

M I C H A E L L E W I S A R C H I T E C T S P C

145 Palisade St • Suite 307 • Dobbs Ferry, NY 10522 • V: 914.231.7700 • Fx: 914.231.7701 • info@mlarchitect.com

To: Zoning Board of Appeals
Village of Hastings-on-Hudson, NY

Date: August 1, 2019

Re: 130 Euclid Avenue

Dear Board Members,

Our clients, Janna Rosenberg and Michael Berger, have been planning a relocation to the Village for some time. They, along with their three young children, are looking forward to becoming members of the community in which Janna grew up and settling into their renovated home next to the neighboring property owned by Janna's parents, Gary and Denise Rosenberg. After purchasing the property at 130 Euclid Ave, they asked us to pursue a project that would meet the needs of their family through construction that is respectful of their neighbors as well the character of their new neighborhood.

As part of the proposed renovations, we are seeking two variances.

First, in order to avoid a monolithic and imposing front façade as viewed from Euclid Avenue, while maintaining and using the existing foundation, we are seeking a variance to allow the first floor of the house to project 1.08' into the required 30' front yard. This would allow a projection at the first floor to overhang the lower (basement) level. No projection into the front yard at the lower level is proposed.

Secondly, we are requesting a variance to allow for 146 SF of paving in the required side yard. This proposed 146 SF of paving actually represents a net *decrease* of 195 SF from the existing non-conforming conditions on the site when the removal of an existing sunroom and other paving are taken into account.

We believe that these variances will pose no adverse effects to the physical or enviromental conditions in the neighborhood and create no undesirable changes in the area or for nearby properties. We are in turn optimistic that the proposed improvements to the existing structure and site will represent a positive addition to the neighborhood.

Thank you very much for your time and attention to the project.

Sincerely,



Michael B. Lewis
AIA, Leed AP

Cc: Janna Rosenberg and Michael Berger, Owners

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Case number: **16-19** Date of application: **8/1/19**

Property owner: **MICHAEL BERGER + JANNA ROSENBERG**
Property address: **130 EUCLID AVE**
Name all streets on which the property is located: **EUCLID AVE, BELLAIR DRIVE**
Sheet: **4.20** Block: **12** Lot/Parcel: **14** Zoning District: **R-10**

Applicant: **MICHAEL LEWIS**
Standing of applicant if not owner: **ARCHITECT**
Address: **145 PALISADE ST, SUITE 307, DOBBS FERRY, NY 10522**
Daytime phone number: **914-231-7700** Fax number: **914-231-7701**
E-mail address: **INFO@MLARCHITECT.COM**

ZBA action requested for (See §295-146B & C :

☐
☐

Use Variance/s;
Interpretation;

☒
☐

Area Variance/s;
View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68F.1a	Front Yard Min. 30 ft. deep	30.1'	28.9'
295-20C.(2)	No paving in required yard	269 SF extg paving in required yard to be removed	146 SF proposed paving in required yard (net decrease of 123 SF of paving proposed)

*See example below:

295-68F.1a...	Front Yard Min. 30 ft. deep	26.5 ft.	19.5 ft.
295-68A...	Permitted Principal Use	Single Family Home	Conversion to Dental Office

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'	30.1'	28.9'
REAR	30'	34.9'	35.3'
SIDE ONE	12'	6.8'	14'
SIDE TWO		27'	16.4'
TOTAL OF TWO SIDES	30'	33.8'	30.5'

YARD SETBACKS
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR	N/A	N/A	N/A
SIDE	N/A	N/A	N/A

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	1	1
FEET	35'	26.7'	29.8'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 SF	15,175 SF	NO CHANGE
*BLDG. COVERAGE/ % OF LOT AREA	25%	12.4%	16.1%
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	24.4%	25.9%

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Name : Janna Rosenberg, being duly sworn, deposes and says that
he/she resides at 130 EUCLID AVE in the Village of Hastings-on-
Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot,
parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and
designated as Sheet 4.20 Block 12 and Lot 14 of the tax map, and that
he/she hereby authorized MICHAEL LEWIS to make the annexed
application in his/her behalf and that the statement of fact contained in said application are true.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

Janna Rosenberg
Owner

SWORN TO BEFORE ME THIS 30th DAY
OF July 2019

Jennine Miller
Notary Public

JENNINE MILLER
Notary Public, State of New York
No. 01M16227709
Qualified in Richmond County
Commission Expires September, 2022

NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



- ✓ List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....
.....

- ✓ List pending violations on this property if any:

.....

.....

- ✓ Is there an approved site plan for this property?: ☐ (Yes) ☒ (No) *
- ✓ Is there an Accessory Apartment at this property?: ☐ (Yes) ☒ (No)
- ✓ Does this property have Boarder's Permit?: ☐ (Yes) ☒ (No)

*** STEEP SLOPES APPLICATION IS CURRENTLY BEFORE PLANNING BOARD**

- ✓ On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:


Applicant

Sworn to before me this 1 day
of August, 2019


Notary Public



ZONING INFORMATION

130 Euclid Avenue
Hastings, NY 10706

Section 4.20
Block: 12
Lot: 14

ZONING DISTRICT: R-10

GENERAL LOT DIMENSIONS	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA	10,000 SF	15,175 SF	NO CHANGE	COMPLIES
YARDS	REQUIRED	EXISTING	PROPOSED	
FRONT	30'	30.1'	30.1' (to Bsmt fndtn. wall) 28.9' (to prop. 1F overhang)	COMPLIES VARIANCE REQ'D
REAR	30'	34.9'	35.3'	COMPLIES
LEAST SIDE	12'	6.8'	14.0'	COMPLIES
TOTAL, BOTH SIDES	30'	33.8'	30'	COMPLIES
BUILDING HEIGHT	ALLOWED	EXISTING	PROPOSED	
STORIES	2 1/2 STORIES	1 STORY	1 STORY	COMPLIES
FEET	35'	26.7'	29.8'	COMPLIES
COVERAGE	ALLOWED	EXISTING	PROPOSED	
BUILDING COVERAGE	3,793.8 SF (25%)	1,888.4 SF (12.4%)	2,435.6 SF (16.1%)	COMPLIES
HOUSE		1,733.7 SF	2,435.6 SF	
SUNROOM		154.7 SF	N/A	
DEVELOPMENTAL COVERAGE	5,311.3 SF (35%)	3,705.5 SF (24.4%)	3,927.9 SF (25.9%)	COMPLIES
BUILDING		1,888.4 SF	2,435.6 SF	
DRIVEWAY		582.7 SF	555.5 SF	
STONE PATIOS, STAIRS, WALKS		1,078.0 SF	732.7 SF	
STONE & TIMBER RET. WALLS		156.4 SF	204.1 SF	

STEEP SLOPES INFORMATION

130 Euclid Avenue
Hastings, NY 10706

Section: 4.20
Block: 12
Lot: 14

ZONING DISTRICT: R-10

STEEP SLOPES CATEGORY	TOTAL SITE SQUARE FOOTAGE	ALLOWABLE DEVELOPED	EXISTING DEVELOPED	PROPOSED DEVELOPED	COMPLIANCE
0% - 15%	1,668.80 SF	x 1.00 = 1,668.80 SF	664.05 SF	723.12 SF (43%)	COMPLIES
16% -25%	4,598.50 SF	x 0.35 = 1,609.48 SF	685.40 SF	1,069.55 SF (23%)	COMPLIES
26% - 100%	7,248.43 SF	x 0.25 = 1,812.11 SF	356.55 SF	619.06 SF (9%)	COMPLIES
TOTAL	13,515.73 SF	5,090.39 SF	1,706.00 SF	2,411.73 SF	COMPLIES

DRAWING INDEX

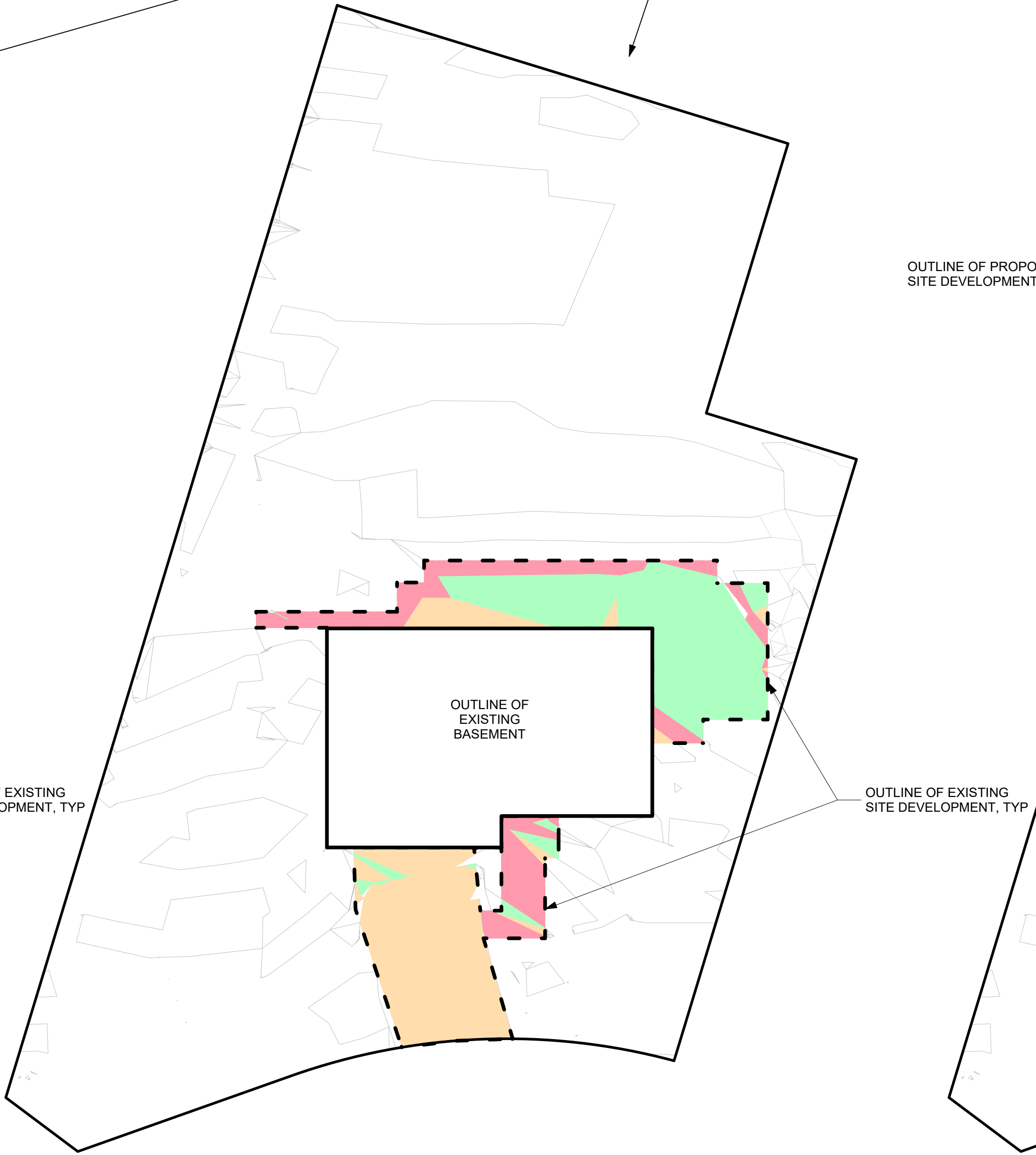
NO.	SHEET	ISSUE DATE	REV. DATE
A-001.00	ZONING TABLE & STEEP SLOPES PLAN	7/18/19	
A-002.00	EXISTING & PROPOSED SITE PLANS	7/18/19	
A-101.00	DEMOLITION & CONSTRUCTION PLANS	7/18/19	
A-501.00	EXTG/PROP WEST & NORTH ELEVATIONS	7/18/19	
A-502.00	EXTG/PROP SOUTH & EAST ELEVATIONS	7/18/19	
C-1	STORMWATER MANAGEMENT PLAN	7/16/19	
C-2	STORMWATER DETAILS	7/16/19	

