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August 11, 2022

VIA ELECTRONIC AND HAND DELIVERY

Village of Hasting on Hudson
Village Hall
7 Maple Avenue
Hastings on Hudson, New York 10706
Attention: Honorable Mayor Nicola Armacost

Re: Petition for Zoning Map Amendment

Dear Mayor Armacost and the members of the Board of Trustees:

I represent Tabi Realty LLC, the owner of 425 Warburton Avenue and 0 Ridge Street in Hastings-on-Hudson. Tariq Mahmud is the member of Tabi Realty LLC. The undersigned is pleased to submit this Petition for a Zoning Map Amendment ("Petition") relating to the property known as 425 Warburton Avenue. The property includes the following Tax ID numbers: 4.70-52-10; 4.70-52-11; 4.70-52-7, and 4.70-52-41 (collectively referred to as "Property"). This Petition is submitted in compliance with the requirements of Village Code Section 295-157 Amendments. *See, Village Code Chapter 295 Zoning § 295-157, Amendments.* The petitioner herein is Tabi Realty LLC - the owner of the Property. Accompanying this Petition is a detailed memo prepared by Gotham Design describing the proposed project "425 Warburton" (the "Gotham Memo"). In addition, a full environmental assessment form and conceptual site plans are attached to provide the Village a better understanding of how the redevelopment of the Property will benefit the Village, supports the Village's vision along Warburton, and furthers the recently amended MR-O zoning district regulations.

The Proposed Map Amendment

The Property is currently located in two different zoning districts, the MR-O (425 Warburton) and the 2R-3.5 district (0 Ridge Street). The Property is also located in the View Preservation District. This Petition requests that a portion of the Property be rezoned to MR-O by

extending the existing boundary of the MR-O zone to include the entire Property (including 0 Ridge Street). The requested action is depicted on sheets CS, SD -1.0 through SD 1.5 of the supporting material prepared by Gotham Design and annexed hereto. The information on sheet CS shows an aerial photograph of existing conditions, the site location map and vicinity map. The amendment is requested in support of a proposed 8 unit residential development on the Property ("Project") along with several other Village improvements. The supporting material annexed hereto provides a basic overview of the conceptual site plan and visual impact of the Project.

Summary of the Proposed Redevelopment Project

As mentioned above and in the accompanying Gotham Memo, the Petition seeks to amend the district boundary line to allow for an as-of-right 8 unit residential development with approximately 430 s.f. commercial space at street level with the necessary off-street parking. Due to the site's topography, the garage would be accessed from Ridge Street and would be under the building. In addition, there would be surface parking behind the property also accessible from Ridge Street. The required landscaping buffer of a parking area is included in the proposed design. From Warburton Avenue, the building would appear to be two stories.

Included on the proposed site plan are multiple improvements to benefit the Village in the form of preserved open-space, scenic areas, and substantial improvements to Ridge Street and visual enhancements to preserve the area along Warburton Avenue. Shown on Sheet CS and SD 1.5 are renderings of the proposed building design and aesthetic features. Also, on Sheet SD-1.0, there is a detailed schematic of the existing and proposed elevations as well as a context area site plan.

It is important to note that the Project as proposed will comply with the recently amended MR-O Zoning District regulations and the Petitioner is only seeking site plan approval for 8 residential units all of which would be on 425 Warburton Avenue. One of the units is proposed to be affordable. In addition, the MR-O Zoning District is more restrictive than the 2R-3.5 Zoning District and Petitioner's Project reflects the necessary bulk and density requirements of the MR-O Zoning District. Therefore, this proposed zoning map amendment will result in the extension of the more restrictive zoning district.

We are looking forward to sharing detailed information on all aspects within the above summary throughout the review process.

Improvements to Ridge Street/County Sewer Trunk

As part of the redevelopment of the Property, the Petitioner is proposing to extend Ridge Street and improve same to acceptable Village standards. The improvements would include extending Ridge Street, constructing a 50' diameter cul-de-sac/turn-around area at the end of Ridge Street that will allow for emergency vehicles, garbage trucks, plows, etc. to easily turn around, and rebuilding/reinforcing the retaining walls. Once improved, the Petitioner proposes to offer this Ridge Street extension to the Village for dedication. The improvements will not only enhance the safety for the Village residents by allowing emergency vehicles better access to the end of Ridge Street, it will also allow garbage trucks, plows and other larger vehicles to safety turn around.

