

425 Warburton Avenue Hastings-on-Hudson New York



Preliminary Presentation to the Village Staff

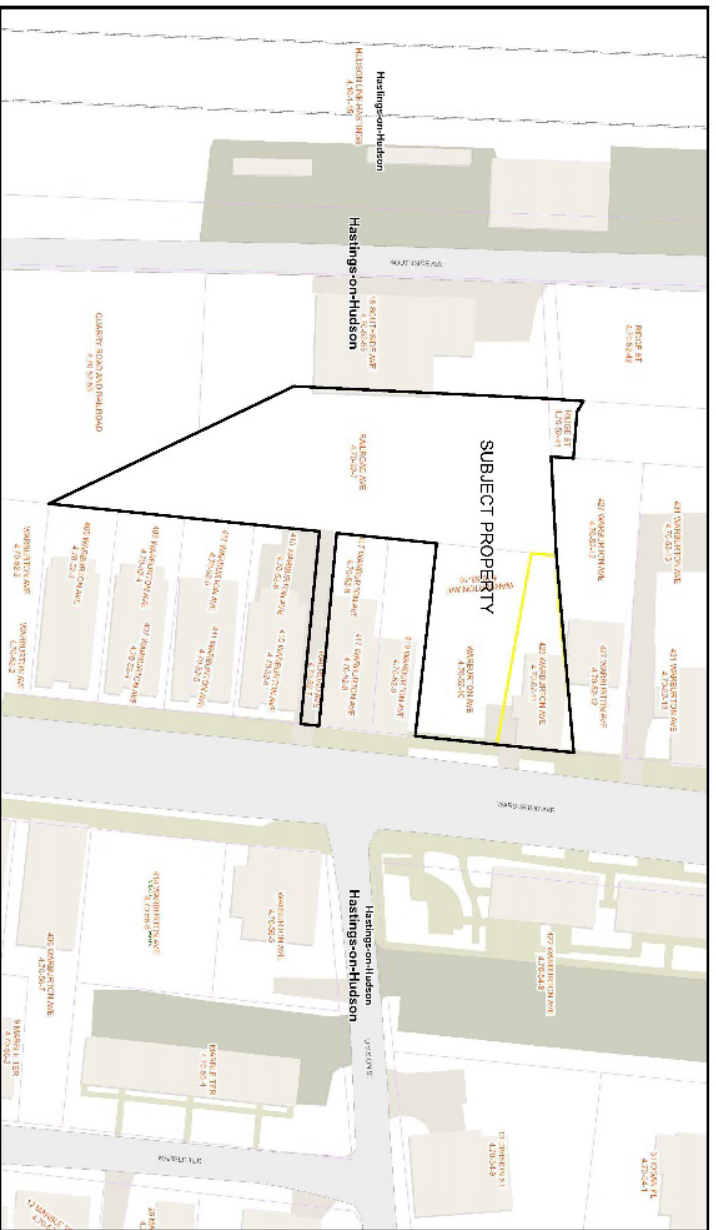
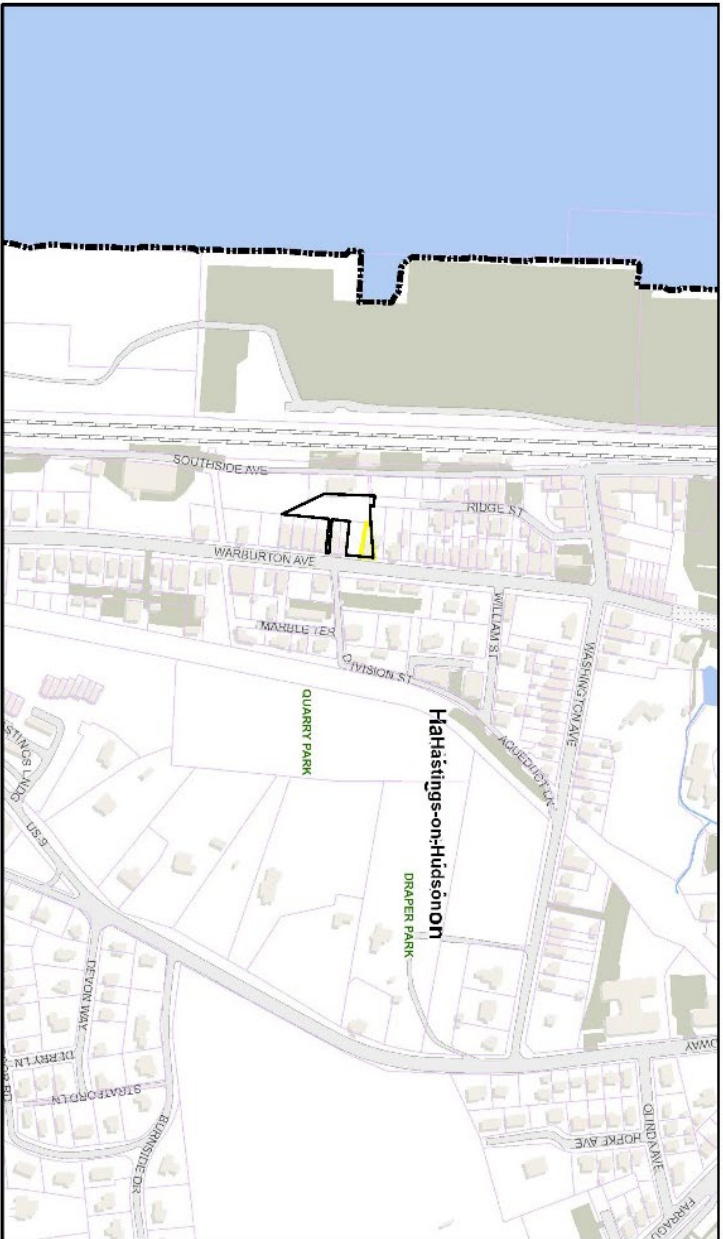
Prepared by: Gotham Design Planning & Development Ltd.

In association with Harry Toung R.A.

August 16, 2022



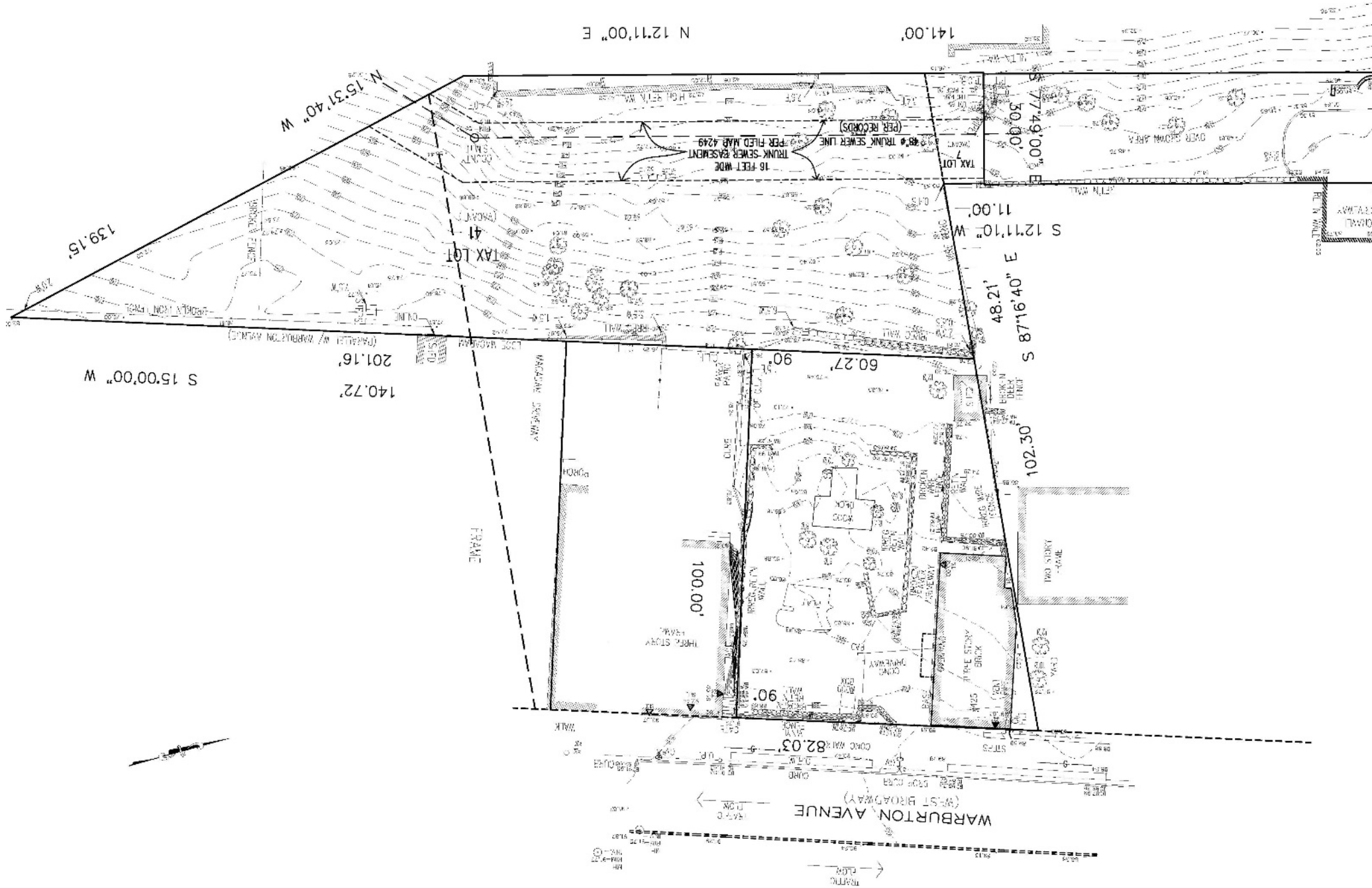
Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022