NYS CODE COMPLIANCE

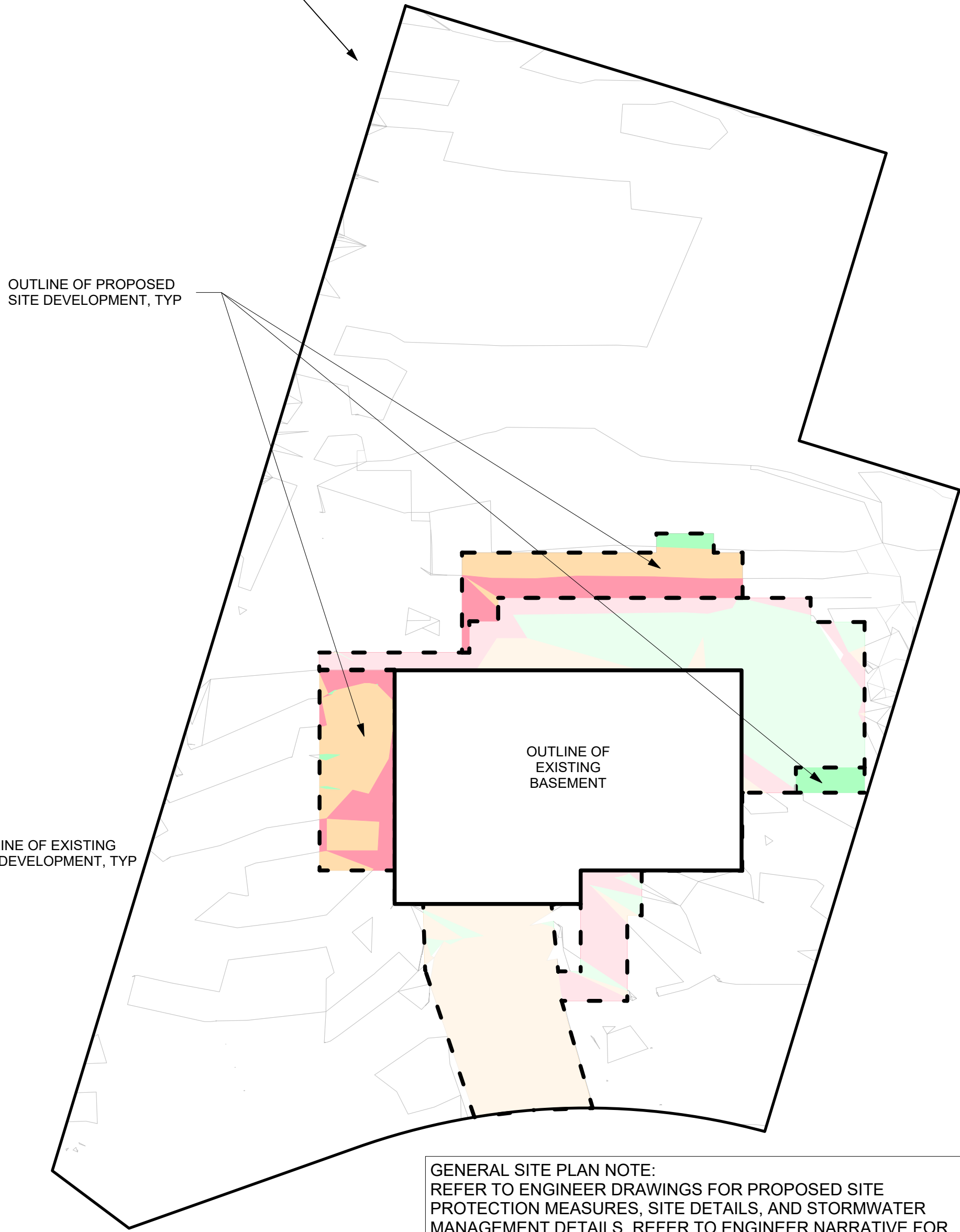
1. This design is in compliance with requirements of 2015 Intl Energy Conservation Code, the 2017 New York State Supplement to the Energy Conservation Code, the 2015 Intl Residential Code and the 2016 New York State Uniform Code Supplement.
2. Contractor shall perform all work in accordance with applicable codes listed above



1 Site Plan (showing all slope categories)
Scale: 1:180



2 Site Plan (showing slope categories for extg. site development)
Scale: 1:180



3 Site Plan (showing slope categories for prop. site development)
Scale: 1:180

GENERAL SITE PLAN NOTE:
REFER TO ENGINEER DRAWINGS FOR PROPOSED SITE
PROTECTION MEASURES, SITE DETAILS, AND STORMWATER
MANAGEMENT DETAILS. REFER TO ENGINEER NARRATIVE FOR
DESCRIPTION OF PROPOSED STEEP SLOPES PROTECTIONS.

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NO. REVISIONS DATE

NO. ISSUE DATE
1 **PLANNING BOARD #1** 7/18/19

Michael Lewis Architects PC

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PROJECT:

Modifications to 130 Euclid Ave.

130 Euclid Ave
Hastings-on-Hudson, NY
10706

DRAWING TITLE:

Zoning Table & Steep Slopes Plans

FILE NAME:

DRAWN BY: BDS

SCALE: 1" = 15'-0"

DATE: 7/18/19

PROJECT ID: 1856A

DRAWING NUMBER

A-001.00

SITE PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEY DATED 1/28/19, BY LINK LAND SURVEYORS PC
2. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
3. TOTAL LIMIT OF DISTURBANCE: APPROX. 8,787 SF

SITE ENGINEERING NOTES

1. FOR CALCULATIONS DETERMINING DESIGN OF STORMWATER ATTENUATION SYSTEM, REFER TO STORMWATER NARRATIVE FROM HUDSON ENGINEERING.
2. SOIL PERCOLATION RATES IN ENGINEERS' REPORT TAKEN FROM ON SITE TESTS CONDUCTED ON 6/8/19.