There is a County sewer trunk immediately adjacent to the retaining wall and under Ridge Street. The Petitioner is proposing to work with the County Commissioner of Public Works to improve/stabilize the County sewer trunk and rebuild the retaining wall if this Project proceeds.

Park/Play Area

As the plans show, the Project includes the preservation of 3,600 s.f. of park and play area that residents could access and use. The 8 units would result in 18 bedrooms and at 250 s.f. of open space required per bedroom, the proposed Project meets the open space requirements.

Conclusion

As per the requirements of Code § 295-157, the Petitioner has submitted the following: the names of the Owner 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.

Very truly yours,



Kristen K. Wilson
Project Attorney

cc: Linda B. Whitehead, Esq., Village Attorney
Patrick Cleary, Village Planner

COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON

In the Matter of:

**PETITION FOR ZONING MAP
AMENDMENT**

Petition for Zoning Map Amendment on
behalf of:

TABI REALTY LLC

Petitioners.

The undersigned, KRISTEN K. WILSON, an attorney with the firm Marks DiPalermo, PLLC, submits this petition to the Village of Hastings on Hudson Board of Trustees (the “Board”) on behalf of the following: TABI REALTY LLC (the “Petitioner”).

The Property

This Petition is submitted in compliance with the requirements of Village Code Section 295-157, Amendments. *See, Village Code Chapter 295 Zoning § 295-157, Amendments.* This petition for a Zoning Map Amendment (“Petition”) relates to the property commonly known as 425 Warburton Avenue and 0 Ridge Street, Tax ID numbers: 4.70-52-10; 4.70-52-11; 4.70-52-7, and 4.70-52-41 (collectively referred to as “Property”). The principal of Tabi Realty Inc. is Tariq Mahmud.

The Proposed Map Amendment

The Property is currently covered by two existing Zoning districts, the MR-O and the 2R-3.5 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-O. As required by Village Code § 295-157(B)(1)(b), the requested action is depicted on sheet CS and SD 1.0 through SD 1.5

of the supporting material prepared by Gotham Design and annexed hereto. The information on sheet CS shows an aerial photograph of existing conditions, the site location map and vicinity map.

Summary of the Proposed Redevelopment Project

As mentioned above and in the Cover Letter and supporting materials submitted herewith, the Petition seeks the district boundary line amendment to allow for an as-of-right 8 unit residential development, including one affordable unit, associated off-street parking, open space and other significant municipal improvements. The proposed project complies with the recently amended MR-O zoning district regulations.

Included on the proposed site plan are multiple improvements benefiting the Village through preservation of open-space, and the creation of scenic and visual enhancements. All of the proposed improvements are designed to preserve the views along Warburton. Of particular importance to the Petitioner, is the proposed improvements and subsequent dedication of the Ridge Street extension to the Village. Currently, Ridge Street is difficult to traverse and a vehicle is unable to turn around. The Petitioner is proposing to extend Ridge Street, rebuild the retaining walls, improve the roadway to Village specifications, construct a turn around and create a much safer and accessible way. The Petitioner also proposes to create a 3,600 s.f. public park and recreation area; the park will be dedicated to the Village.

Shown on Sheets CS and SD 1.0 through 1.5 are renderings of the proposed building design and aesthetic features, the proposed location of the parking area, the public open space and the overall development proposal. The Petitioner is looking forward to sharing detailed information throughout the review process.

Conclusion

As per the requirements of Code § 295-157, the Petitioner has submitted the following information: 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 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. In addition, the Petitioner has also included several sketches and plans and the long form environmental assessment form to assist the Board in its review.

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: August 10, 2022
White Plains, New York

MARKS DIPALERMO, PLLC

By: _____
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cc: *(by electronic delivery)*
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Mr. Patrick Cleary, Village Planner