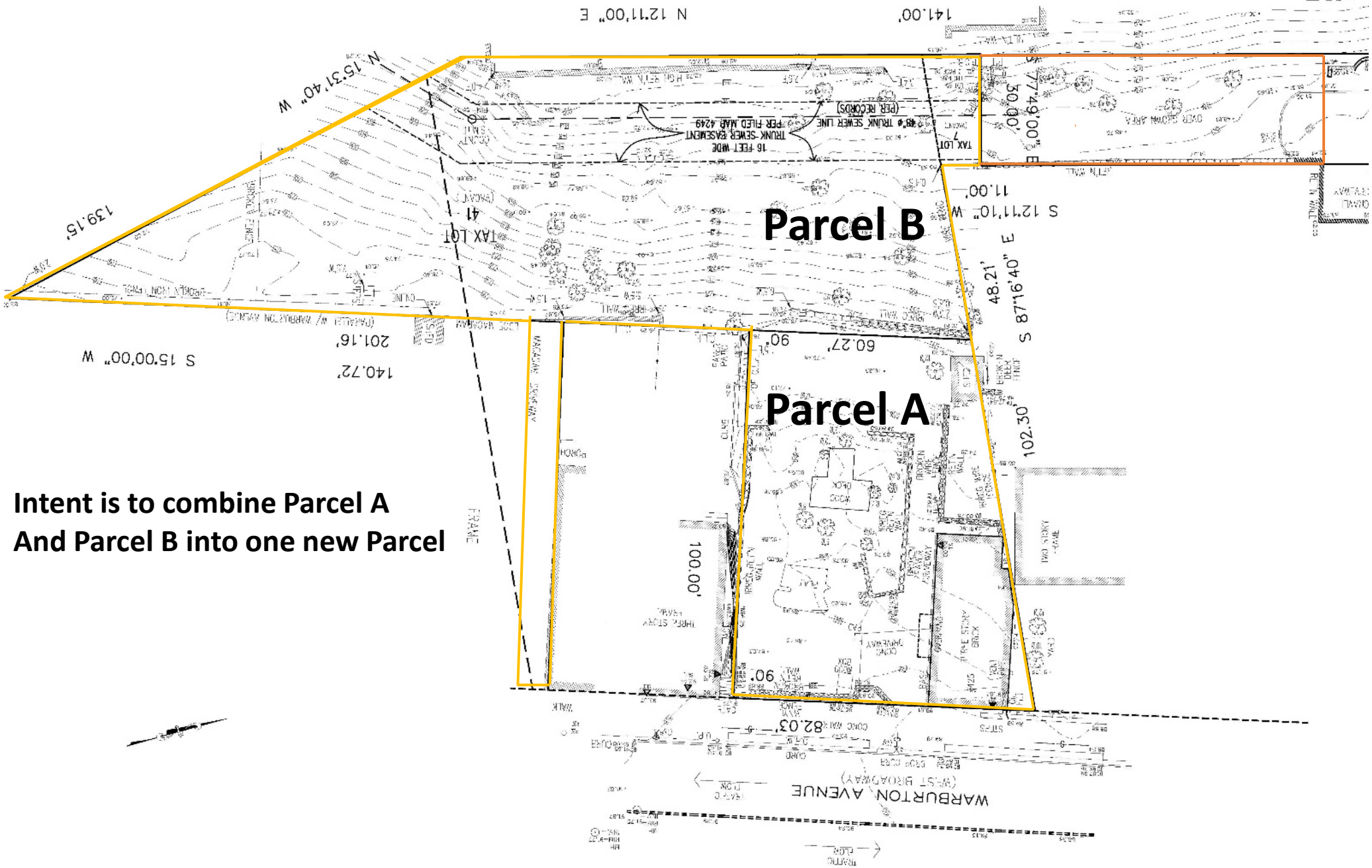
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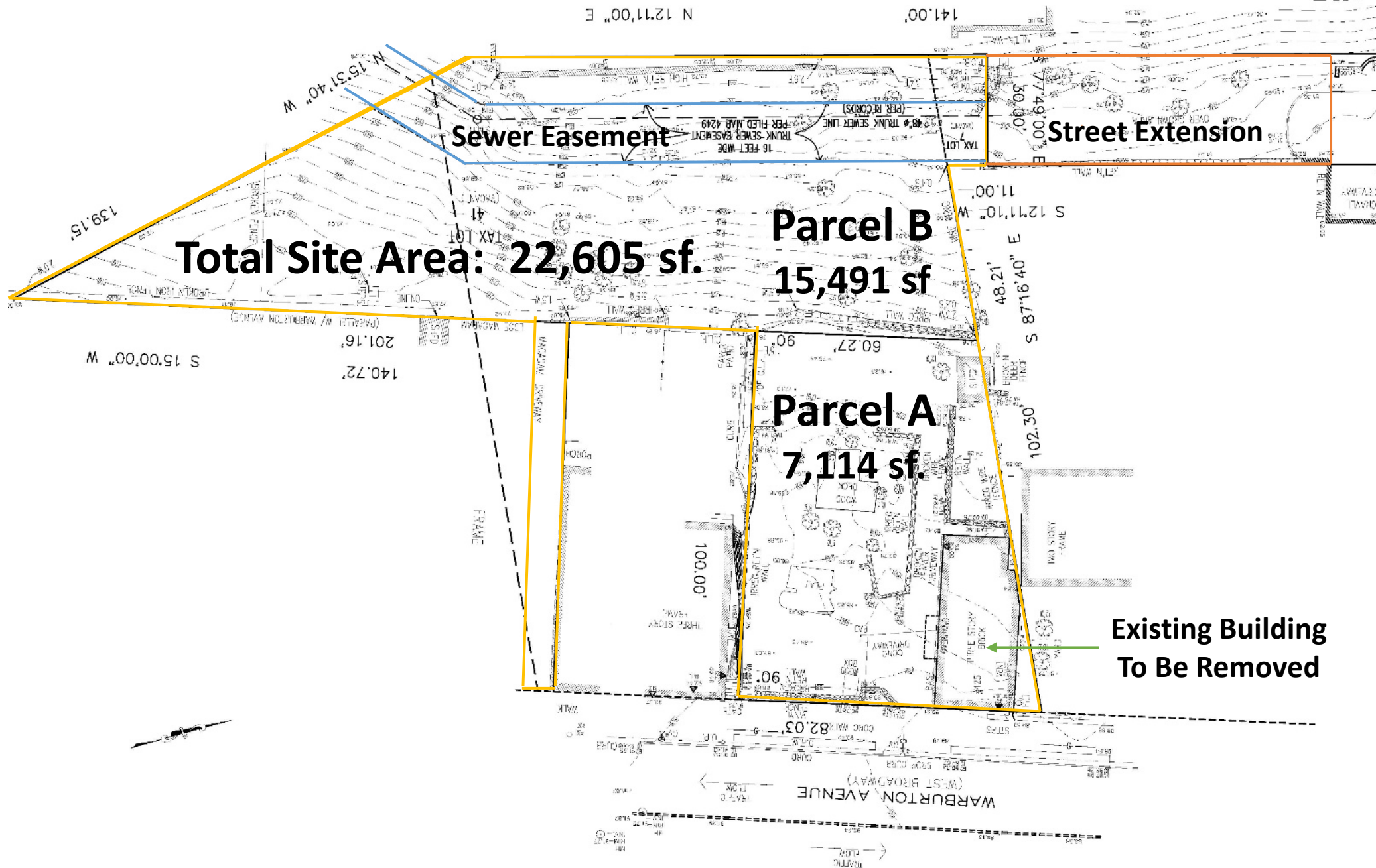
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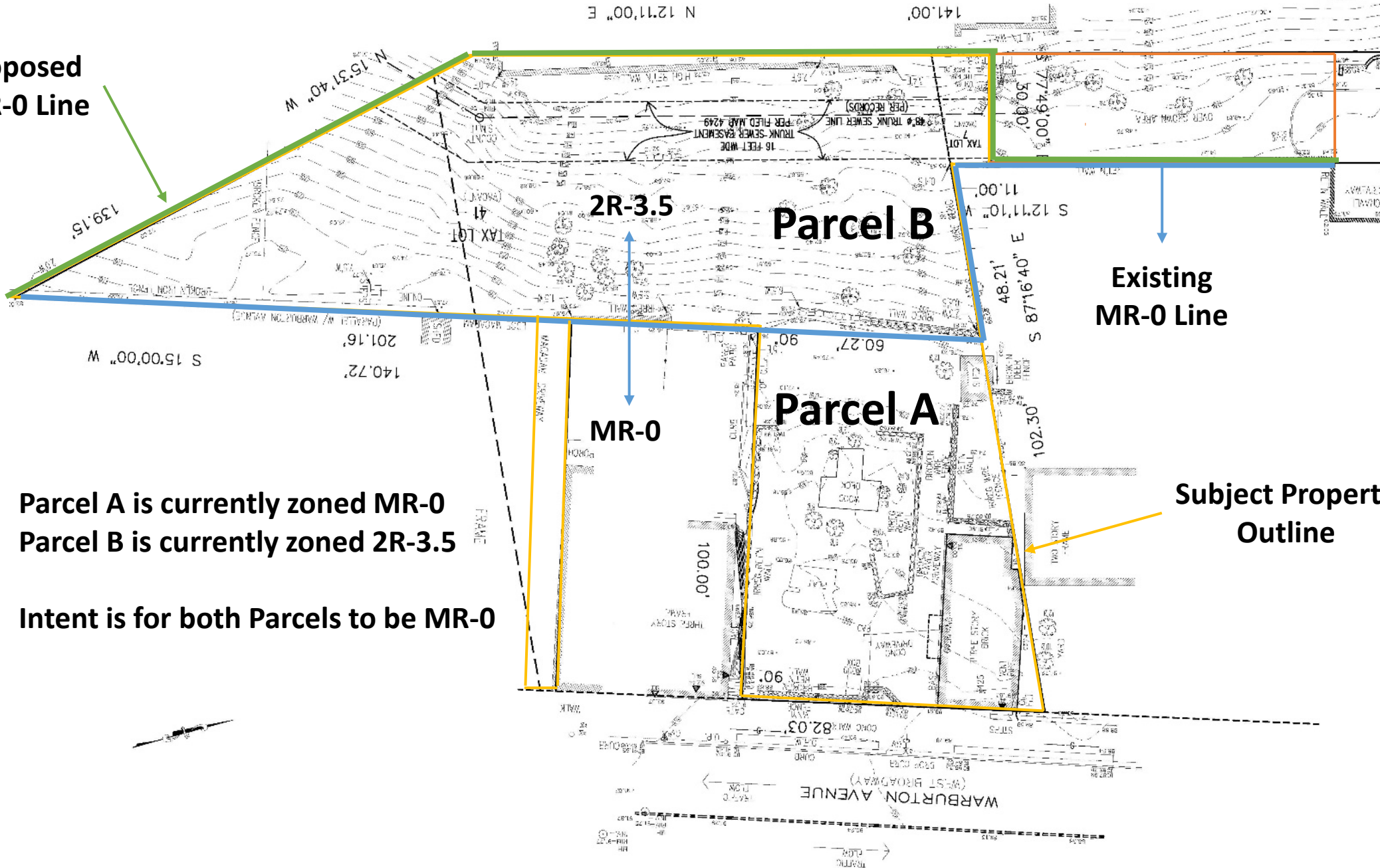