UTILITIES

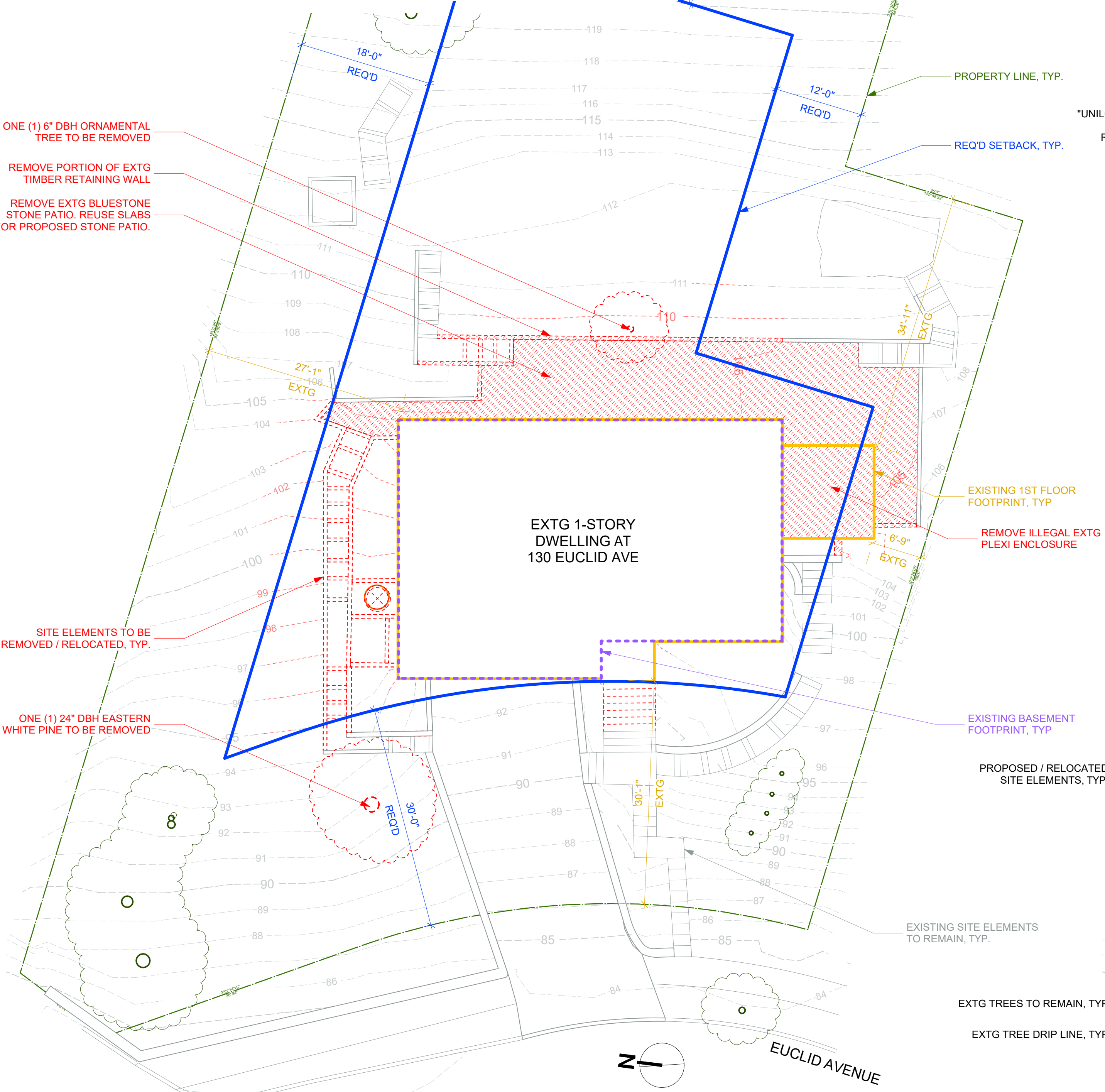
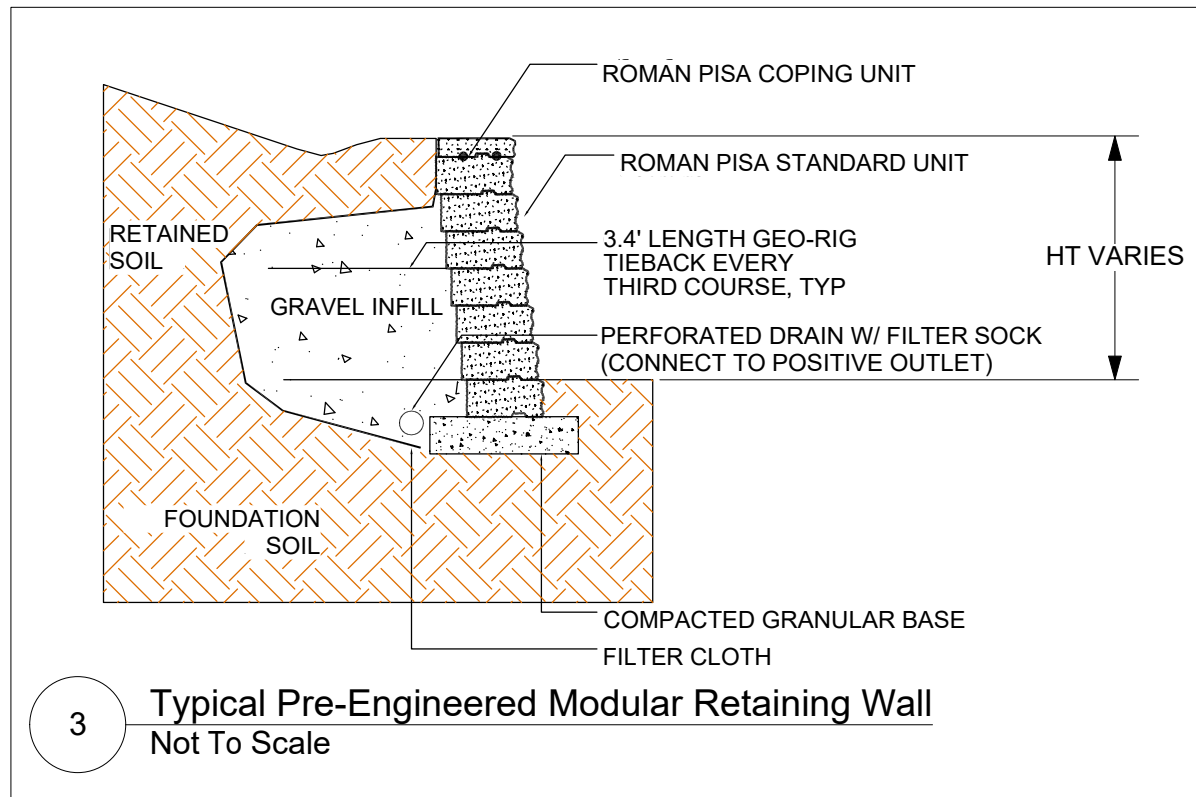
1. CONTRACTOR TO VERIFY LOCATION OF PUBLIC UTILITIES AND PROVIDE PROTECTION IF / AS REQ'D.
2. CONTRACTOR TO COORDINATE SHUT OFF AND/OR DISCONNECTION OF UTILITIES IF / AS REQUIRED.
3. NO EXTG UTILITIES TO BE IMPACTED. NO EXTG UTILITIES RUN THROUGH AREA OF NEW WORK.
4. A CODE 53 WILL BE CALLED IN PRIOR TO CONSTRUCTION FOR SURVEY OF EXTG UNDERGROUND UTILITIES.

CONSTRUCTION SEQUENCE:

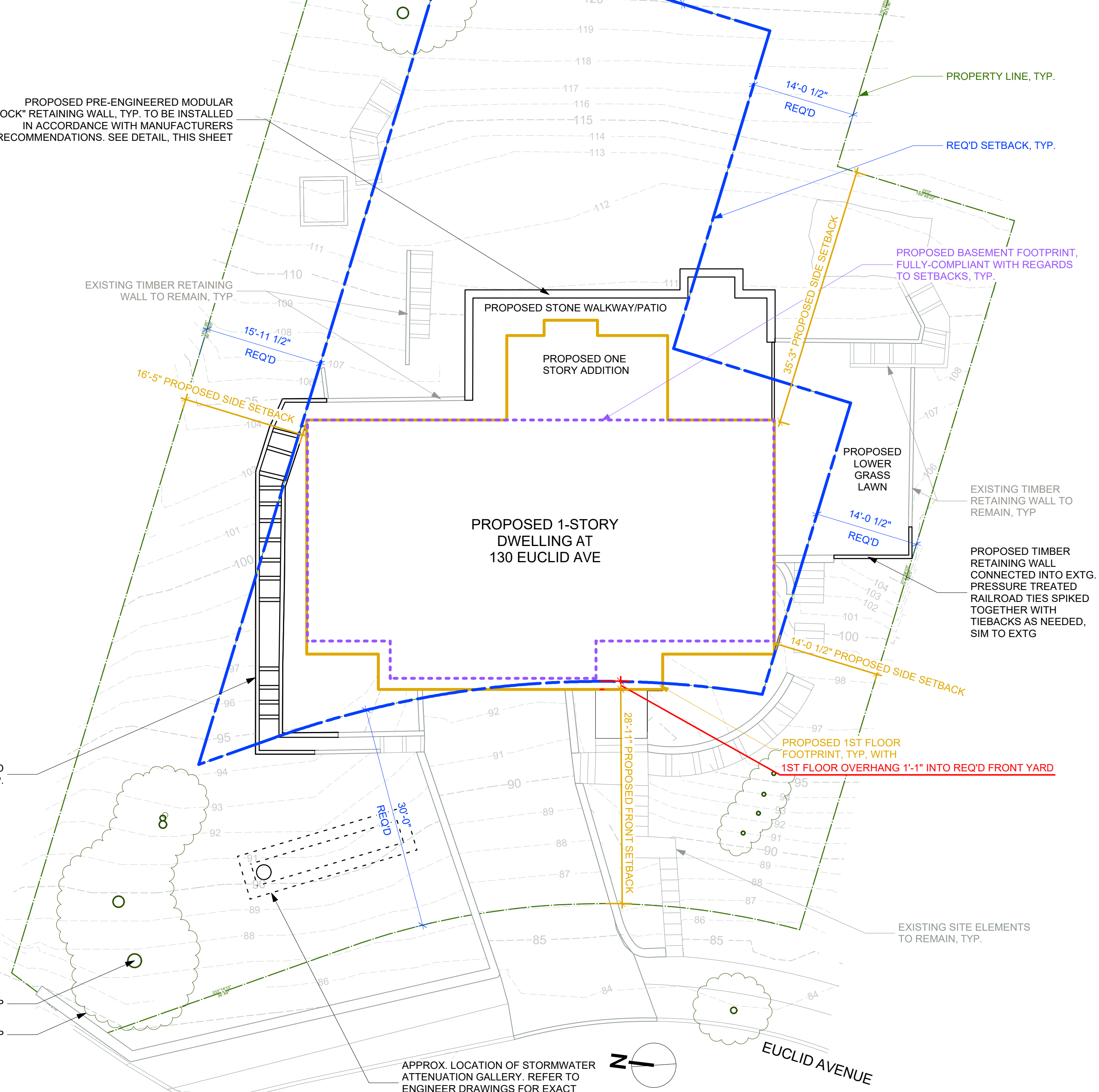
1. INSTALL SILT FENCE & OTHER PROTECTIVE MEASURES AS REQUIRED AT LIMITS OF CONSTRUCTION.
2. AREAS OF PROPOSED ATTENUATION SYSTEM SHALL BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION. AREAS SHALL BE FENCED OFF DURING CONSTRUCTION OR THE AREA SHOULD BE DE-COMPACTED PRIOR TO INSTALLATION OF THE INFILTRATION UNITS.
3. EXCAVATE FOR FOOTINGS AND SWRS, PREPARE GRADE FOR SLAB.
4. INSTALL SWRS, REINFORCING & FORMWORK FOR FOOTINGS.
5. INSTALL C.I.P. CONCRETE FOOTINGS & SLAB ON GRADE.
6. CONSTRUCT PROPOSED ADDITIONS, REAR PATIO, AND FRONT PORCH.
7. COMPLETE ALL FINISHES, DOORS, WINDOWS, FIXTURES, HARDWARE & EQMT.
8. PROPOSED GUTTER LEADERS SHALL BE CONNECTED TO SWRS. THE SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

LANDSCAPING NOTES

1. ALL LANDSCAPING OUTSIDE OF WORK AREA IS EXISTING TO REMAIN. ALL PLANTINGS INDICATED ON SITE PLAN ARE EXISTING TO REMAIN UNLESS NOTED.
2. REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION AND RE-SOD LAWN AS NEEDED.
3. NO TREES ARE PROPOSED TO BE REMOVED UNDER THIS APPLICATION EXCEPT AS INDICATED. EXCAVATE BY HAND WHERE REQUIRED TO PROTECT ROOT SYSTEMS OF EXISTING TREES.
4. UNLESS OTHERWISE DIRECTED, REMOVE EXISTING PLANTINGS AND SHRUBS BY HAND AND PROPERLY STORE ON SITE FOR REPLANTING UNDER SEPARATE APPLICATION



1 Existing / Demolition Site Plan
Scale: 1" = 10'-0"



2 Proposed Site Plan
Scale: 1" = 10'-0"

GENERAL SITE PLAN NOTE:
REFER TO ENGINEER DRAWINGS FOR PROPOSED SITE PROTECTION MEASURES, SITE DETAILS, AND STORMWATER MANAGEMENT DETAILS. REFER TO ENGINEER NARRATIVE FOR DESCRIPTION OF PROPOSED STEEP SLOPES PROTECTIONS.

