COUNTY OF WESTCHESTER  
VILLAGE OF HASTINGS ON HUDSON  

In the Matter of:  

Petition for Zoning Map Amendment on behalf of:  

WARBURTON I, LLC, ARTIS SENIOR LIVING HOLDINGS OF HASTINGS, LLC  
and  
ARTIS SENIOR LIVING HOLDINGS OF HASTINGS II, LLC.  

Petitioners.  

The undersigned, MARK W, BLANCHARD, an attorney with the firm Blanchard & Wilson, LLP, submits this petition to the Village of Hastings on Hudson Board of Trustees ("Board") on behalf of the following: WARBURTON I, LLC, ARTIS SENIOR LIVING HOLDINGS OF HASTINGS, LLC and ARTIS SENIOR LIVING HOLDINGS OF HASTINGS II, LLC (collectively, all petitioners referred to as "Petitioner").

The Property  

This Petition is submitted in compliance with the requirements of Village Code Section 259-157, Amendments. See, Village Code Chapter 295 Zoning § 295-157, Amendments. This petition for a Zoning Map Amendment ("Petition") relating to the property commonly known as 1 Warburton Avenue, Section 4.160, Blocks: 166, 167 and Lots: 1,3,4 and 7 (collectively referred to as "Property"). The co-petitioner, Warburton 1, LLC, is the contract vendee to the owner of the Property, Artis Senior Living Holdings of Hastings and Artis Senior Living Holdings of Hastings II, LLC. An owner authorization letter has been provided to the Village as part of the Petition.

1 The full assemblage relating to this petition and redevelopment project includes a parcel located in the Coty of Yonkers with an address at 1205 Warburton Avenue.
The Proposed Map Amendment

The Property is currently covered by two existing Zoning districts, the MR-1.5 and the R-10 districts. This Petition requests that the Board take legislative action to adjust the existing zoning boundary by enlarging the boundary to cover the Property as MR-1.5. As required by Village Code § 259-157(B)(1)(b), the requested action is depicted on sheet SK-1 of the supporting material prepared by Sullivan Architecture, P.C. and annexed hereto. Shown on Sheet SK-1 is the following: 1) Ariel photograph of existing conditions; 2) A map showing the existing zoning district boundaries; and, 3) A map showing the requested amended zoning district boundary line. Sheet SK 1 shows the full extent of the requested zoning district boundary amendment.

Summary of the Proposed Redevelopment Project

As mentioned above, the Petition seeks the district boundary line amendment to allow for an as-of-right residential townhouse development of approximately twenty-one units, including the Yonkers parcel, as shown on the proposed site plan depicted on sheets SK-2 and SK-3. The use is consistent with other townhome projects in the MR-1.5 zone in the Village. The proposal will be in full compliance with Village’s affordable housing requirement and will include three of the units, on-site, as affordable units.

Included on the proposed site plan are multiple improvements benefiting the Village through preservation of open-space, the creation of scenic lookouts and visual enhancements. All of the proposed improvements are designed to preserve the gateway nature of the Property. Of particular importance to the Petitioner and the Village, is the proposed re-opening of the view corridor along the street level corridor on the west-side of the Property. Currently, a six-foot vinyl fence stands between the pedestrian traffic and the striking view of the Hudson River and
Palisades. The Petitioner proposes to remove the fence and create a park on the significant portion of the site not being developed; the park will be dedicated to the Village.

Shown on Sheet SK-4 is a rendering of the proposed building design and aesthetic features. Also, there is presented a full site elevation of the portion of the Project on the East side of Warburton Avenue. Finally, on Sheet SK-5, the Petitioner is showing a side-elevation of the Project’s impact to the view corridor from the Olde Croton Aqueduct Trail over the Project and toward the Hudson River. It is important to note that the Project as proposed will have a minimal impact to the view shed from the trail. In fact, the Project intends to offer a portion of its site to create a new scenic overlook off of the trail that will result in a net positive gain to the recreational use. The Petitioner is looking forward to sharing detailed information on all aspects within the above summary throughout the review process.

**Conclusion**

As per the requirements of Code § 295-157, the Petitioner has submitted the following: the names of the Owner and the contract vendee as Petitioner; the address and section, blocks and lots of the impacted area; multiple maps showing the proposed zoning map amendment as well as the proposed location of the development project and improvements; a complete description of the amendment requested; and, additional renderings and depictions so to provide a fuller context of the scope of the Project.

The Petitioner respectfully requests that the Village Board of Trustees accept this Petition as complete, and begin its legislative process toward consideration and approval as requested.
Dated: December 29, 2021
White Plains, New York

BLANCHARD & WILSON, LLP

By: [Signature]
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