**Intent is to combine Parcel A
And Parcel B into one new Parcel**



Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022

Proposed MR-0 Line



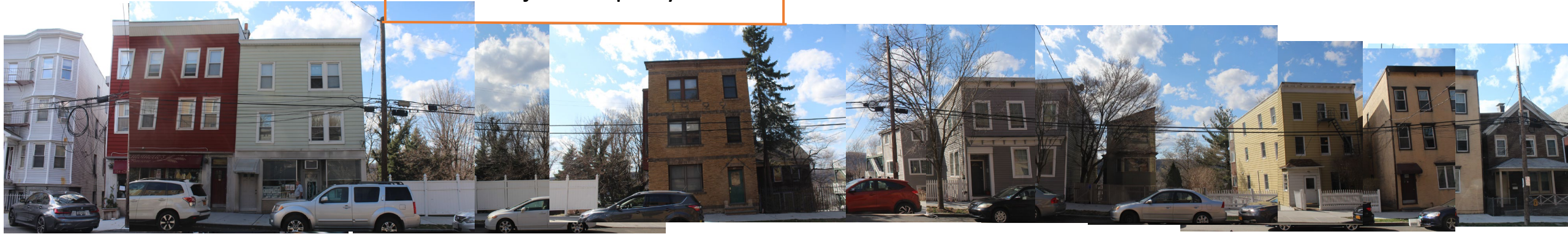
Existing MR-0 Line

**Parcel A is currently zoned MR-0
Parcel B is currently zoned 2R-3.5**

Subject Property Outline

Intent is for both Parcels to be MR-0

Subject Property



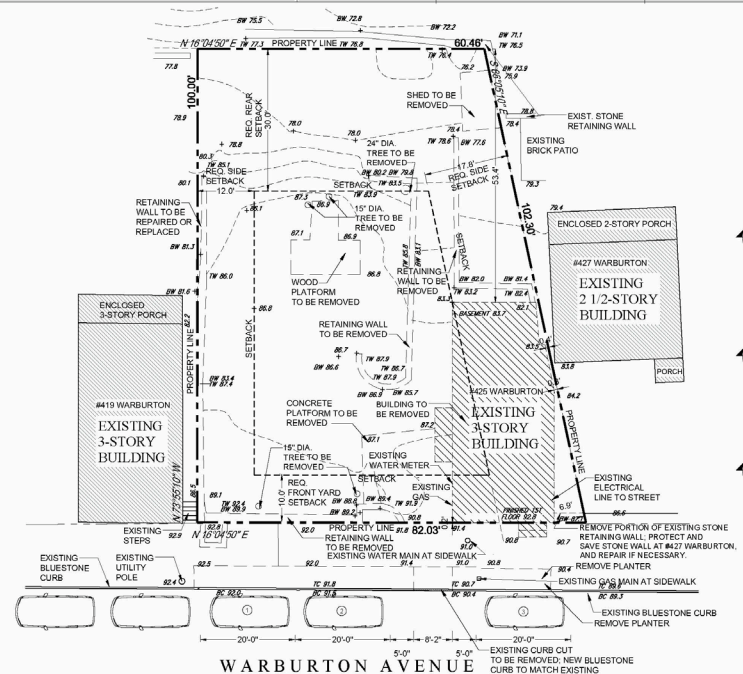


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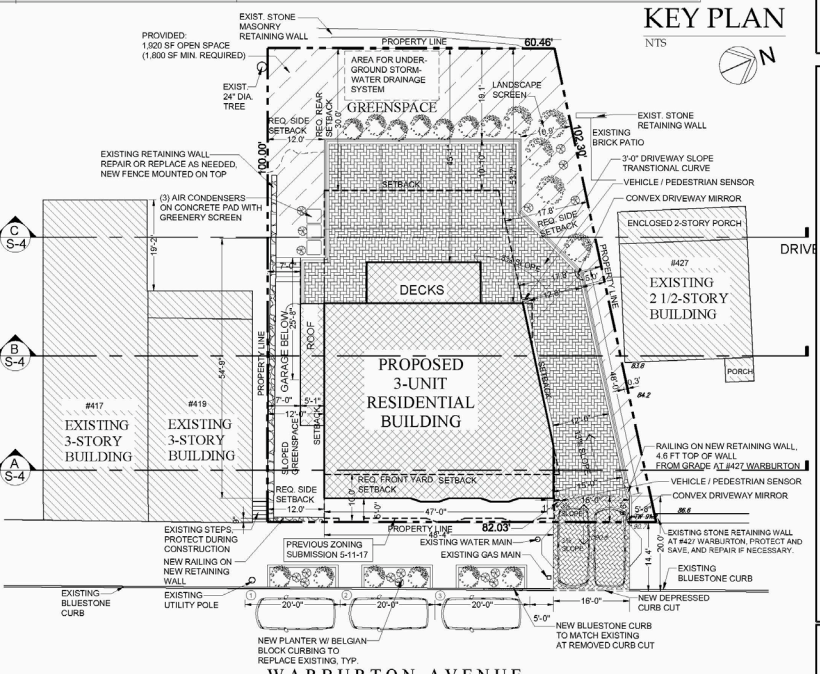
COVERAGE CALCULATIONS		425 WARBURTON AVENUE, HASTINGS-ON-HUDSON, NY		ZONING DISTRICT: MR-O		
LOT AREA	7,124 SF / 0.16 AC	REQUIRED	EXISTING	PROPOSED		
WALLS	131 SF	6,600 SF	7,134 SF	7,134 SF	7,124 SF	
STEPS AT REAR	27 SF	6,500 SF (6,000 SF FOR FIRST (2) UNITS + 1,500 SF FOR EACH ADD'L UNIT)	7,124 SF	7,124 SF	7,124 SF	
EXTERIOR PARKING (NOT INCL. DRIVEWAY)	713 SF	TOTAL OF DWELLING UNITS	3	3		
BUILDING FOOTPRINT (INC. COVERHANG & DECKS)	2,204 SF	LOT WIDTH FRONTAGE	50 FT	82.03 FT	82.03 FT	
BUILDING COVERAGE	3,075 SF / 43%	BUILDING COVERAGE	50% MAX	19% (1,345 SF)	43% (3,075 SF)	
		OPEN SPACE	200 SF / BEDROOM X 9 BEDROOMS = 1,800 SF	+4,520 SF	1,820 SF	
295-72.1 E3 ALL BUILDINGS AND STRUCTURES ON THE LOT SHALL TOGETHER NOT COVER MORE THAN 50% OF THE AREA OF THE LOT		FRONT YARD SETBACK	10 FT	0.2 FT	5 FT	
		REAR YARD SETBACK	30 FT	53.4 FT	53.7 FT TO BUILDING / 19.1 FT TO PARKING	
		NO PAVING IN REQUIRED YARD	30 FT SETBACK AT REAR YARD	N/A	19.1 FT TO PARKING AREA	
		SIDE ONE	12.0 FT	12 FT OR 1/2 THE HEIGHT OF THE NEAREST BLDG WALL, WHICHEVER IS GREATER	4+ 5.0 FT	7.0 FT TO GARAGE / 12.0 FT TO UPPER FLOORS
		SIDE TWO	17.8 FT		0.3 FT	17.8 FT
		BUILDING HEIGHT	3-STORIES / 40 FT	3-STORIES / 38.0 FT	3-STORIES / 38.0 FT	
		PARKING SPACES	1.14 PER STUDIO, 1% PER 1 BEDRM., 1% PER 2-BEDRM., 2 PER 3-BEDRM. = 6	3 SPACES	6 SPACES	
		SIZE OF PARKING SPACES	9 FT WIDE, 18 FT LONG	N/A	8.5 FT WIDE, 18 FT LONG	
		DRIVEWAY AREA	960 SF	+ 500 SF	1,472 SF	
		DRIVEWAY SLOPE AT FRONT OF PROPERTY LINE	MAXIMUM 3% WITHIN 30 FT OF FRONT PROPERTY LINE (USED AS DRIVEWAY)	19% AT SIDE OF BLDG. (USED AS DRIVEWAY)	5.6 FT AT 3%; 24.4 FT OF 30 FT REQUIRED AT 12% VARIANCE REQUIRED	
DRIVEWAY SLOPE	MAXIMUM 9% (UP TO 12% AT DISCRETION OF PLANNING BD.)	19% AT SIDE OF BLDG. (USED AS DRIVEWAY)	13% VARIANCE REQUIRED			
DRIVEWAY SETBACK	5.0 FT FROM SIDE PROPERTY LINE	+43.8 FT TO PARKED AREA USED AS DRIVEWAY	5.0 FT			



KEY PLAN
NTS



WARBURTON AVENUE
REMOVALS PLAN
SCALE: 3/32" = 1'-0"



WARBURTON AVENUE
SITE PLAN
SCALE: 3/32" = 1'-0"

NEW 3-UNIT RESIDENTIAL BUILDING AT
425 WARBURTON AVENUE
 HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
 10 Spring Street
 Hastings-on-Hudson, New York 10706
 www.christinagriffinarchitect.com

ZONING BOARD SUBMISSION: 8-28-22
 PLANNING BOARD ALT. SCHEME: 9-3-22
 ZONING BOARD SUBMISSION: 9-13-22
 PLANNING BOARD SUBMISSION: 9-13-22
 ZONING BOARD SUBMISSION: 9-13-22

SHEET NO. **S-1**
 OF 1

Previous Submission
 Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022

425 WARBURTON AVENUE

HASTINGS-ON-HUDSON, N.Y. 10706



LIST OF DRAWINGS		BOARD OF TRUSTEES
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA, AND PERSPECTIVE	•
SD - 1.0	CONTEXT AREA SITE PLAN AND ELEVATION	•
SD - 1.1	SITE PLAN AND AND ROOF PLAN	•
SD - 1.2	LL1, LL2, FIRST FLR, SECOND FLR AND THIRD FLR PLANS	•
SD - 1.3	NORTH, SOUTH, WEST, AND EAST ELEVATIONS	•
SD - 1.4	LONGITUDINAL AND CROSS BUILDING SECTIONS	•
SD - 1.5	CROSS SECTIONS	•
SD - 1.6	PERSPECTIVE RENDERINGS AND DIAGRAM	•

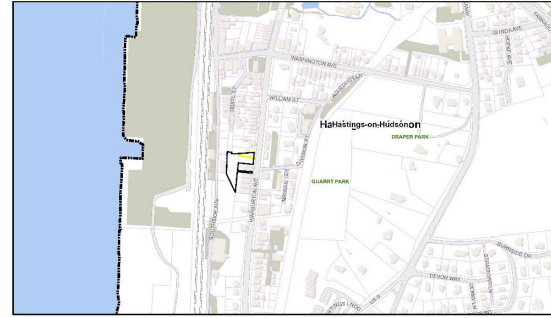
Village of Hastings on Hudson
Building Department
7 Maple Ave, Hastings on Hudson, NY 10706
(914) 893-5000 ext. 303

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 10/2016)													
Location: Village of Hastings on Hudson													
ZIP Code: 10706													
Ground Snow Load	Wind Design			Subject to Damage From									
	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RISK CRIT)	Weathering	Frost Line Depth	Terrace	Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	Special Wind Region	NO	Yes	NO	C	Severe	42"	Moderate to Heavy	4A	YES	**FIRM COMMUNITY PANEL MAP# 0111000111 EFFECTIVE DATE: 9-29-2007	2000	51.6

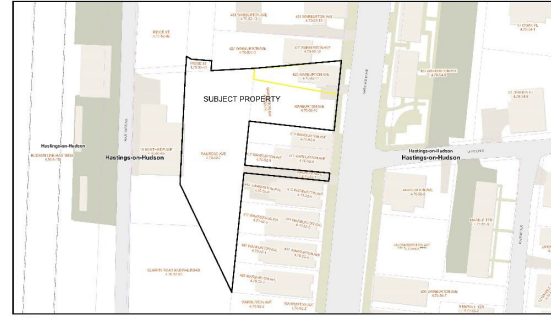
* 115 MPH is 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1009 of the IRC and Figure R301.2(4) of the IRC are likely to occur and should be considered in the design.

** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available on the FIRM web site <http://www.floodmap.floodmaps.com/>

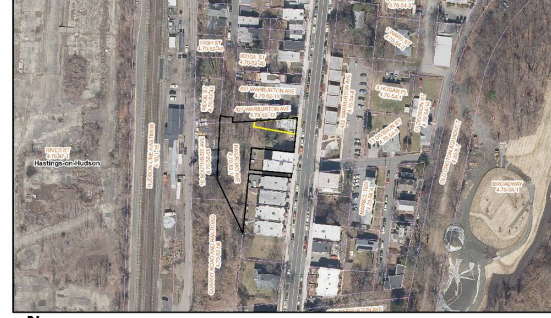
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT												
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CEILING SPACE WALL R-VALUE		
TABLE R602.2.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT												
4A	0.27	0.08	0.4	48	29-5	19-26	30	19/19	10, 4 FT	19/19		
TABLE R602.2.4 EQUIVALENT U-FACTORS												
4A	0.27	0.08	0.4	0.028	0.045	0.058	0.033	0.047	0.050	0.042		



SITE LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



AERIAL LOCATION MAP
NOT TO SCALE

HARRY TOUNG
ARCHITECT
TEL: 212 719-3223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
htoungarchitect@gmail.com
N.Y.S. LICENSE NO.

PROJECT TITLE:
425 WARBURTON AVENUE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **1901**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5050
email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:
COVER SHEET

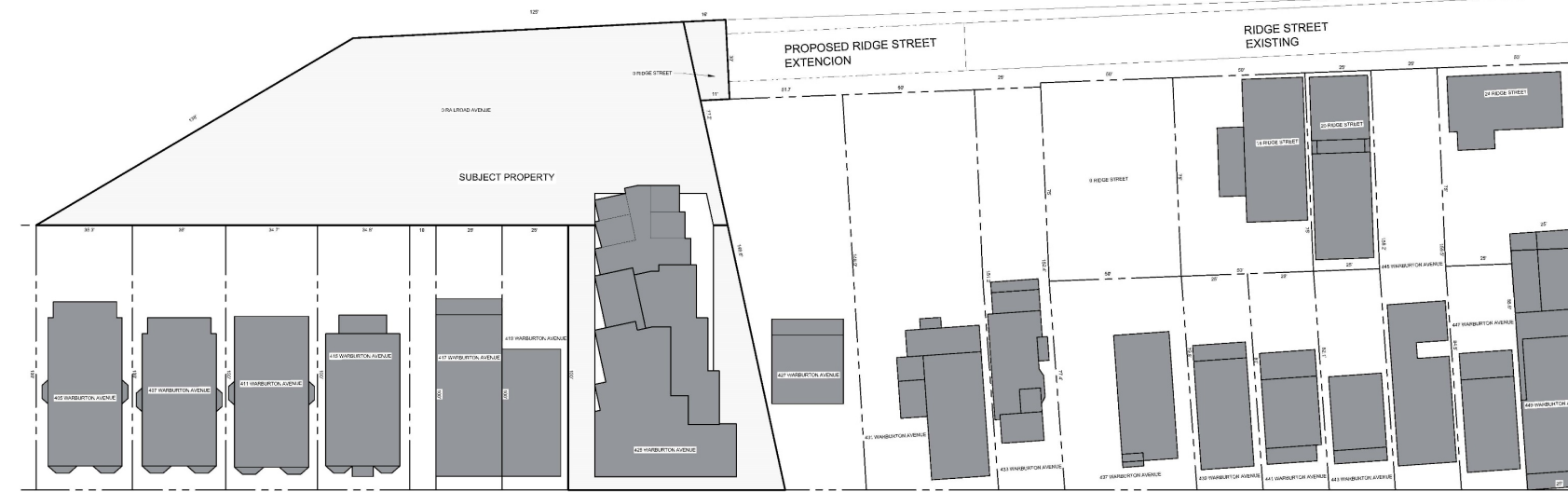
DATE: 4-20-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

CS

EXISTING ELEVATION
SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET



PROPOSED ELEVATION
SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET



PROPOSED PROJECT					
ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE (SQ. FT.)	BUILDING COVERAGE (%)
425 WARBURTON AVENUE (EXISTING)	1	3	7,114	1,007	14.5%
4 ROAD AVENUE (SUBJECT PROPERTY)	0	0	15,086	0	0.0%
6 RIDGE STREET	0	0	405	0	0.0%
TOTAL			22,605		
425 WARBURTON AVENUE (PROPOSED)	1	8	22,605	5,022	22.2%

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE (SQ. FT.)	BUILDING COVERAGE (%)
408 WARBURTON AVENUE	1	8	3,485	1,615	52.06%
407 WARBURTON AVENUE	1	8	3,485	1,647	47.26%
411 WARBURTON AVENUE	1	8	3,049	1,672	54.84%
415 WARBURTON AVENUE	1	8	3,049	1,588	52.02%
417 WARBURTON AVENUE	1	4	4,792	1,676	34.95%
419 WARBURTON AVENUE	1	3	2,614	1,088	40.46%

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE (SQ. FT.)	BUILDING COVERAGE (%)
427 WARBURTON AVENUE	1	2	4,792	864	18.03%
431 WARBURTON AVENUE	1	3	7,405	1,576	21.29%
433 WARBURTON AVENUE	1	2	3,320	1,176	35.00%
437 WARBURTON AVENUE	1	3	3,320	1,024	30.82%
439 WARBURTON AVENUE	1	3	3,178	940	29.58%
441 WARBURTON AVENUE	1	2	2,176	872	40.04%
443 WARBURTON AVENUE	1	1	2,176	600	27.57%
445 WARBURTON AVENUE	2	3	3,320	1,839	55.40%
447 WARBURTON AVENUE	1	1	2,176	900	41.32%
449 WARBURTON AVENUE	1	7	3,178	2,405	75.70%

CONTEXT AREA SITE PLAN
SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE (SQ. FT.)	BUILDING COVERAGE (%)
6 RIDGE STREET	0	0	3,300	0	0.0%
18 RIDGE STREET	1	8	3,300	1,592	48.24%
20 RIDGE STREET	1	3	1,742	1,518	87.14%
24 RIDGE STREET	1	1	3,300	1,001	30.33%

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED AUGUST 15, 2020 PREPARED BY: SUMMIT LAND SURVEYING P.C. 21 DRAKE AVENUE WHITE PLAINS, N.Y. 10607 TEL 914 629 - 7758

HARRY TOUNG
ARCHITECT
TEL: 212 719-9223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
hntoungarchitect@gmail.com
N.Y.S. LICENSE No.