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NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
1	PLANNING BOARD #1	7/18/19

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PROJECT:

Modifications to 130 Euclid Ave.
130 Euclid Ave
Hastings-on-Hudson, NY
10706

DRAWING TITLE:

Existing & Proposed Site Plans

FILE NAME:

DRAWN BY: BDS

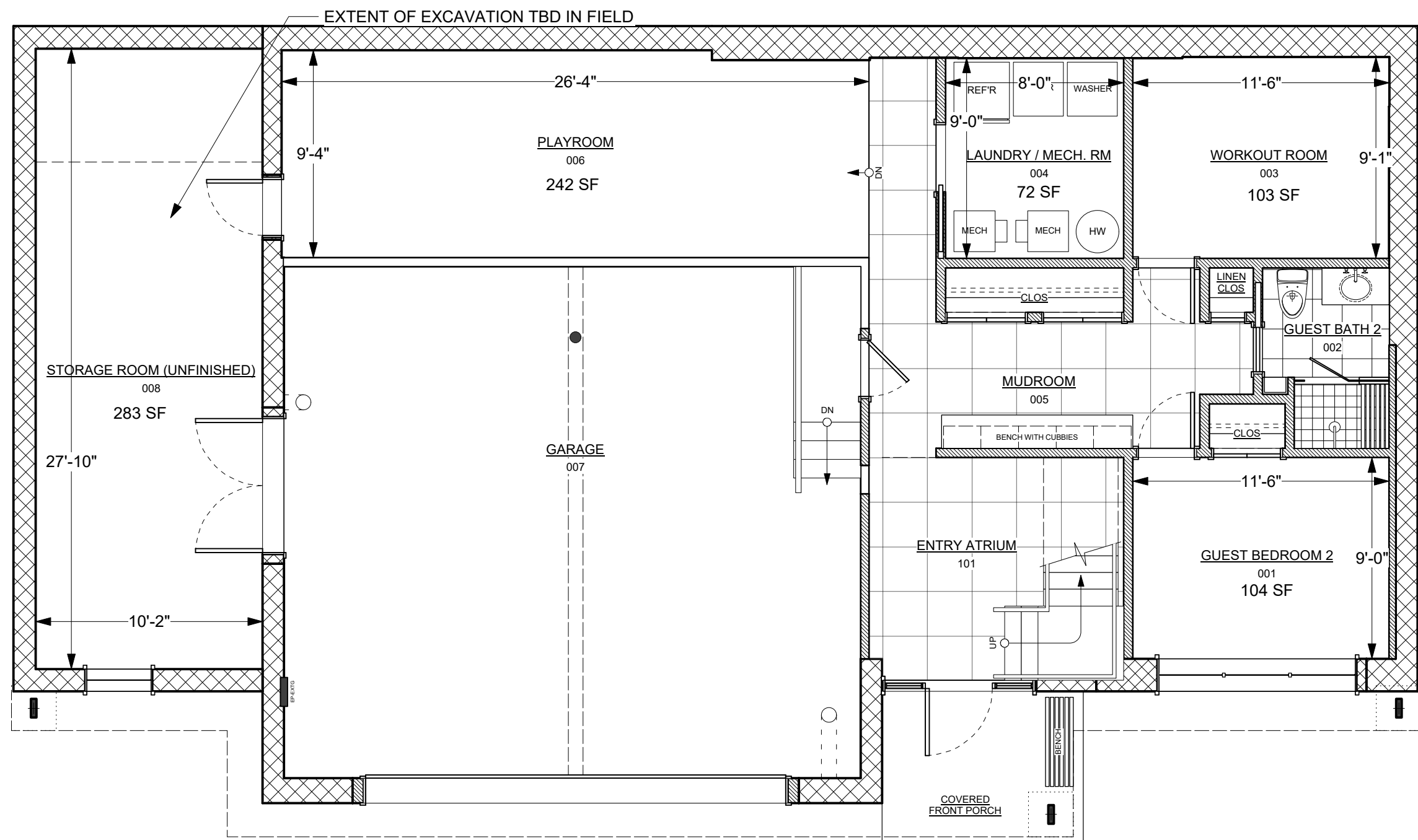
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DATE: 7/18/19

