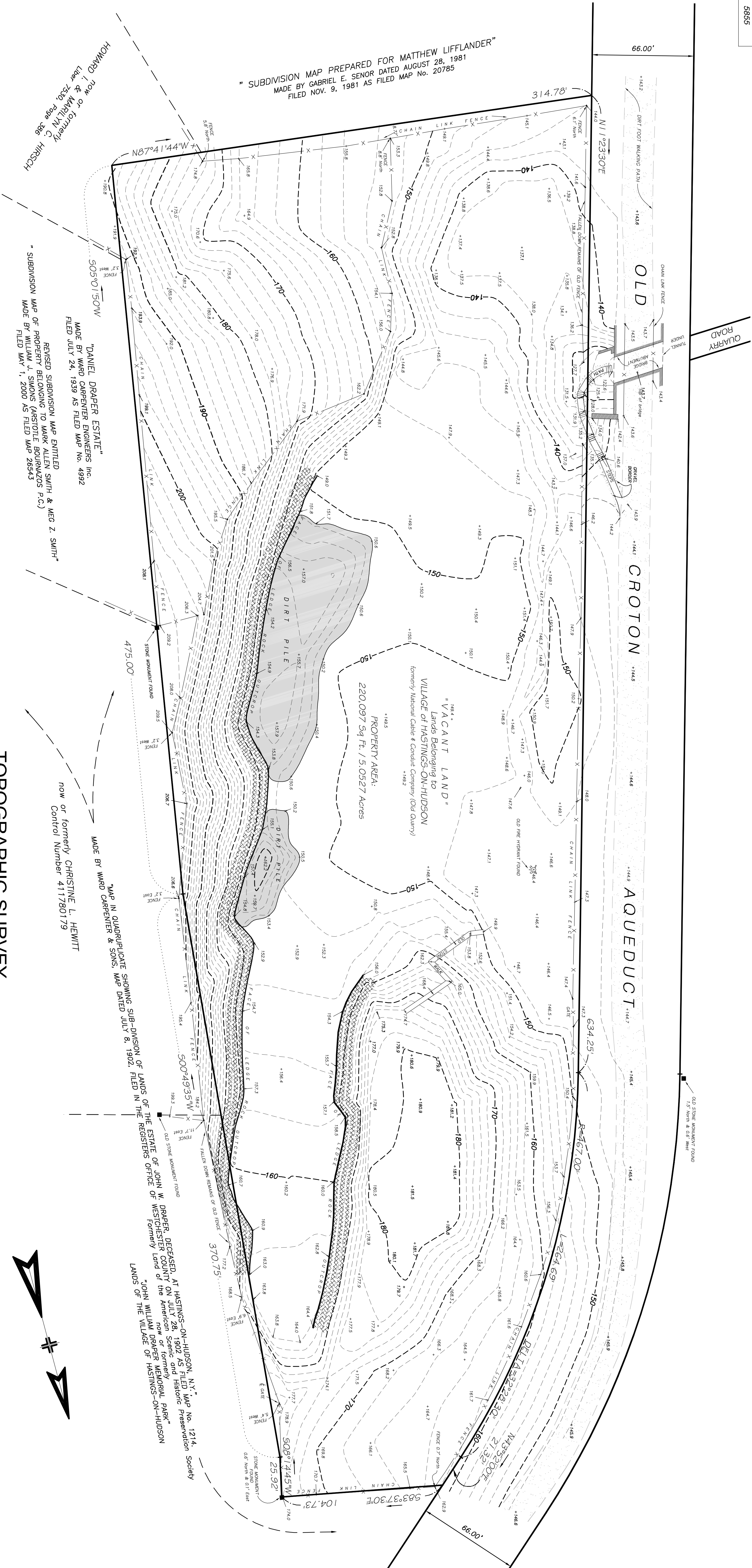
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Date	PLANNING BOARD SUBMISSION	12-15-16
	REVISED P.B. SUBMISSION	1-19-17
	REVISED P.B. SUBMISSION	3-1-17
	REVISED P.B. SUBMISSION	4-17-17
	REVISED PLANNING BOARD SUB.	5-4-17
	REVISED PLANNING BOARD SUB.	9-14-17
	ZONING BOARD SUBMISSION	10-5-17
	REVISED PLANNING BOARD SUB.	1-9-18