PROJECT TITLE
425 WARBURTON AVENUE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO. 1901

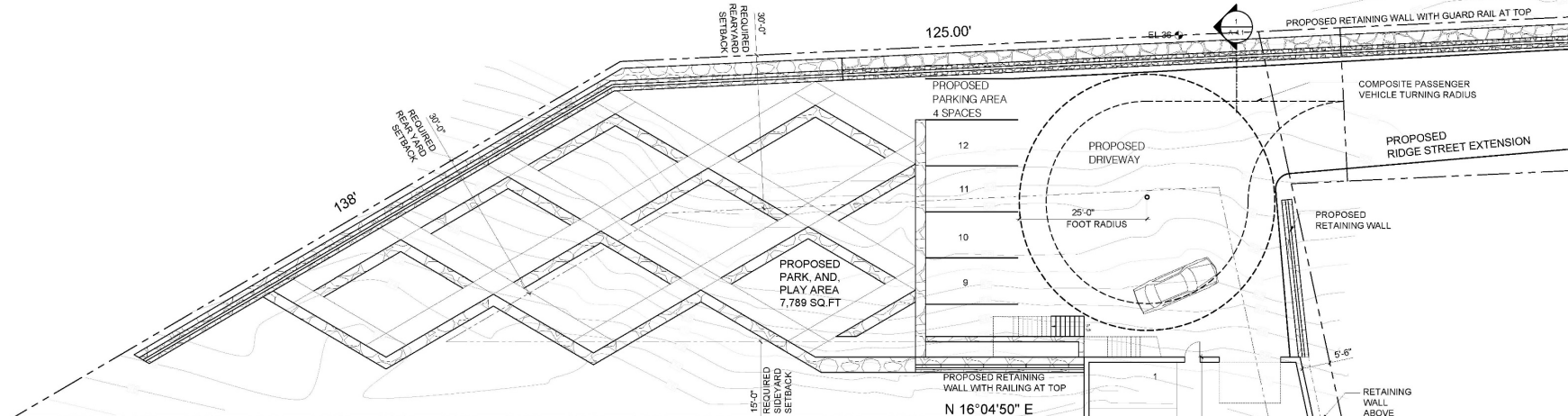
GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 683-5093
Fax: (914) 683-5360
email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE
STREETSCAPE SITE PLAN

DATE: 4-20-2022
SCALE: AS NOTED
DRAWN BY: SSJ
CHECKED BY: PRS

SD-1.0



ZONING TABLE			
425 WARBURTON AVENUE, HASTINGS-ON-HUDSON, NY ZONING DISTRICT: MR-Q			
TAX PARCEL ID: TAX LOTS 7, 10, 11 AND 41 IN BLOCK 02, SECTION 4.70			
	REQUIRED / PERMITTED	EXISTING	PROPOSED
LOT AREA	6,500 SF	22,666 SF	22,666 SF
TOTAL OF DWELLING UNITS	3	3	8
LOT WIDTH FRONTAGE	50 FT	82.00 FT	82.00 FT
BUILDING COVERAGE	50%	4.2%	22.2% (0.022 SF)
IMPERVIOUS COVERAGE	70%	9.1%	68.81%
OPEN SPACE	200 SF / BEDROOM	N/A	3,400 SF / 15 BEDROOMS
FRONT YARD SETBACK	10 FT	0.2 FT	5 FT
REAR YARD SETBACK	30 FT	53.4 FT	62 FT
SIDE ONE	10 FT	4-50 FT	10 FT
SIDE TWO	14 FT	0.3 FT	14.8 FT
BUILDING HEIGHT	3 STORIES (35 FT)	3 STORIES (35 FT)	3 STORIES (30.25 FT)
PARKING SPACE	0.8 PER UNIT	3 SPACES	12 SPACES
SIZE OF PARKING SPACES DRIVEWAY AREA	9 FT WIDE, 18 FT LONG	N/A	9 FT WIDE, 18 FT LONG
DRIVE WAY AREA	N/A	41-500 SF	3,988.8 SF

BUILDING COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
EXISTING BUILDING	SQ.FT.	1,007	
	TOTAL	EXISTING	1,007
	TOTAL EXISTING BUILDING COVERAGE	1,007 (22.666%)	4.5%
PROPOSED BUILDING	SQ.FT.		5,802
	TOTAL PROPOSED BUILDING COVERAGE	5,802 (22.666%)	23.2%

IMPERVIOUS COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
PROPOSED BUILDING	SQ.FT.	5,802	
PROPOSED RETAINING WALLS	SQ.FT.	2,624	
PROPOSED ENTRY SIDEWALK	SQ.FT.	307	
PROPOSED DRIVEWAY	SQ.FT.	4,155.5	
PROPOSED WALKWAYS	SQ.FT.	3,437.5	
	TOTAL PROPOSED	16,366.3	
	TOTAL PROPOSED IMPERVIOUS COVERAGE	16,366.3 (72.66%)	62.81%

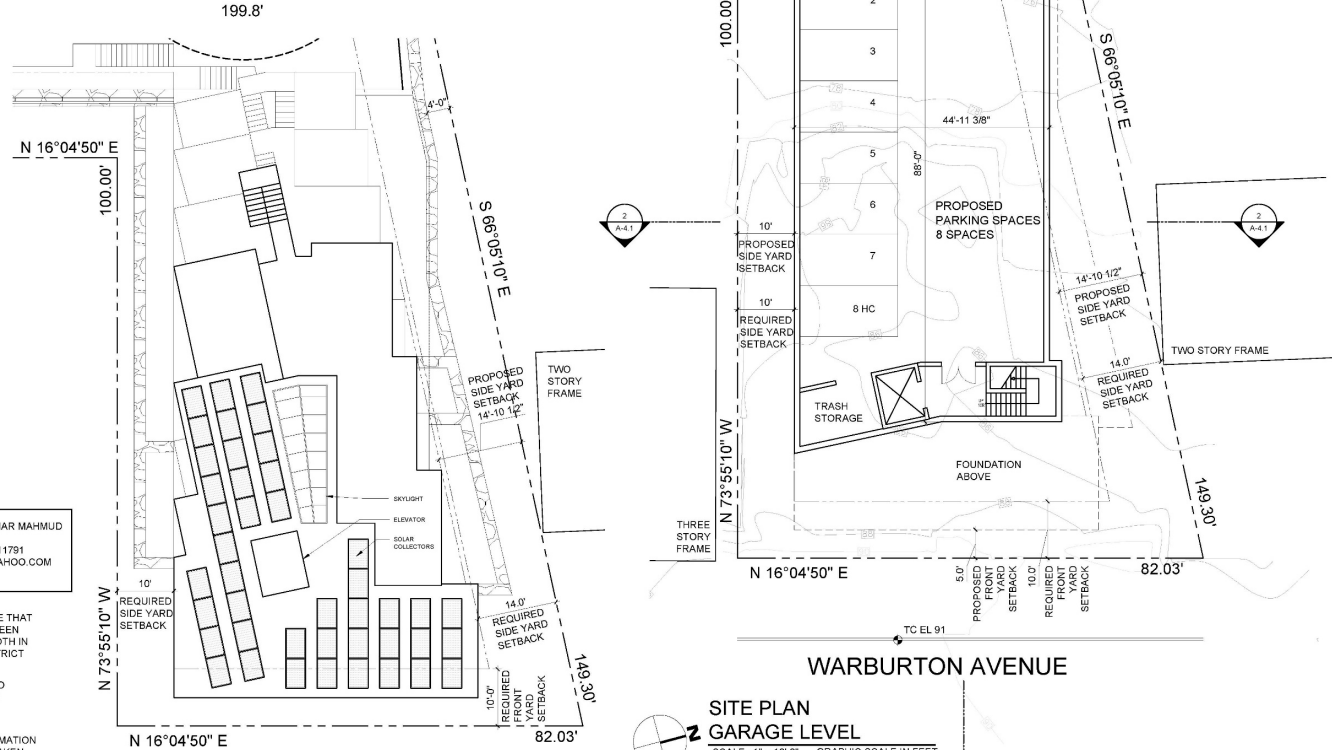
FLOOR AREAS TABLE			
STORY	AREA	CELLAR PORTION	
PROPOSED LOWER LEVEL 2	3,113.5 SF	3,086.3 SF	
PROPOSED LOWER LEVEL 1	4,112.8 SF	1,985.8 SF	
PROPOSED FIRST FLOOR	3,754.9 SF		
PROPOSED SECOND FLOOR	3,476 SF		
PROPOSED THIRD FLOOR	2,140 SF		
PROPOSED GARAGE		4,047.8 SF	
TOTAL	16,597.2 SF	9,120.9 SF	

OWNER: TARIQ AND OMAR MAHMUD
 2 FRANCES DRIVE
 SYOSSET, NEW YORK, 11791
 EMAIL: OMARM3699@YAHOO.COM
 TEL: 516-645-3413

NOTE 1:
 THESE TABLES ASSUME THAT THE TWO LOTS HAVE BEEN COMBINED AND ARE BOTH IN THE MR-Q ZONING DISTRICT.

NOTE 2:
 THE FLOOR AREA RATIO PERMITTED IS 1.37 THE PROPOSED BUILDING FAR IS 0.734

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 PREPARED BY:
 SUMMIT LAND SURVEYING P.C.
 21 DRAKE AVENUE
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 TEL 914 629-7758



2 ROOF PLAN
 SCALE: 1" = 10'-0" GRAPHIC SCALE IN FEET

1 SITE PLAN GARAGE LEVEL
 SCALE: 1" = 10'-0" GRAPHIC SCALE IN FEET

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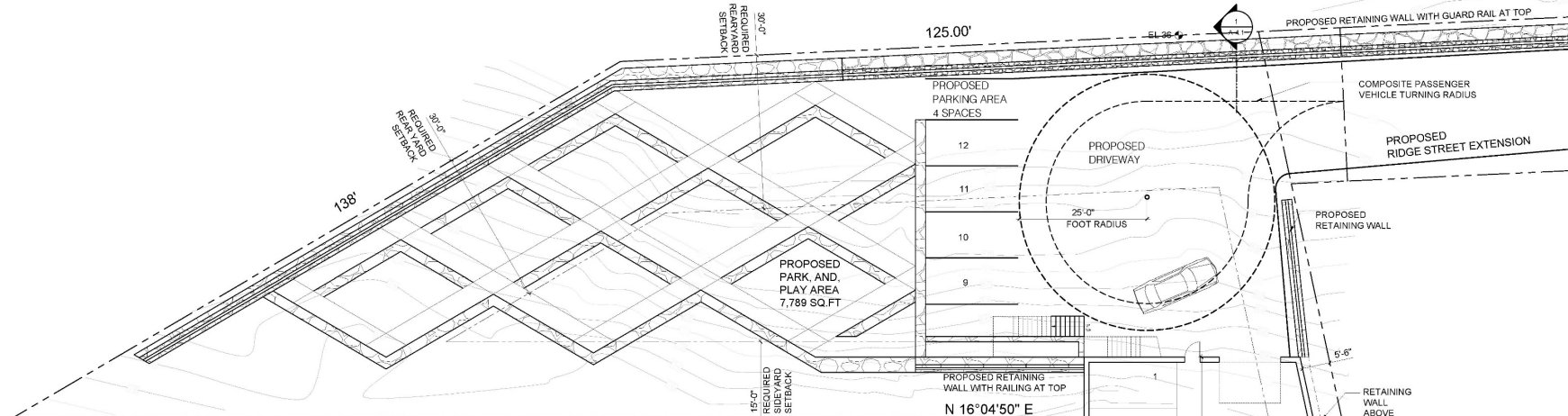
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ISSUED / REVISIONS

SHEET TITLE
SITE PLAN

DATE: 4-20-2022
 DRAWN BY: SSS
 SCALE: AS NOTED
 CHECKED BY:

SD-1.1



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TOTAL	EXISTING	1,007	
TOTAL EXISTING BUILDING COVERAGE	1,007 (22.666%)	4.5%	
PROPOSED BUILDING	SQ. FT.	5,022	
TOTAL PROPOSED BUILDING COVERAGE	5,022 (22.666%)	22.2%	

IMPERVIOUS COVERAGE TABLE			
UNITS	EXISTING	PROPOSED	
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TOTAL PROPOSED IMPERVIOUS COVERAGE	15,636.3 (72.666%)	68.21%	