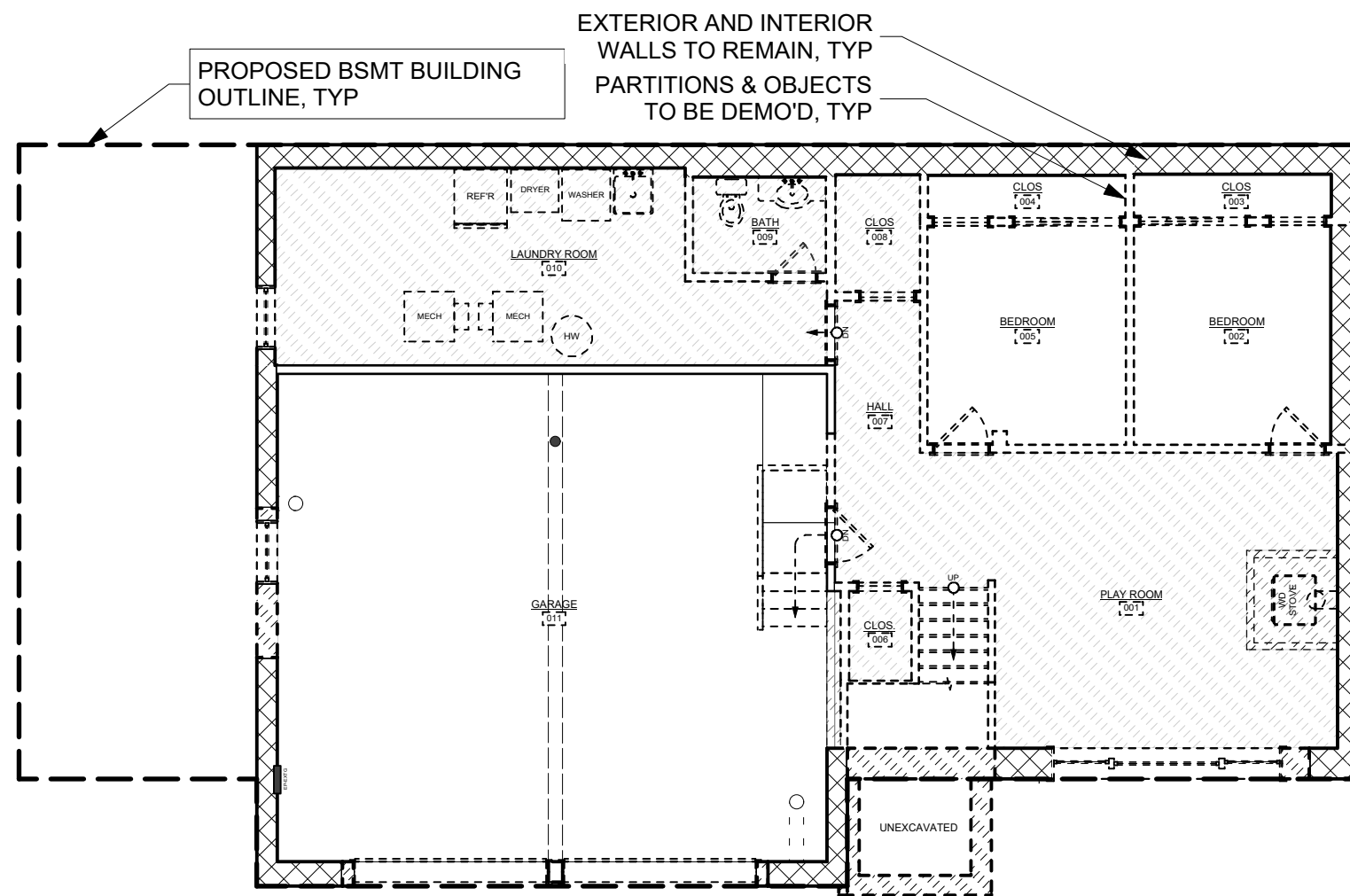
PROJECT ID: 1856A

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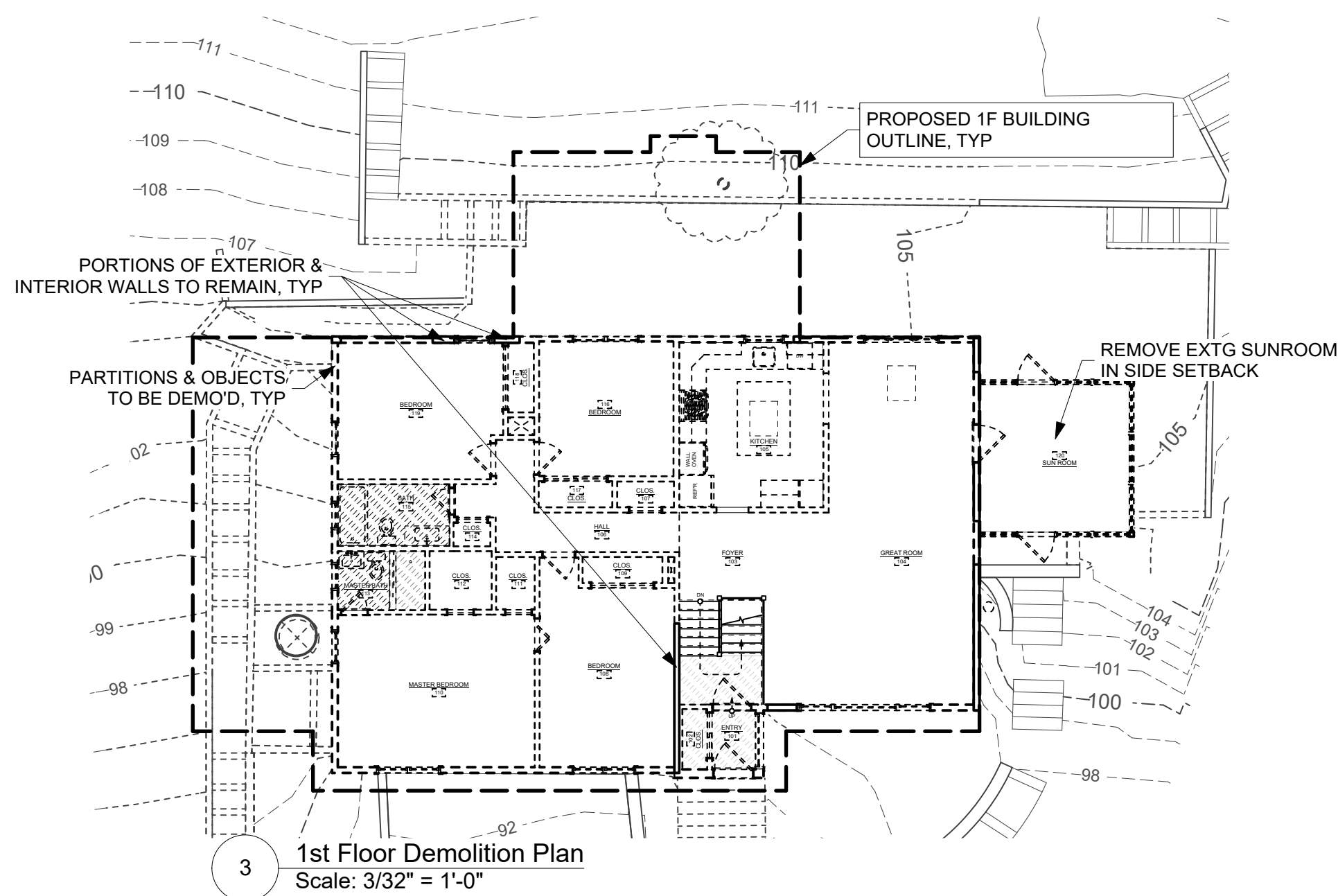
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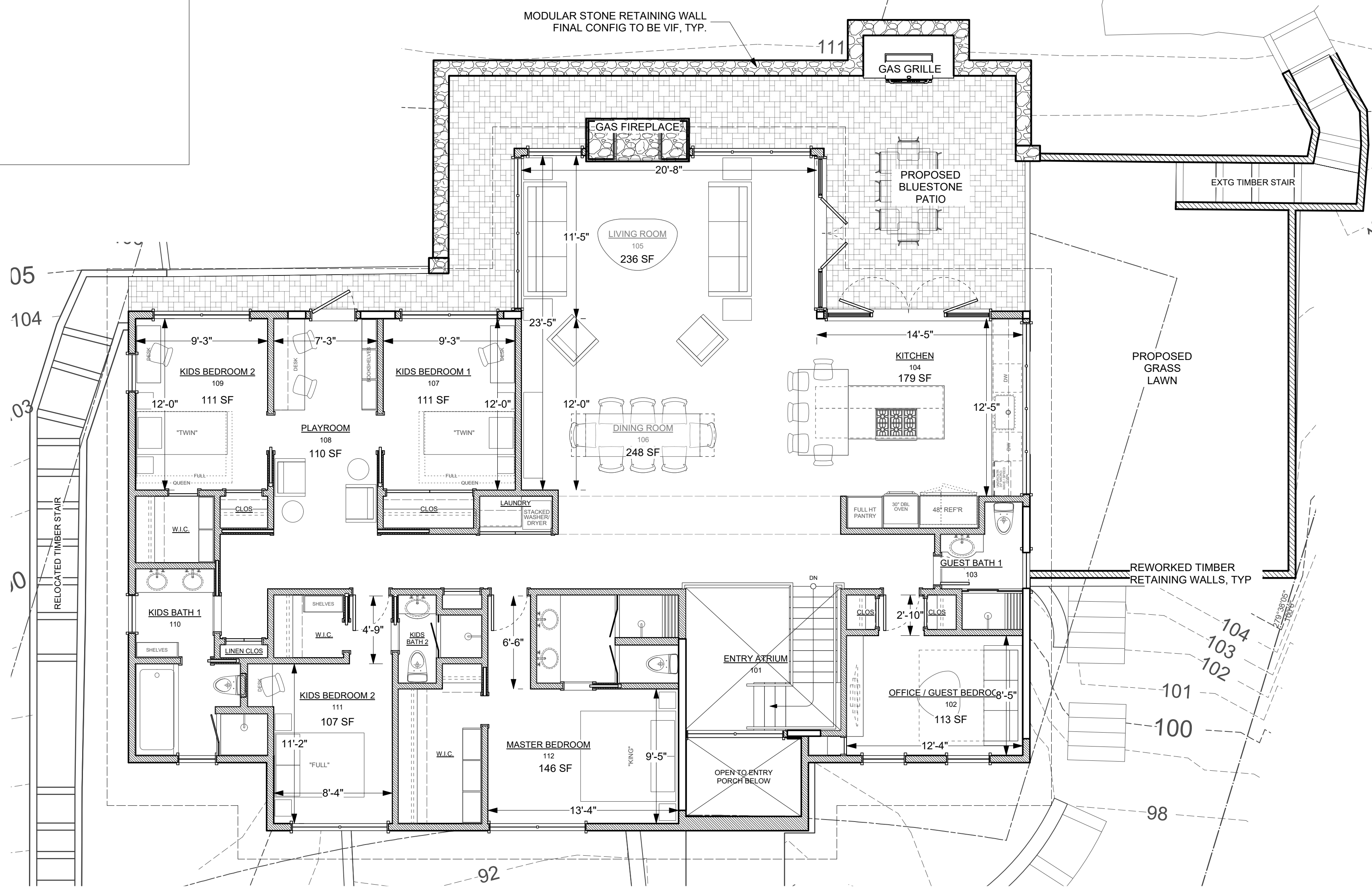
1 Basement Construction Plan
Scale: 3/16" = 1'-0"



2 Basement Demolition Plan
Scale: 1/8" = 1'-0"



3 1st Floor Demolition Plan
Scale: 3/32" = 1'-0"



4 1st Floor Construction Plan
Scale: 3/16" = 1'-0"

CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION	
DEMOLITION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	EXISTING EXTERIOR WALL TO BE REMOVED
	EXISTING INTERIOR WALL TO BE REMOVED
	EXISTING OBJECT TO BE REMOVED
NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.	

NO.	REVISIONS	DATE
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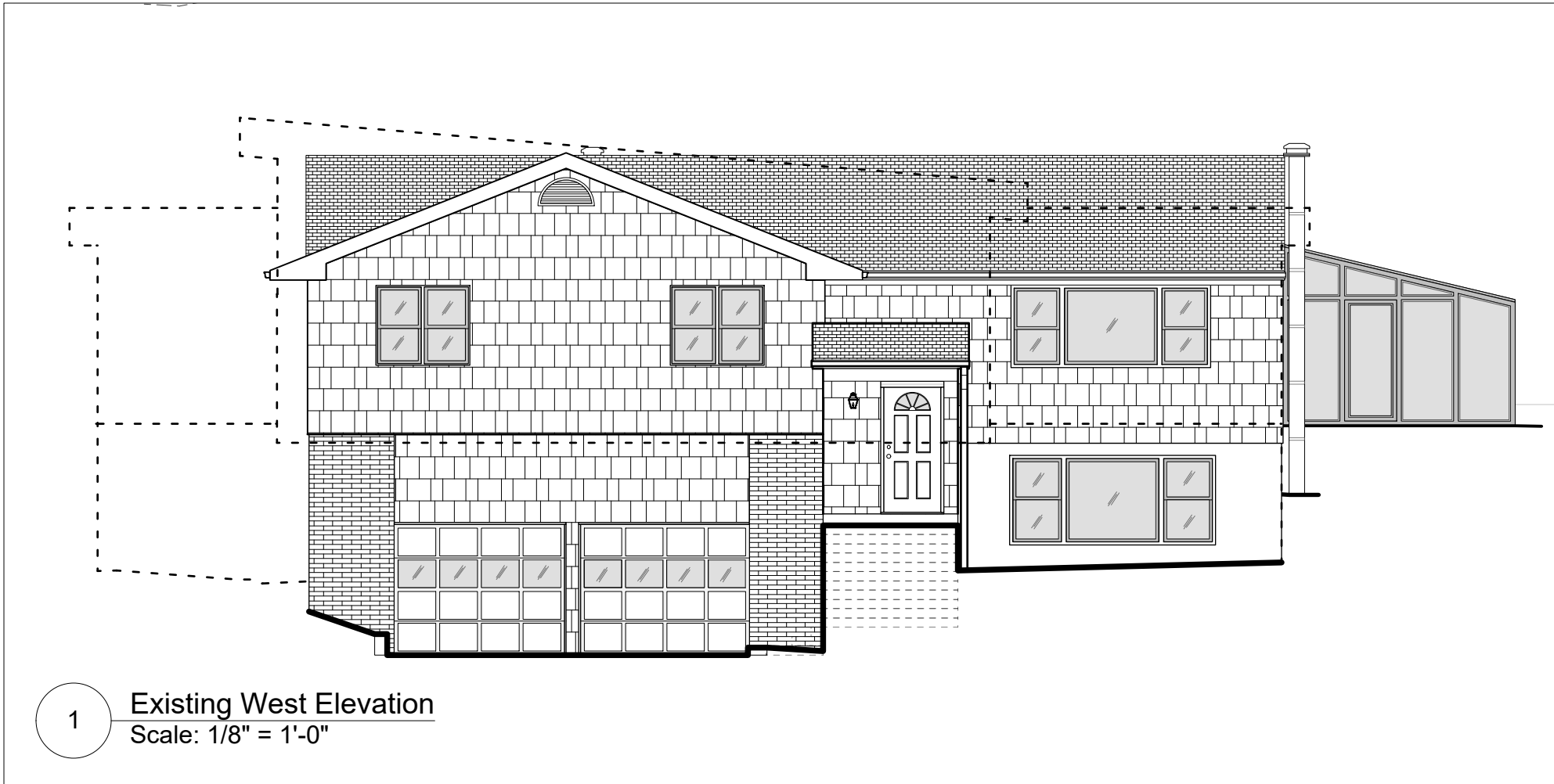
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PROJECT:
Modifications to 130 Euclid Ave.
130 Euclid Ave
Hastings-on-Hudson, NY
10706