AS SHOWN

VP-3



TOPOGRAPHIC SURVEY
QUARRY PARK
SITUATE IN THE
VILLAGE of HASTINGS-ON-HUDSON
TOWN of GREENBURGH
WESTCHESTER COUNTY
NEW YORK

- THE PREMISES SHOWN HEREON DESCRIBED IN OLD DEED RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE REGISTER'S OFFICE OF WESTCHESTER COUNTY IN LIBER 299, PAGE 394, DESCRIBED AS PARCEL TWO.
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE**
- VILLAGE OF HASTINGS-ON-HUDSON as: SHEET :6 SECTION: 10 LOT: P-70**
- ELEVATIONS SHOWN HEREON REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.)
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES ONLY.1 LOCATION OF UNDERGROUND UTILITY / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BUREAU UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION IS TO BE DONE CONTRACTOR SHALL CALL CODE 53 (1-800-245-2829).
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OBJECTS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE ARE FOR A INFORMATIONAL PURPOSE ONLY. THEY ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "C" CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- PREPARED FOR: VILLAGE OF HASTINGS-ON-HUDSON**

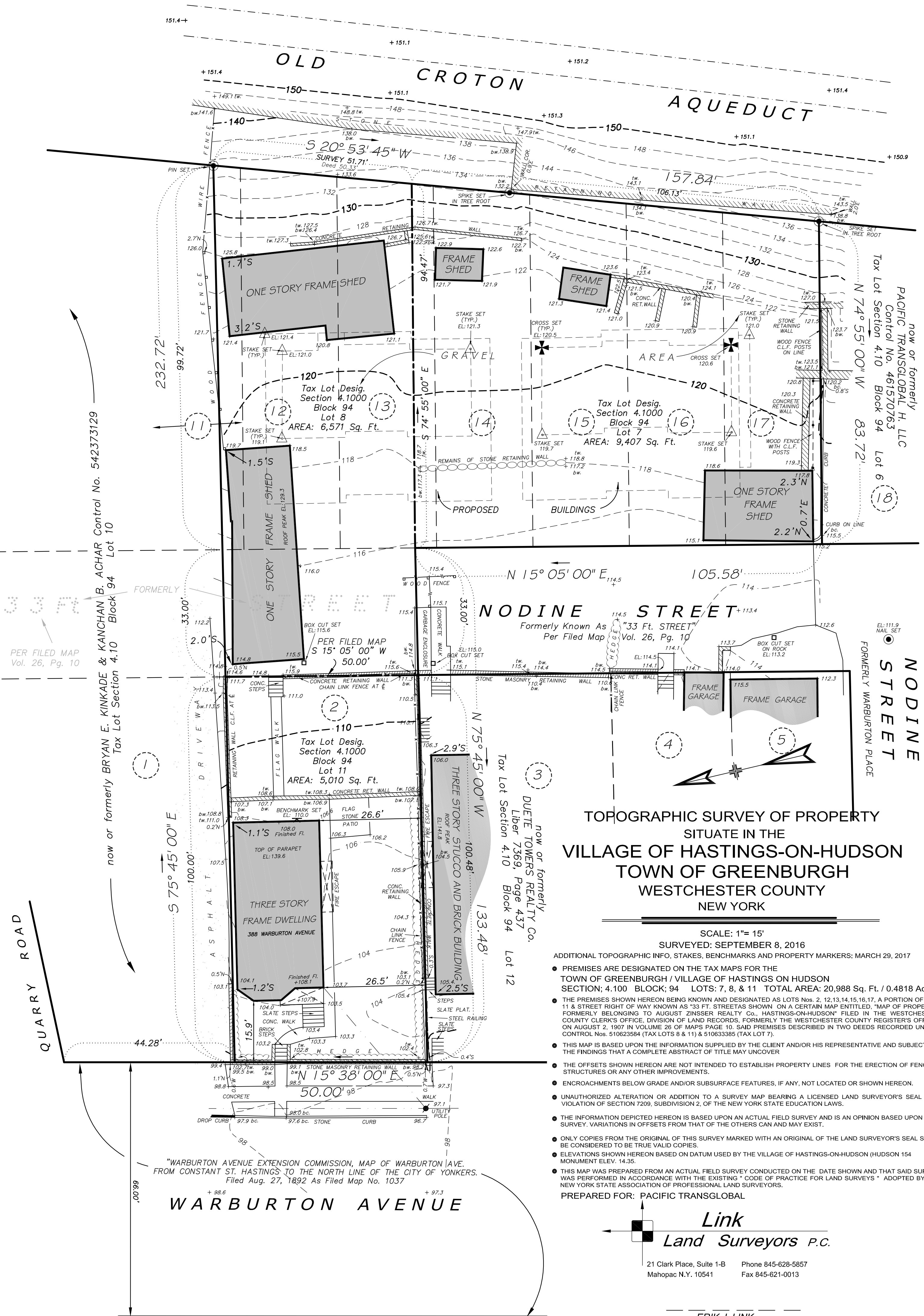


SURVEY COMPLETED MARCH 12, 2009

Diagram illustrating the relationship between Link and Land Surveyors. The diagram shows a vertical line separating the two groups. On the left, under 'Land Surveyors', are two white squares. On the right, under 'Link', are two black squares. A horizontal line connects the two groups, with a black square on the left and a white square on the right. Arrows point from the horizontal line to each group.

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542