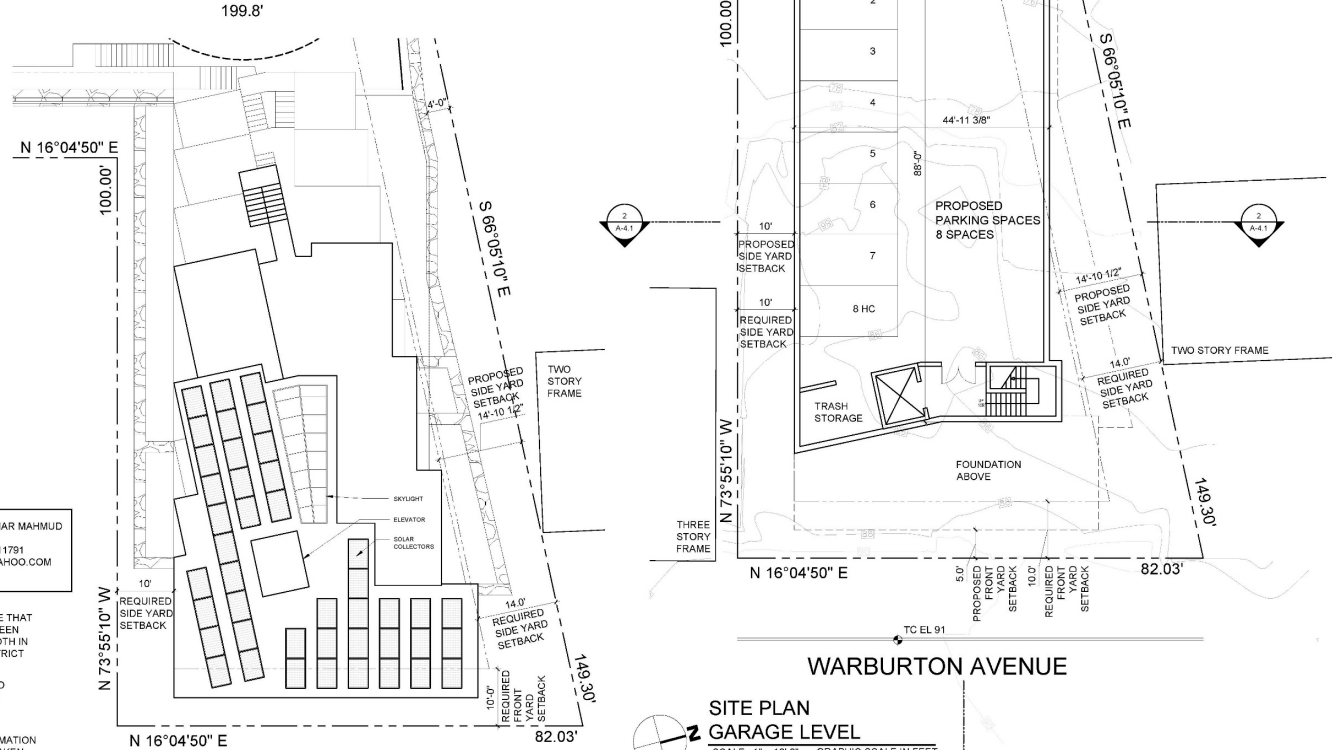
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1 SITE PLAN GARAGE LEVEL
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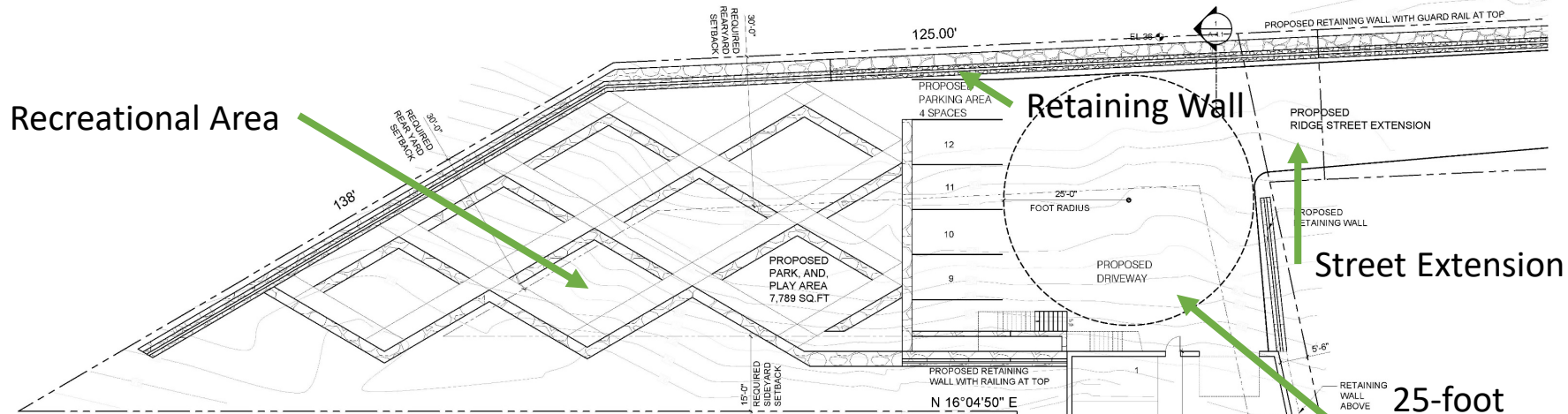
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ISSUED / REVISIONS

SHEET TITLE
SITE PLAN

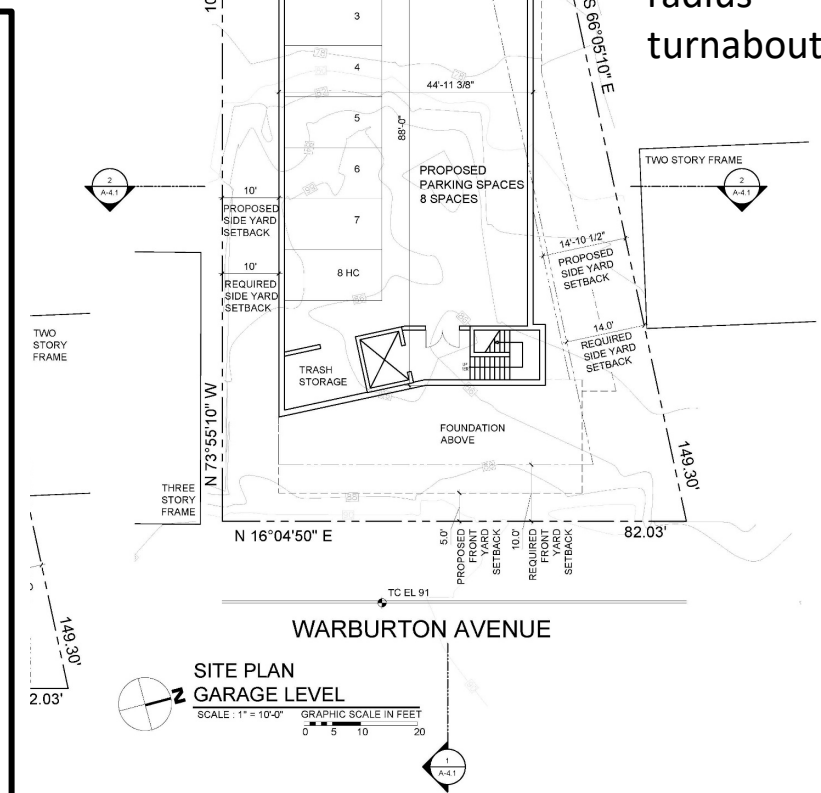
DATE: 4-20-2022
 DRAWN BY: SSS
 SCALE: AS NOTED
 CHECKED BY:

SD-1.1



Public/Semi Public Benefits Proposed –

1. Semi-public play area of 3,600 square feet.
2. Extension of Ridge Street to a turnaround.
3. Stabilization of Country Sewer Line
4. Stabilization of site.
5. Affordable housing.
6. Significant increase in tax revenue.
7. More feet close to the train station and downtown.



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PROJECT TITLE:
425 WARBURTON AVENUE
 HASTINGS-ON-HUDSON, N.Y. 10706
 PROJECT NO.: 1901

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ISSUED / REVISIONS

SHEET TITLE:
 SITE PLAN

DATE: 4-20-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

SD-1.1

Z O N I N G T A B L E			
425 WARBURTON AVENUE, HASTINGS-ON-HUDSON, NY		ZONING DISTRICT: MR-O	
TAX PARCEL ID: TAX LOTS 7, 10, 11, AND 41 IN BLOCK 52, SECTION 4.70			
	REQUIRED / PERMITTED	EXISTING	PROPOSED
LOT AREA	6,500 SF	22,605 SF	22,605 SF
TOTAL OF DWELLING UNITS	31	3	8
LOT WIDTH FRONTAGE	50 FT	82.03 FT	82.03 FT
BUILDING COVERAGE	55%	4.5%	22.2% (5,022 SF)
IMPERVIOUS COVERAGE	70%	9.1%	68.81%
OPEN SPACE	200 SF / BEDROOM	N/A	3,600 SF 18 BEDROOMS
FRONT YARD SETBACK	10 FT	0.2 FT	5 FT
REAR YARD SET BACK	30 FT	53.4 FT	62 FT
SIDE ONE	10 FT	+/- 50 FT	10 FT
SIDE TWO	14 FT	0.3 FT	14.8 FT
BUILDING HEIGHT	3 STORIES 35 FT	3 STORIES (38 FT)	3 STORIES (30.25 FT)
PARKING SPACE	0.8 PER UNIT	3 SPACES	12 SPACES
SIZE OF PARKING SPACES DRIVEWAY AREA	9 FT WIDE, 18 FT LONG	N/A	9 FT WIDE, 18 FT LONG
DRIVE WAY AREA	N/A	+/- 500 SF	3,966.6 SF

B U I L D I N G C O V E R A G E T A B L E			
	UNITS	EXISTING	PROPOSED
EXISTING BUILDING	SQ.FT.	1,007	
	TOTAL	EXISTING	1,007
TOTAL EXISTING BUILDING COVERAGE 1,007 / 22,605 = 4.5 %			
PROPOSED BUILDING	SQ.FT.	5,022	
TOTAL PROPOSED BUILDING COVERAGE 5,022 / 22,605 = 22.2 %			

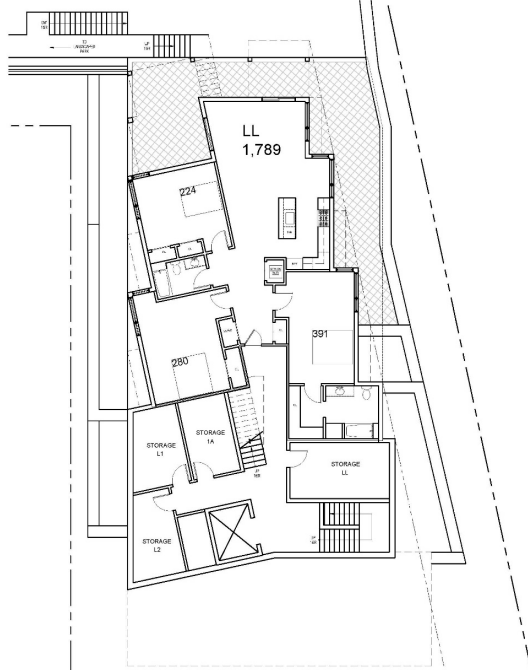
I M P E R V I O U S C O V E R A G E T A B L E		
	UNITS	PROPOSED
PROPOSED BUILDING	SQ.FT.	5,022
PROPOSED RETAINING WALLS	SQ.FT.	2,624.3
PROPOSED ENTRY SIDEWALK	SQ.FT.	337
PROPOSED DRIVEWAY	SQ.FT.	4,135.5
PROPOSED WALKWAYS	SQ.FT.	3,437.5
TOTAL PROPOSED		15,556.3
TOTAL PROPOSED IMPERVIOUS COVERAGE		15,556.3 / 22,605 = 68.81 %

F L O O R A R E A S T A B L E		
STORY	AREA	CELLAR PORTION
PROPOSED LOWER LEVEL 2	3,113.5 SF	3,096.5 SF
PROPOSED LOWER LEVEL 1	4,112.8 SF	1,985.6 SF
PROPOSED FIRST FLOOR	3,754.9 SF	
PROPOSED SECOND FLOOR	3,476 SF	
PROPOSED THIRD FLOOR	2,140 SF	
PROPOSED GARAGE		4,047.8 SF
TOTAL	16,597.2 SF	9,130.9 SF

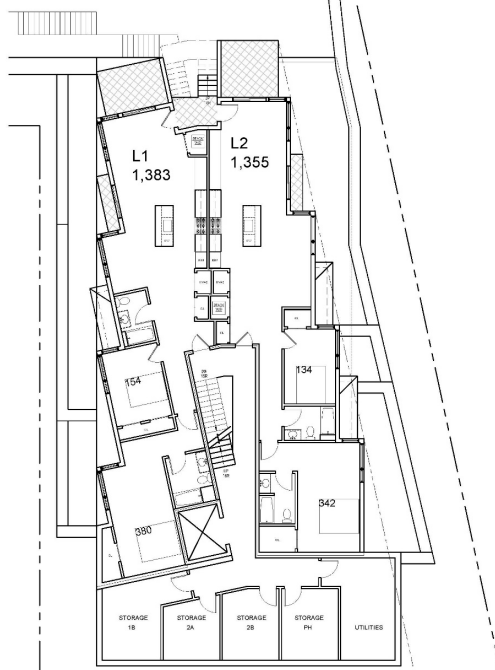
NOTE 1:
THESE TABLES ASSUME THAT THE TWO LOTS HAVE BEEN COMBINED AND ARE BOTH IN THE MR-O ZONING DISTRICT