DRAWING TITLE:
Demo & Construction Plans

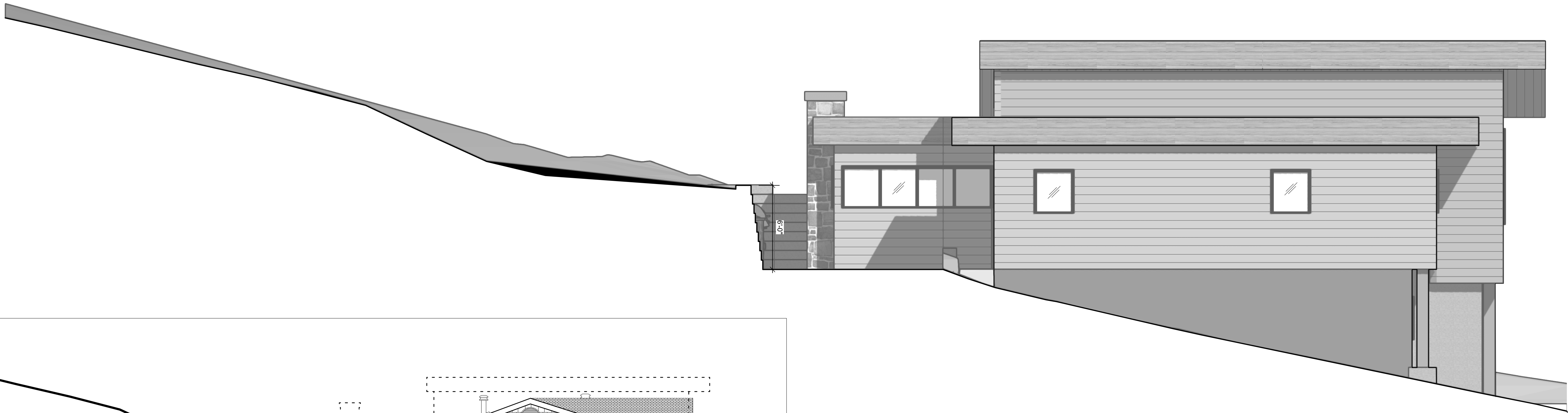
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DRAWN BY: BDS	DRAWING NUMBER
SCALE: As Noted	A-101.00
DATE: 7/18/19	
PROJECT ID: 1856A	



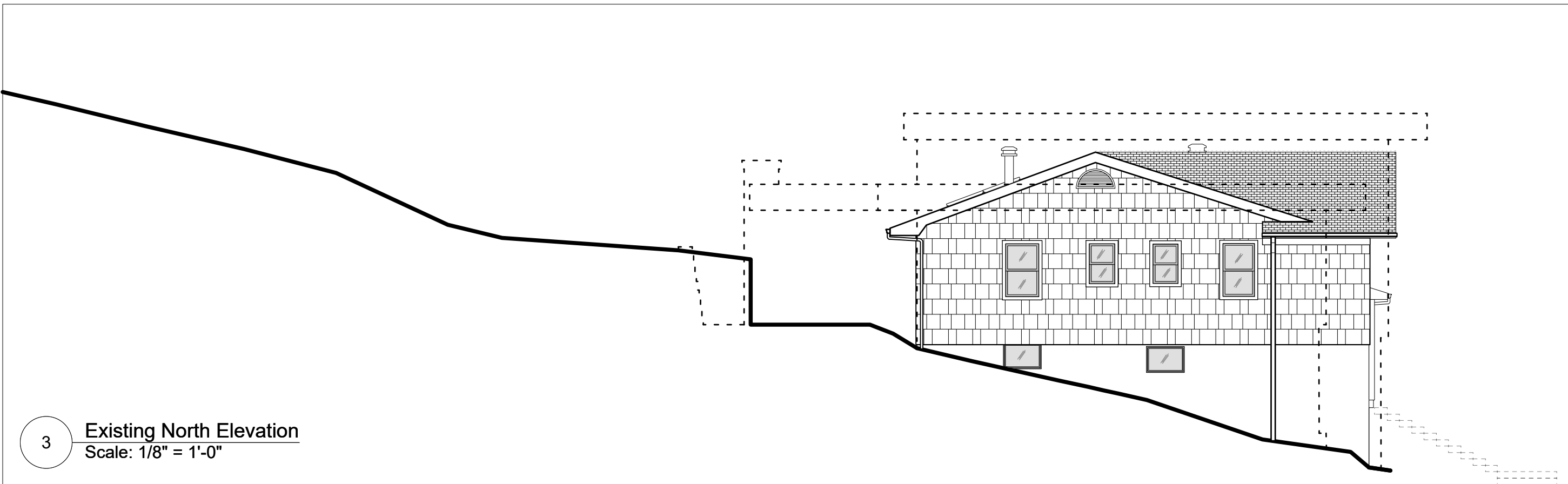
1 Existing West Elevation
Scale: 1/8" = 1'-0"



2 Proposed West Elevation
Scale: 1/4" = 1'-0"



4 Proposed North Elevation
Scale: 1/4" = 1'-0"



3 Existing North Elevation
Scale: 1/8" = 1'-0"

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NO.	ISSUE	DATE
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1	PLANNING BOARD #1	7/18/19
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PROJECT:

Modifications to 130 Euclid Ave.
130 Euclid Ave
Hastings-on-Hudson, NY
10706

DRAWING TITLE:

Extg/Prop. West & North Elevs.

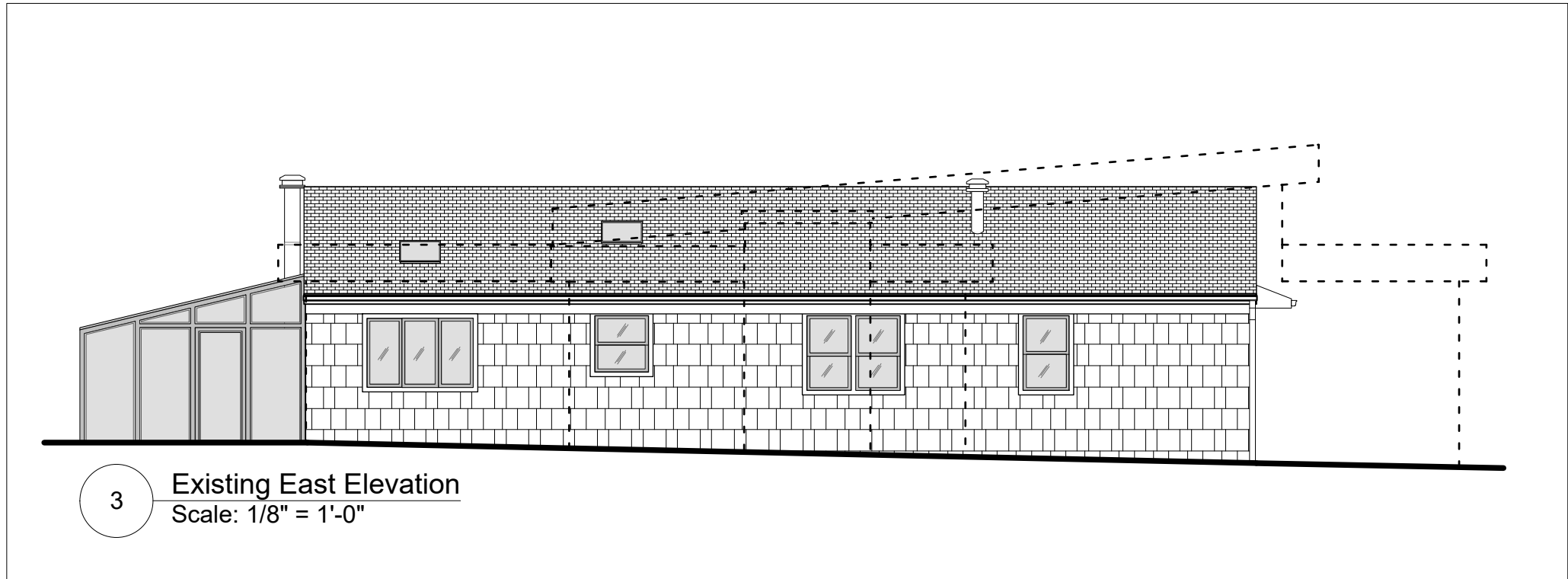
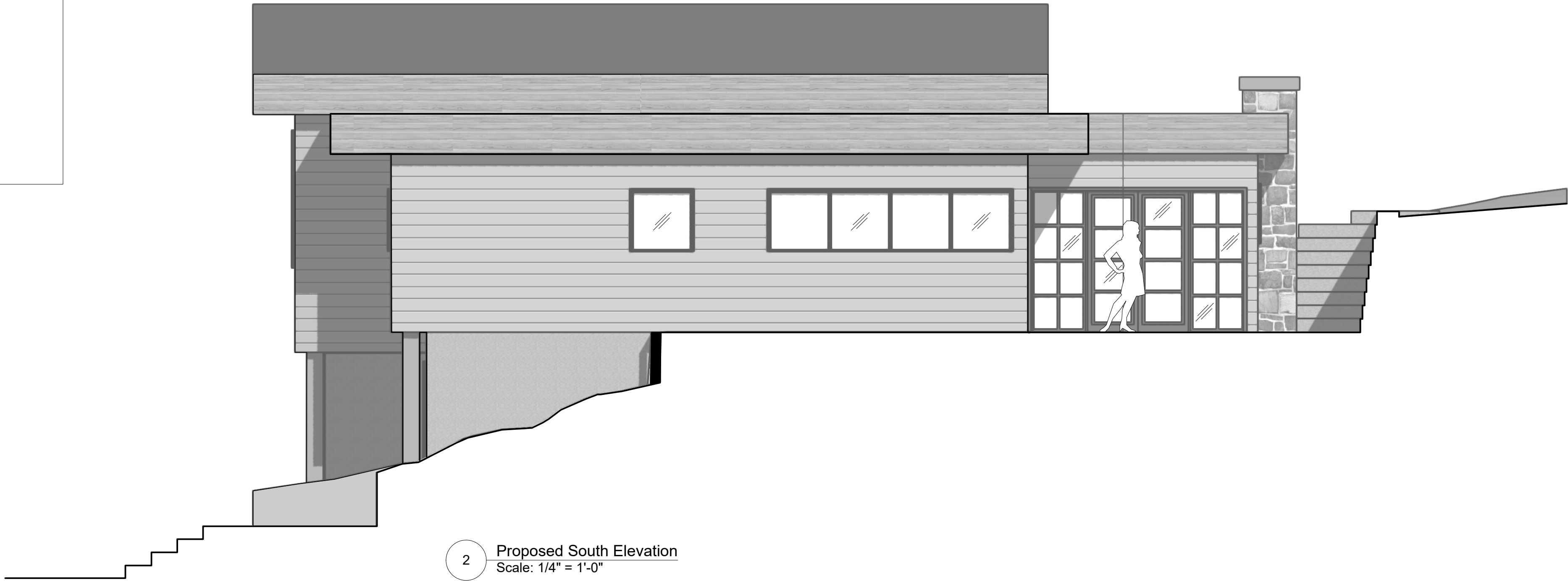
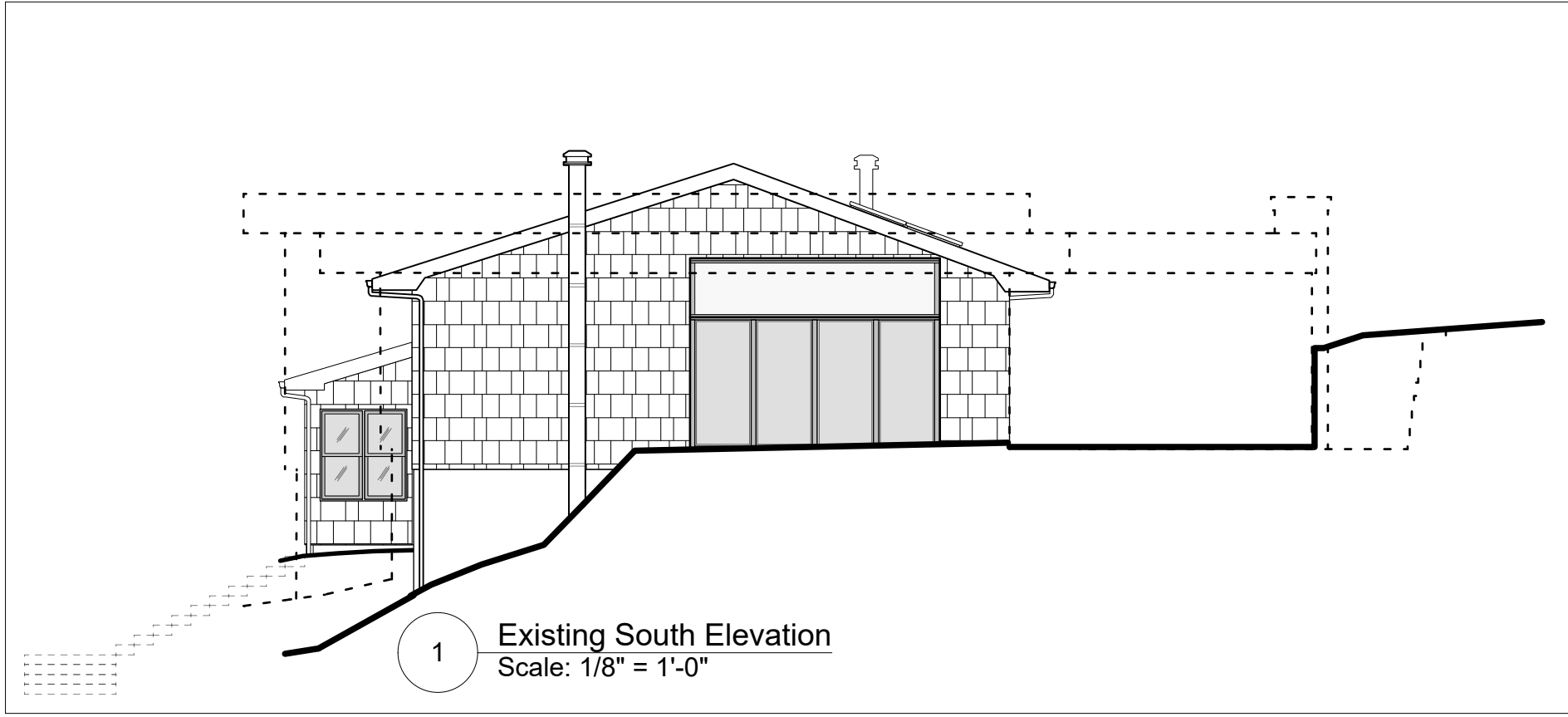
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DRAWN BY:	BDS	DRAWING NUMBER
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SCALE:	As Noted	A-501.00
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DATE:	7/18/19
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PROJECT ID:	1856A
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PROJECT:

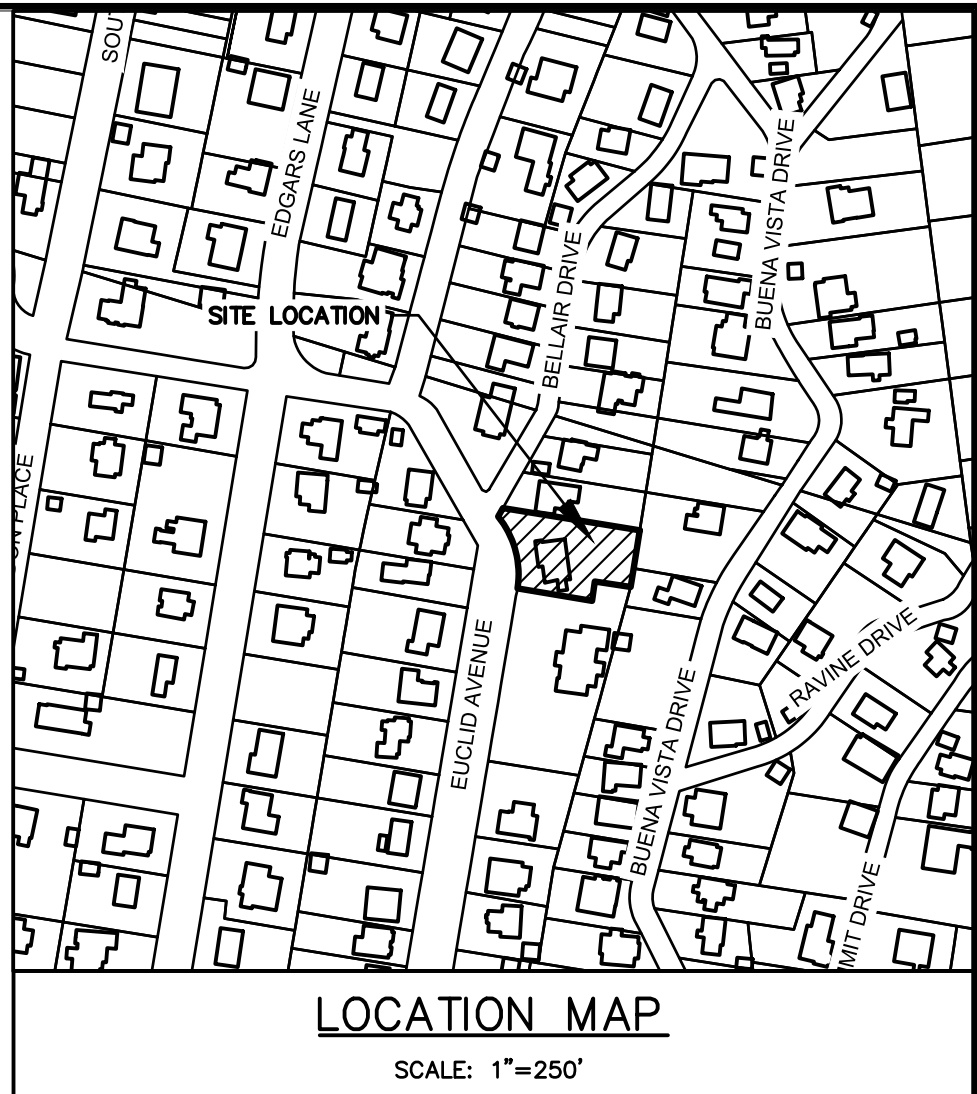
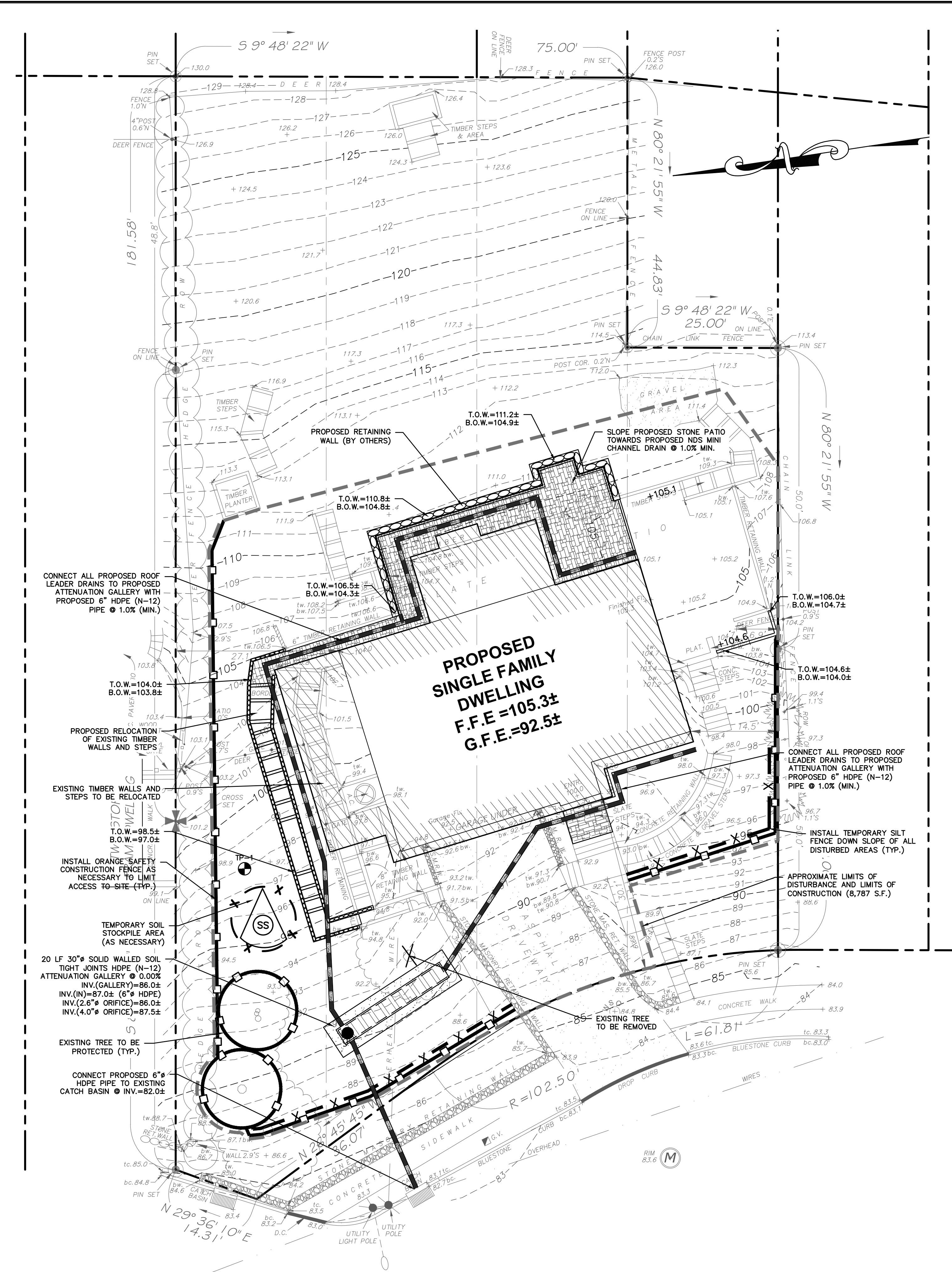
Modifications to 130 Euclid Ave.
130 Euclid Ave
Hastings-on-Hudson, NY
10706

DRAWING TITLE:

Extg/Prop. South & East Elevs.