TOPOGRAPHIC SURVEY OF PROPERTY
SITUATE IN THE
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY
NEW YORK

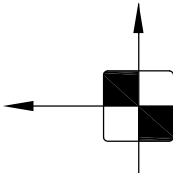
SCALE: 1"= 15'

SURVEYED: SEPTEMBER 8, 2016

ADDITIONAL TOPOGRAPHIC INFO. STAKES, BENCHMARKS AND PROPERTY MARKERS: MARCH 29, 2017

- THE PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH / VILLAGE OF HASTINGS ON HUDSON SECTION: 4.100 BLOCK: 94 LOTS: 7, 8 & 11 TOTAL AREA: 20,988 Sq. Ft. / 1.4818 Acre**
- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOTS Nos. 2, 12, 13, 14, 15, 16, 17, A PORTION OF LOT 18, A PORTION OF LOT 19, A PORTION OF LOT 20, A CERTAIN MAP ENTITLED, "MAP OF PROPERTY FORMERLY BELONGING TO AUGUST ZINSSER REALTY CO., 'HASTINGS-ON-HUDSON'" FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTERS OFFICE, DATED MAY 1, 1987 IN VOLUME 20 OF MAPS PUBLISHED TO SAID PREMISES DESCRIBED IN TWO DEEDS RECORDED UNDER CONTROL NOS. 51062358A (TAX LOTS 8 & 11) & 51063335B (TAX LOT 7).
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO ANY FINDINGS OF A COMPARISON WITH ANY TITLE MAP UNCOVER.
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- ELEVATIONS SHOWN HEREON BASED ON DATUM USED IN THE VILLAGE OF HASTINGS-ON-HUDSON (HUDSON 14 SEASIDE) MEAN SEA LEVEL. 14.35.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY CONFORMS TO THE STANDARDS AND BEST PRACTICES OF THE PROFESSIONAL CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS."

PREPARED FOR: PACIFIC TRANSGLOBAL



Link
Land Surveyors P.C.

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Mahopac N.Y. 10541 Fax 845-621-0013

ERIK J. LINK
NEW YORK STATE LICENSED LAND SURVEYOR NO. 050542

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