NOTE 2:
THE FLOOR AREA RATIO PERMITTED IS 1.37 THE PROPOSED BUILDING FAR IS 0.734

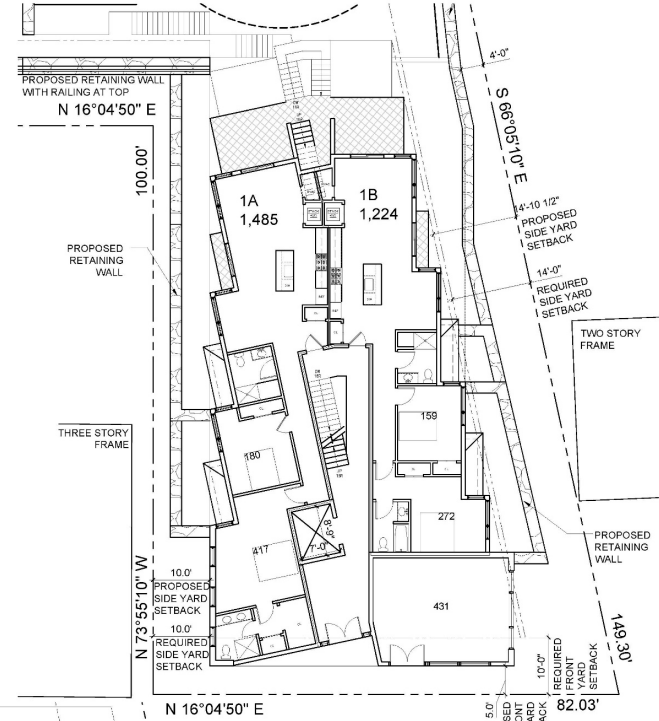
ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED AUGUST 15, 2020
PREPARED BY:
SUMMIT LAND SURVEYING P.C.
21 DRAKE AVENUE
WHITE PLAINS, N.Y. 10607
TEL 914 629 - 7758



LOWER LEVEL 2
SCALE: 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

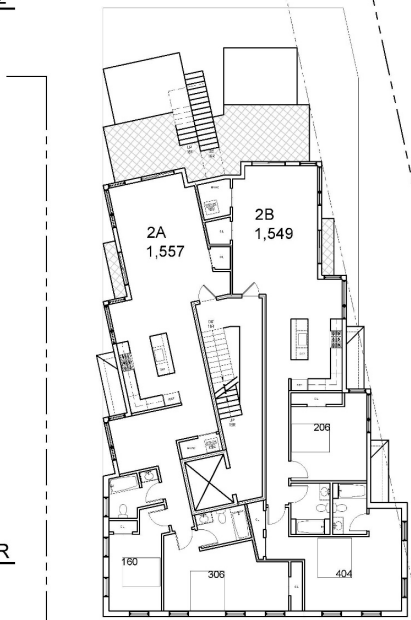


LOWER LEVEL 1
SCALE: 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

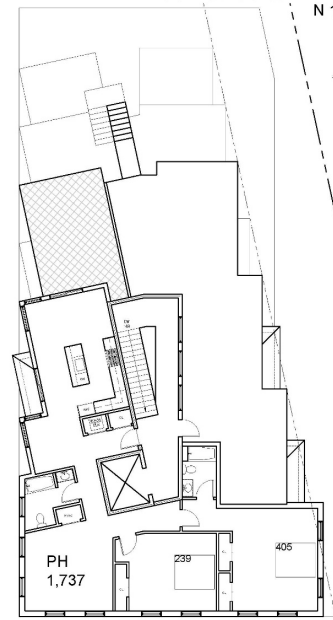


FIRST FLOOR
SCALE: 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

UNIT	SIZE	NUMBER OF BEDROOMS
LL	1,789 SF	3
L1	1,383 SF	2
L2	1,355 SF	2
1A	1,485 SF	2
1B	1,224 SF	2
2A	1,557 SF	2
2B	1,549 SF	2
PH	1,737 SF	3



SECOND FLOOR
SCALE: 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20



THIRD FLOOR
SCALE: 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

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PROJECT NO. 1901

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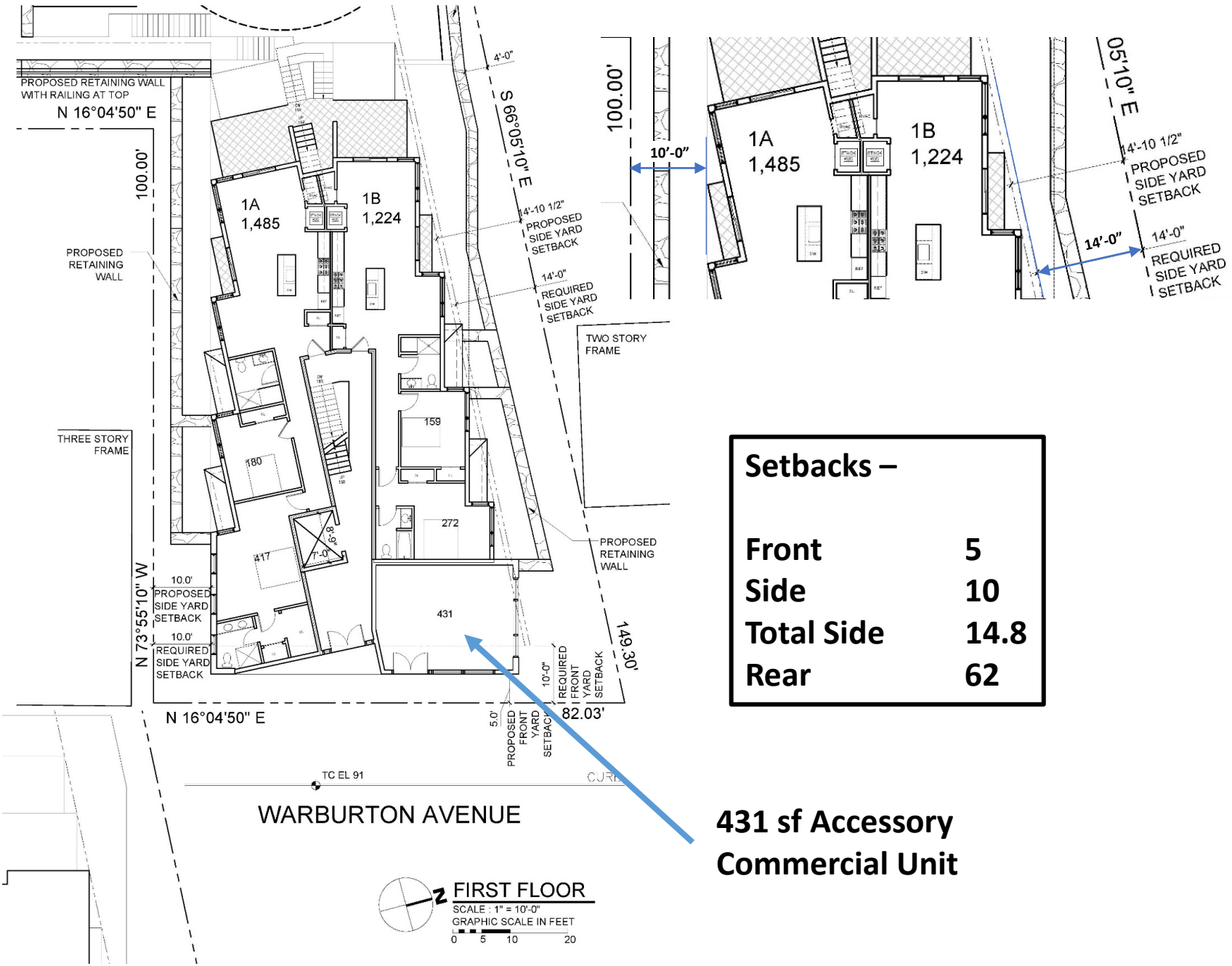
ISSUED / REVISIONS

FLOOR PLANS

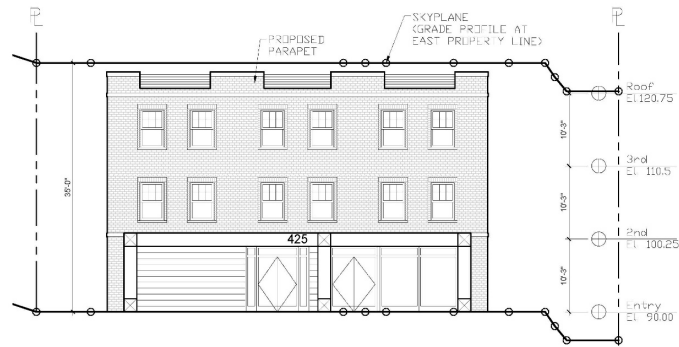
DATE: 4-20-2022
SCALE: AS NOTED
DRAWN BY: SJJ
CHECKED BY:

SD-1.2

Units		
LL	1,789 sf	3 bd
L1	1,383 sf	2 bd
L2	1,355 sf	2 bd
1A	1,485 sf	2 bd
1B	1,224 sf	2 bd
2A	1,557 sf	2 bd
2B	1,549 sf	2 bd
PH	1,737 sf	3 bd

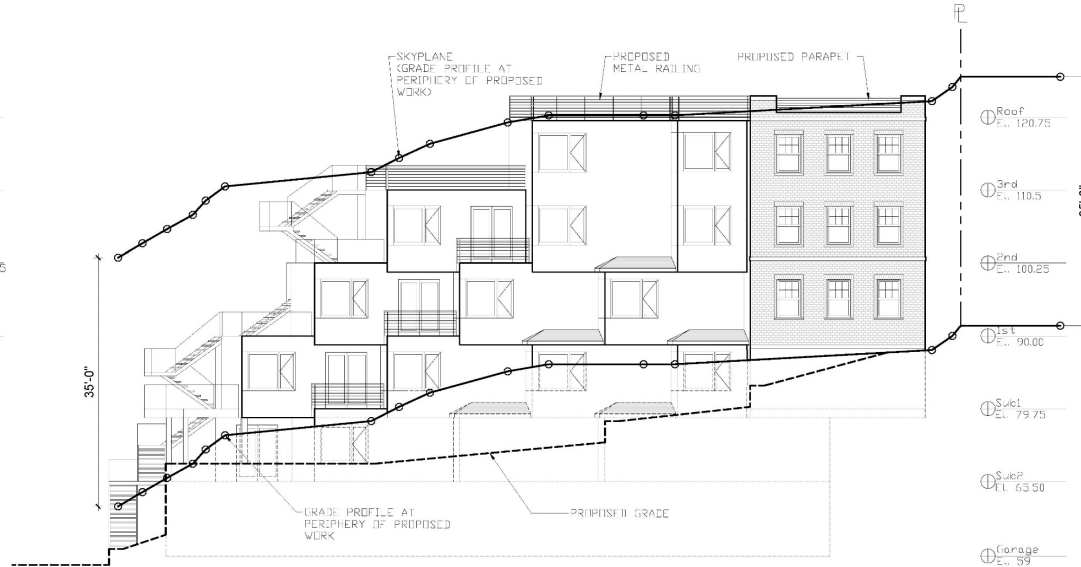


Setbacks –	
Front	5
Side	10
Total Side	14.8
Rear	62



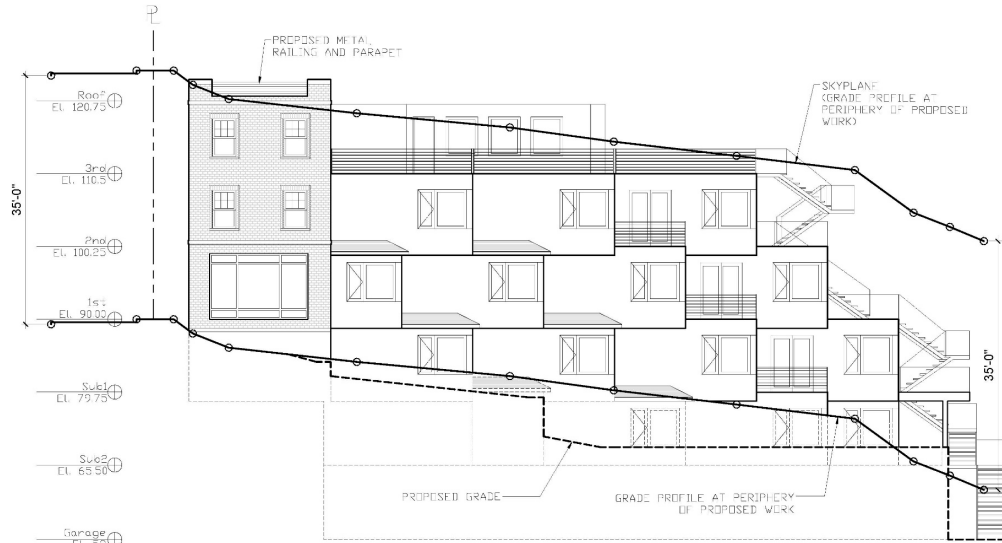
EAST ELEVATION

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



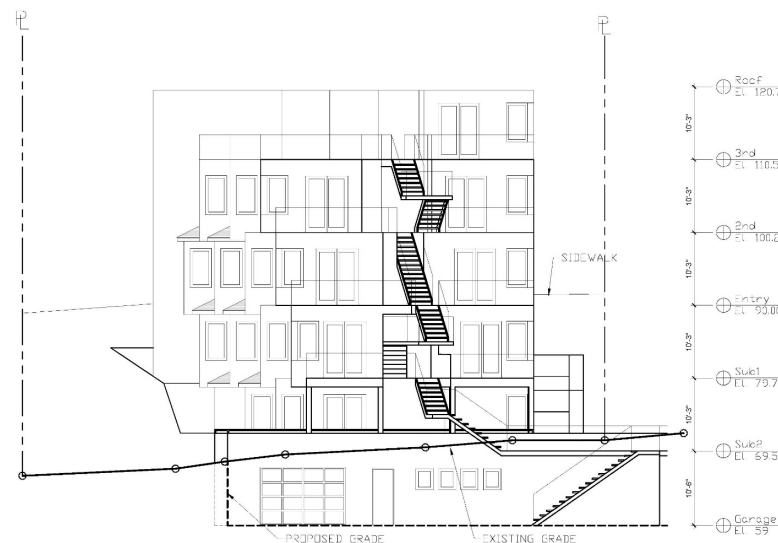
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

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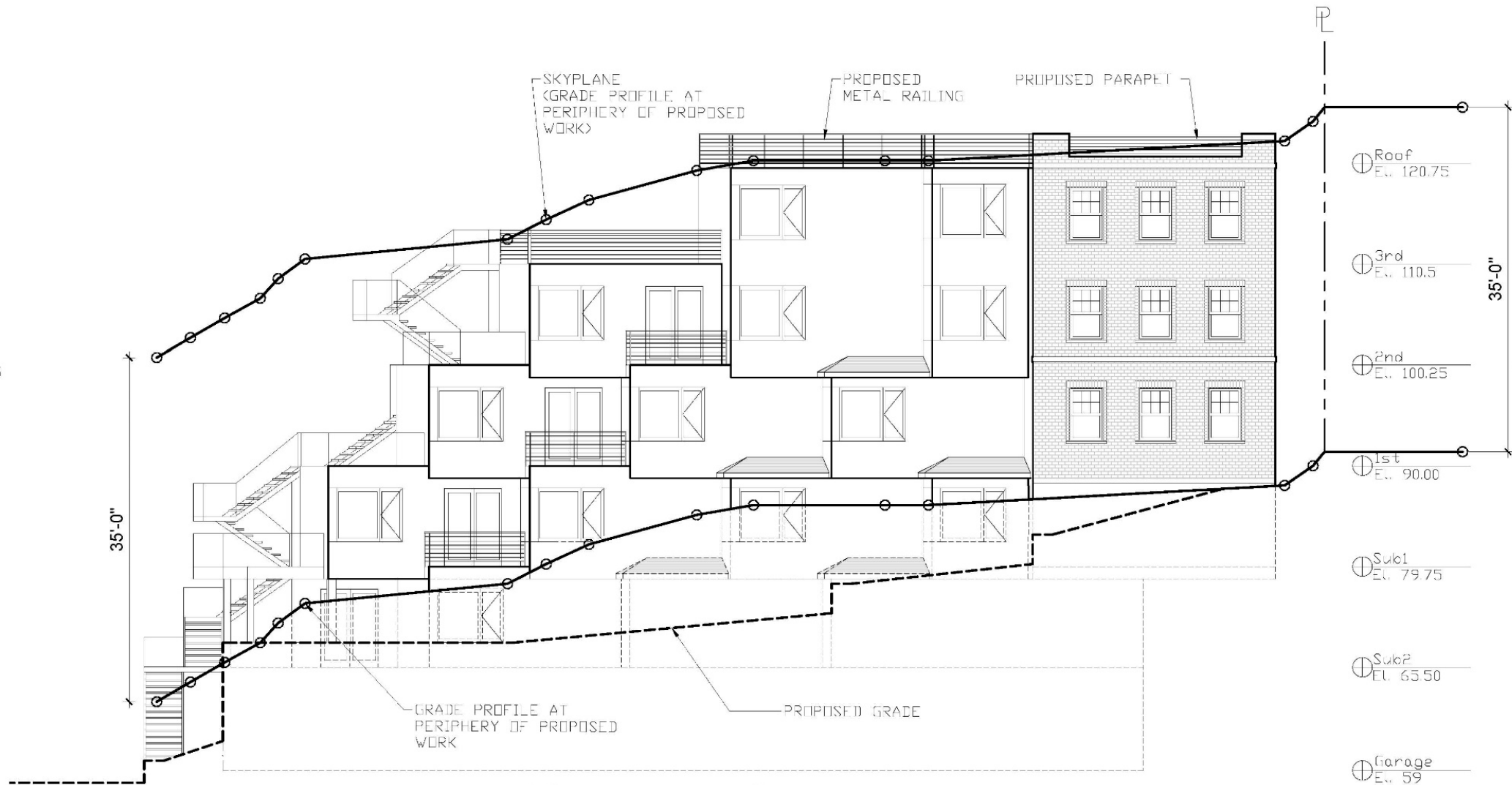
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ISSUED / REVISIONS

SHEET TITLE
ELEVATIONS

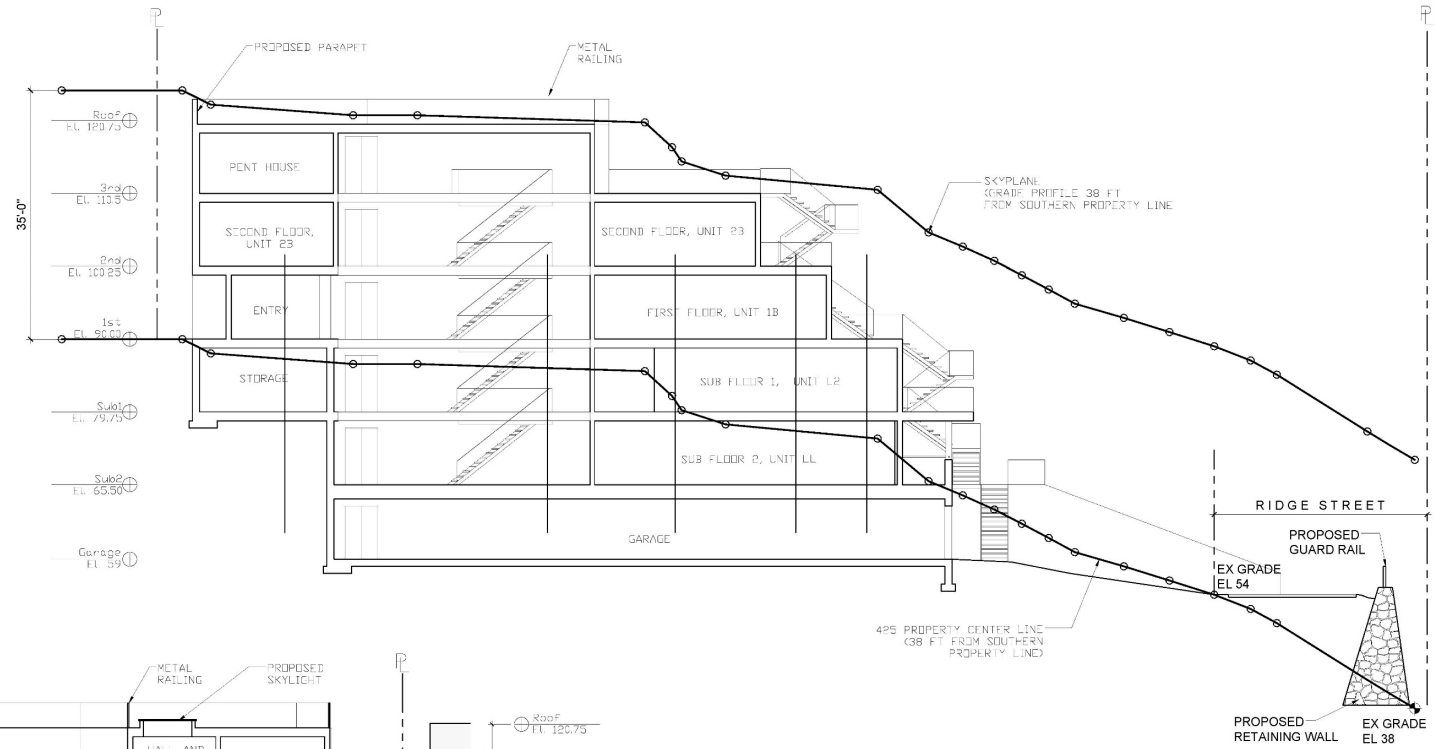
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SD-1.3

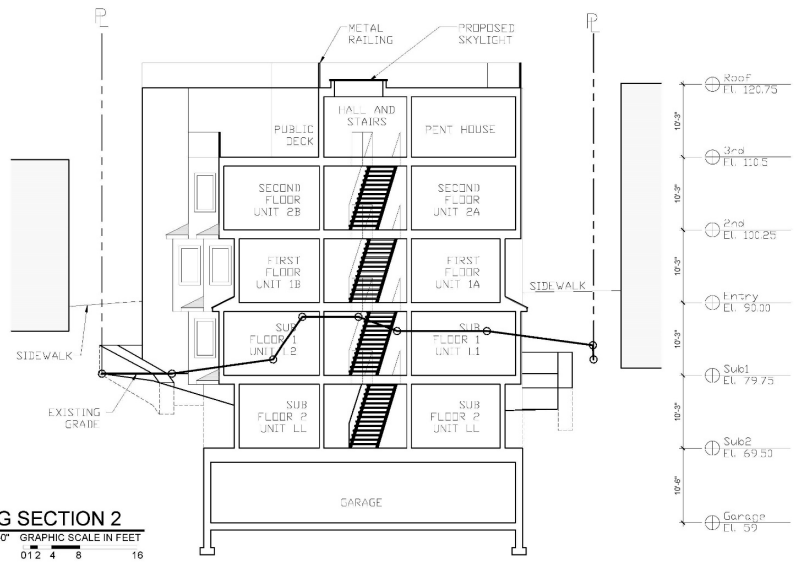


SOUTH ELEVATION

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



1 BUILDING SECTION 1
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 2 4 8 16



2 BUILDING SECTION 2
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 2 4 8 16

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PROJECT TITLE
425 WARBURTON AVENUE
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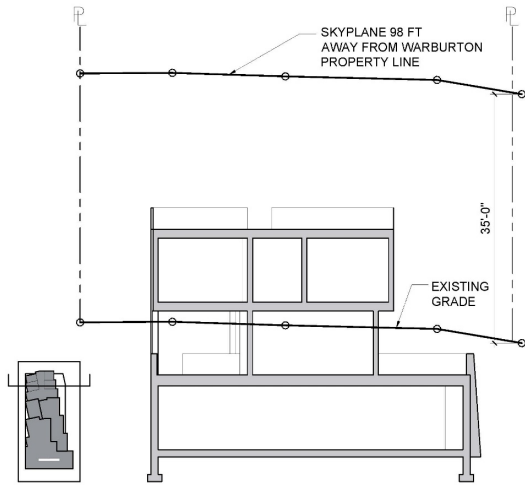
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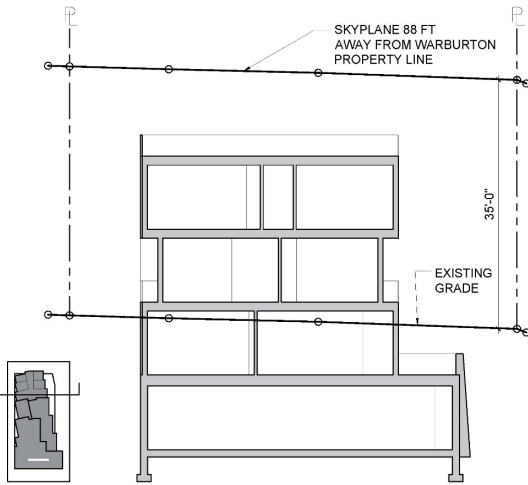
SHEET TITLE
SECTIONS

DATE 4-20-2022	DRAWN BY SSJ
SCALE AS NOTED	CHECKED BY

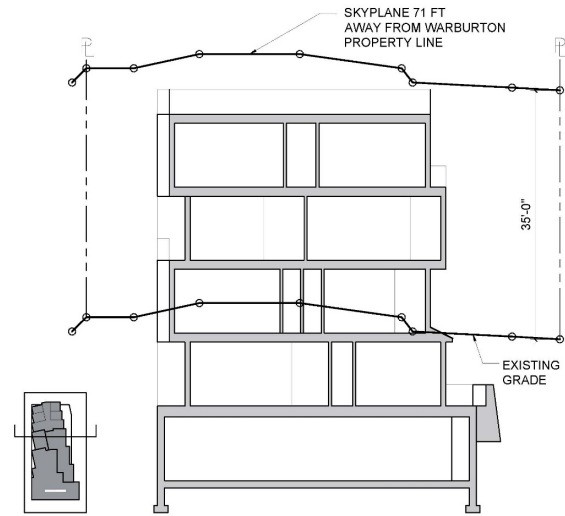
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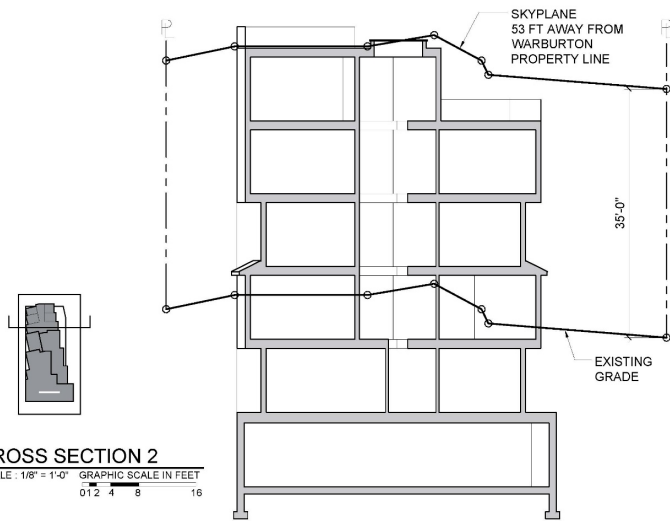
CROSS SECTION 5
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 1.2 4 8 16



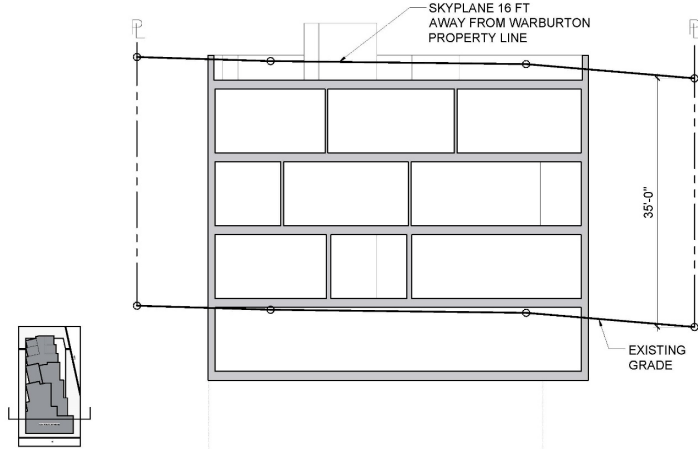
CROSS SECTION 4
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 1.2 4 8 16



CROSS SECTION 3
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 1.2 4 8 16



CROSS SECTION 2
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 1.2 4 8 16



CROSS SECTION 1
 SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 1.2 4 8 16

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PROJECT TITLE
425 WARBURTON AVENUE
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 PROJECT NO. **1901**

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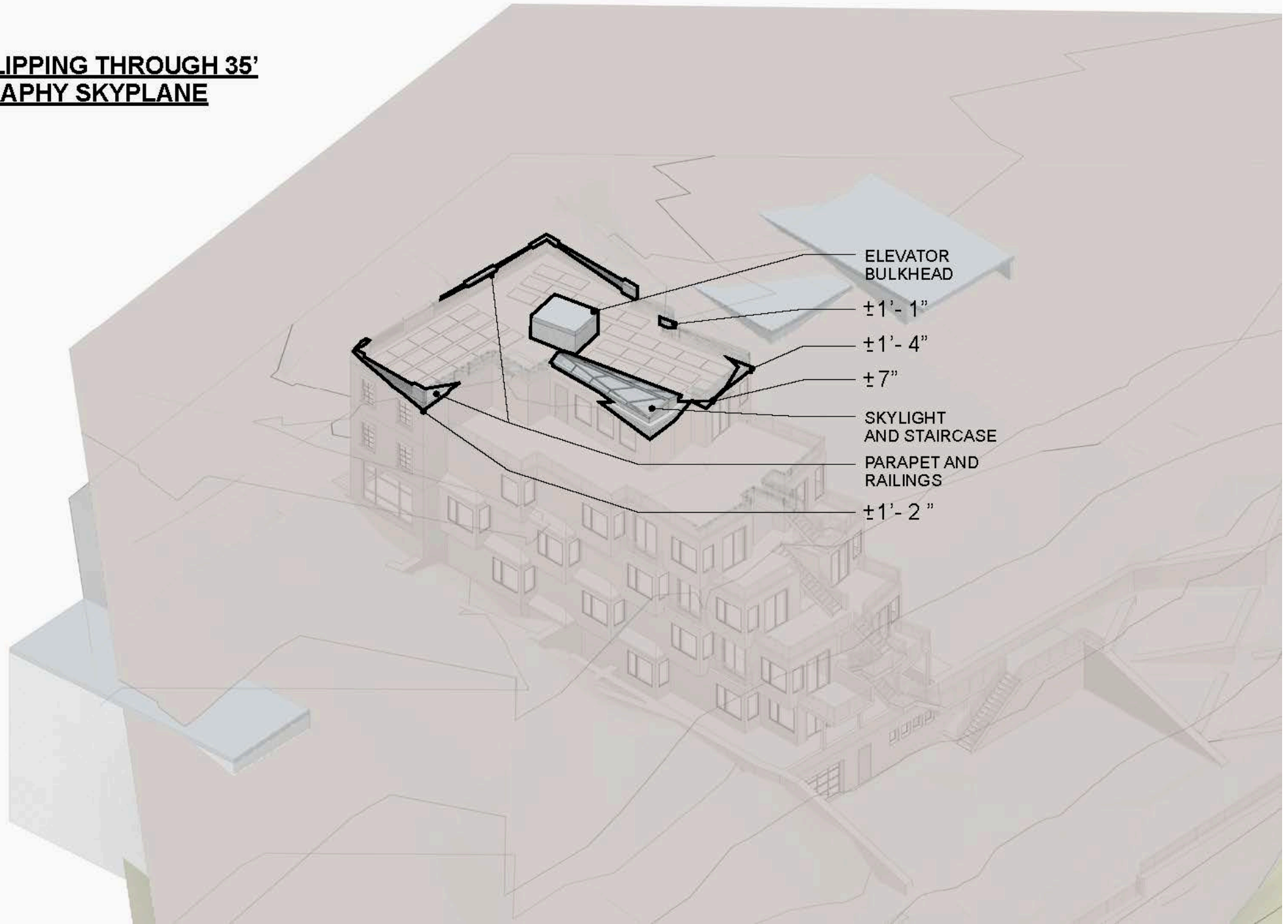
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SHEET TITLE
SECTIONS

DATE: 8-11-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

SD-1.5

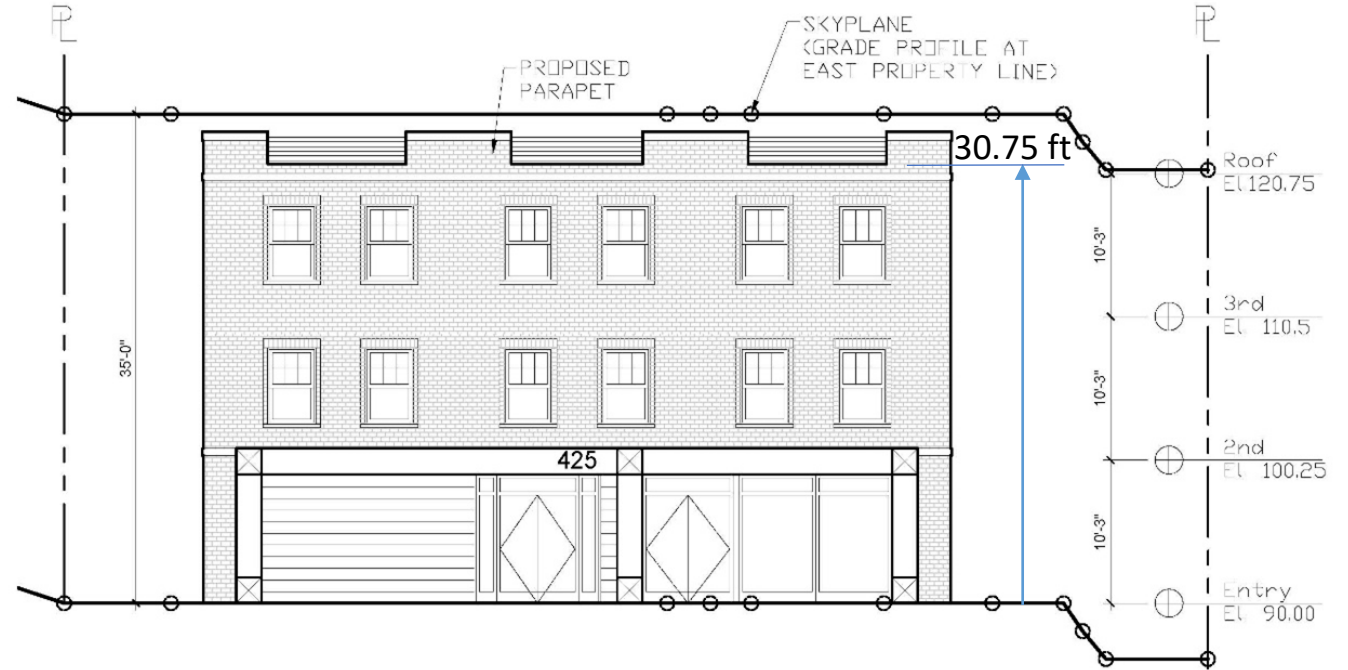
ROOF CLIPPING THROUGH 35'
TOPOGRAPHY SKYPLANE





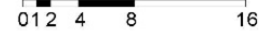
EAST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET



Note: The height at the front of the building has been measured from the sidewalk to the top of the roof. It does not include the parapet. While no parapet was required for the previous proposal, the current proposal requires a parapet because of the mechanical equipment located on the roof (solar collectors). With the parapet included, the height would be 34.25 feet.



Presentation to Hastings-on-Hudson Board of Trustees — August 16, 2022



Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022



Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022



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Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022



Presentation to Hastings-on-Hudson Board of Trustees + August 16, 2022





Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022



Presentation to Hastings-on-Hudson Board of Trustees – August 16, 2022

Zoning Comparison –

The MR-0 Zoning District permits mixed use, multi-family buildings. The Code was recently changed and the previous Code limited buildings to a maximum of 8 residential units. That restriction has been removed. The permitted number of residential units has also been changed. Where the previous Code would have restricted the 425 parcel in the MR-0 district to 3.4 residential units, the new Code calculates the maximum number of units as the FAR for the parcel divided by 1,000. The permitted FAR is 1.37 and, with a lot area of 7,115, the FAR is 9,747. Divided by 1,000, the yield is 9.75 units and the Code permits that to be rounded up to 10 units. The permitted building coverage has also been increased from the previous 50% to 55% of the site.

The 2R-3.5 Zoning District permits two-family residential buildings with a minimum lot area of 5,000 square feet. 50% of the site is permitted to be covered with buildings. With a site area of 15,491 square feet, the existing parcel zoned 2R-3.5 would yield a total of 5.8 residential units. This would require a subdivision of the existing property. Without a change of the 2R-3.5 to MR-0, the total yield for the combined property would be 15.55 units.

As a single MR-0 Zoning District, the site area of 22,605 square feet permits an FAR of 30,968.9. Divided by 1,000, the result is a yield of 31 residential units. However, there are other restrictions that become the lowest common denominator in determining the number of units practical on the site. The MR-0 Zoning District requires a suitably improved and usable recreation area with a minimum of 200 square feet per bedroom. The current proposal with 2 three-bedroom units and 6 two-bedroom units has a total of 18 bedrooms, requiring a recreation area with a minimum of 3,600 square feet. With the height limits, the setbacks required, the proposal to provide a turnaround, and the 55% building coverage limit, we anticipate a density of between 8 and 12 units for this project.

Comparison of Previous and Proposed:

Previous Concerns:

1. Steep driveway exiting over Warburton sidewalk.
2. Driveway and parking lot adjacent to neighboring home.
3. Loss of two on-street parking spaces.
4. View preservation.
5. Drainage storage in close proximity to retaining wall.
6. 3 residential units.

Data:

Parcel Area – 7,115 square feet

Building Footprint – 3,075 sf. / 43%

Impervious Coverage – 64%

Height to Roof on Front from Sidewalk – 32.5 feet

Building Height Above Grade – 38 feet

Response in Proposed Redesign:

1. Driveway eliminated.
2. Landscaping adjacent to neighboring home.
3. No loss of on-street parking spaces.
4. Same issues with View Preservation.
5. Drainage moved away from retaining walls.
6. 8 to 12 residential units, including affordable.

Data:

Parcel Area – 22,605 square feet

Building Footprint – 5,022 sf. / 22.2% (55% permitted)

Impervious Coverage – 68.81% (70% permitted)

Height to Roof on Front from Sidewalk – 30.75 feet

Height of Roof Above Grade – 35 feet

Usable Roof Area for Residents

Riverview Porches or Terraces for most Units

Solar Collectors on Roof