FILE NAME:

DRAWN BY:	BDS	DRAWING NUMBER
SCALE:	As Noted	A-502.00
DATE:	7/18/19	
PROJECT ID:	1856A	



- GENERAL NOTES:**
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO AC, ASCE, ZONING, AND THE NEW YORK STATE BUILDING CODE.
 4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
 8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FENCES, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C. FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES:
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)
AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY - FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - LANDSCAPING
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL.
BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

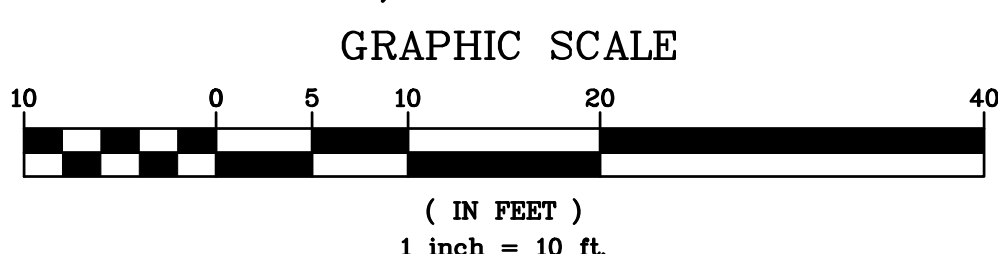
INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING
GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL INSPECTION
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

TEST HOLE DATA:

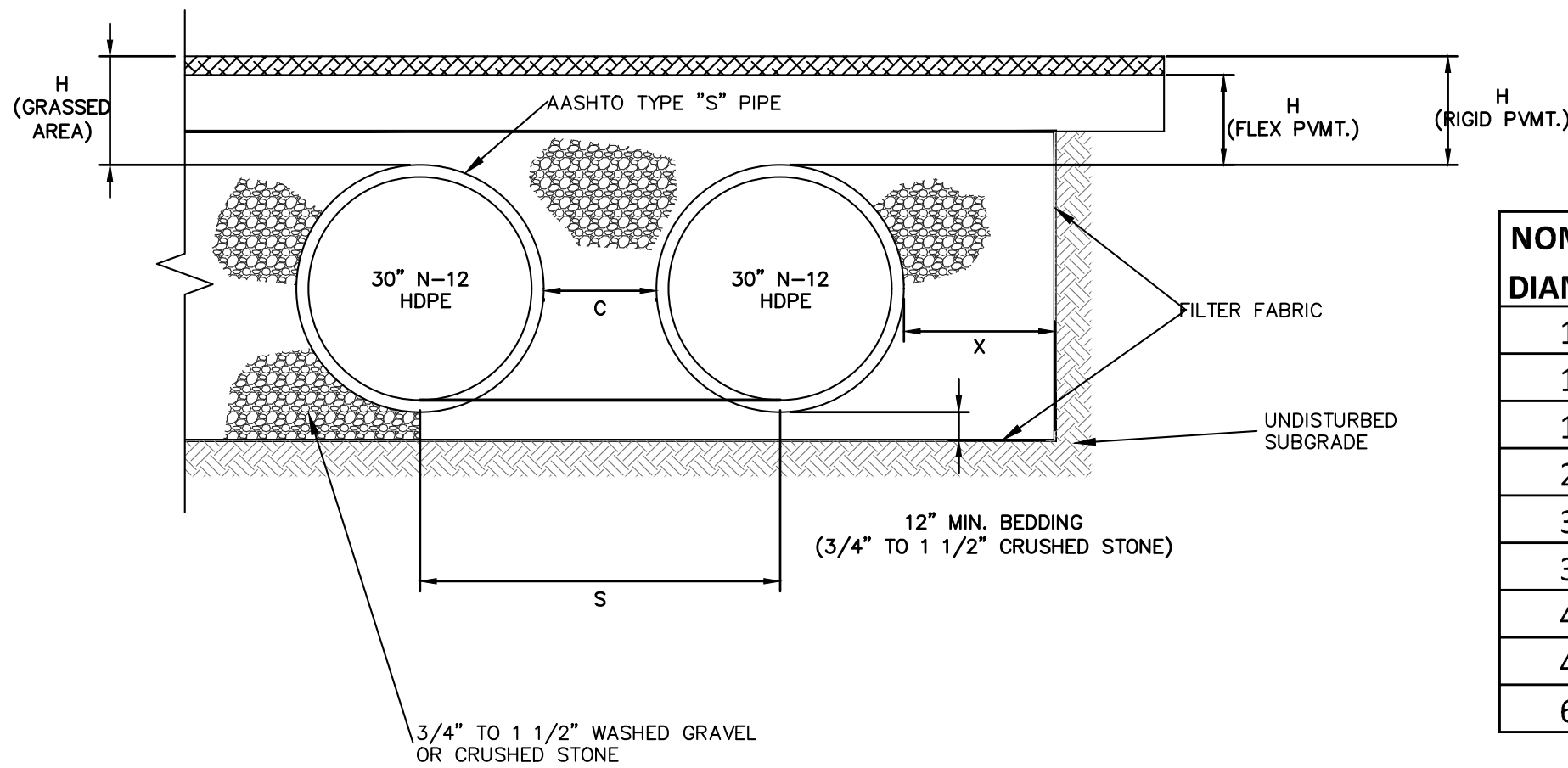
TEST HOLE #1
DEPTH - 96"
0-6" TOPSOIL
6-32" LIGHT BROWN LOAM
32-40" BLACKISH-BROWN LOAM
40-96" BROWN SILTY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 7.2" INCHES/HOUR

130 EUCLID AVENUE STORMWATER
MANAGEMENT PLAN BASED UPON
EXISTING INFORMATION PROVIDED BY
LINK LAND SURVEYORS PC, DATED
JANUARY 28, 2019



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Description	Revisions	Date	PROJECT:
				PROPOSED SINGLE FAMILY DWELLING 130 EUCLID AVENUE VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK
				STORMWATER MANAGEMENT PLAN
				HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2019
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE				 Date: 07/16/19 Sheet: 1 Designed By: U.A. Checked By: M.S. Sheet No. 2
				C-1

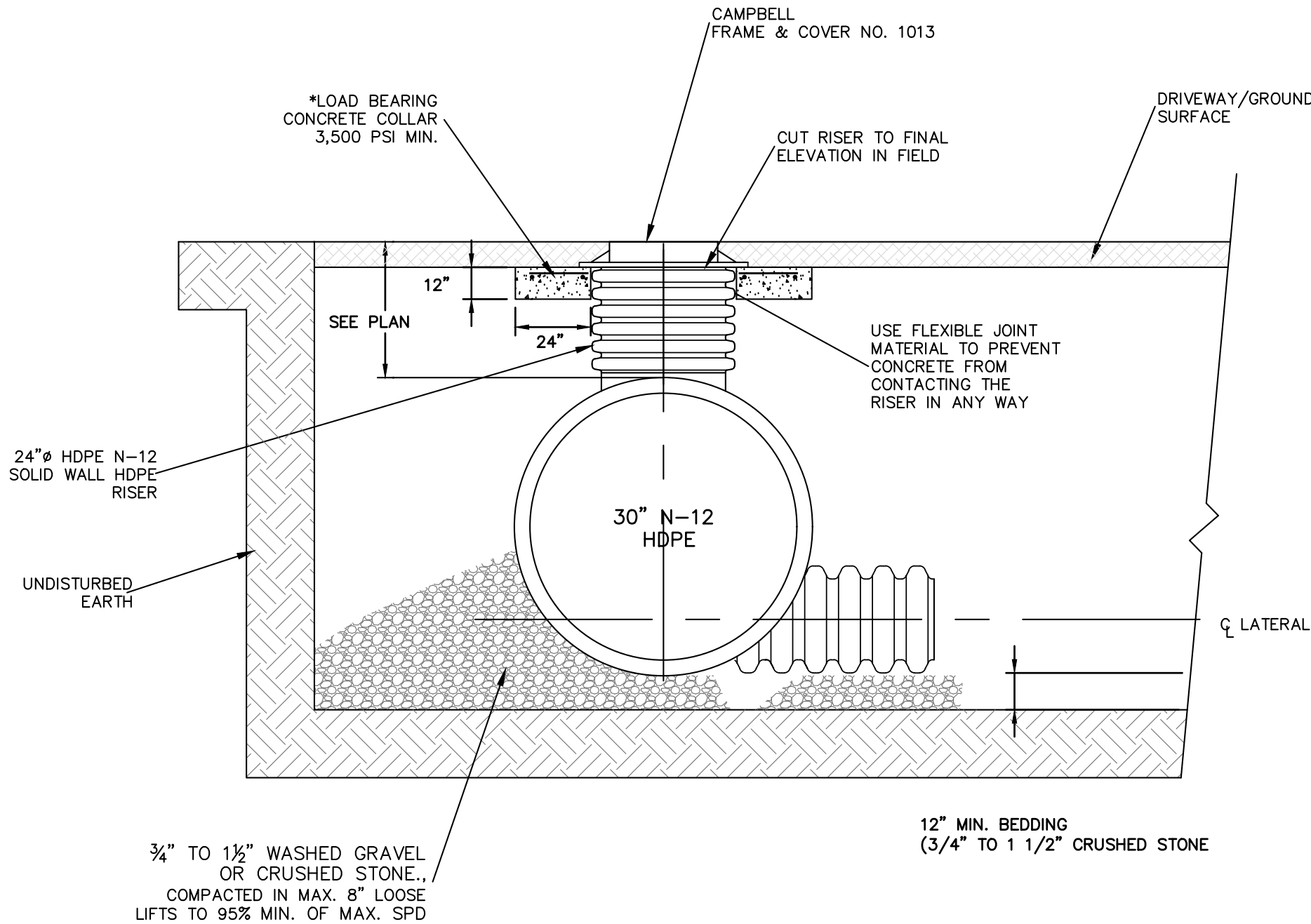


NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "C"	TYPICAL SPACING "S"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.4"	8"	12"	12"
15"	18"	12"	28.9"	8"	12"	12"
18"	21"	17"	33.9"	9"	12"	12"
24"	28"	13"	40.7"	10"	12"	12"
30"	36"	18"	53.1"	18"	12"	12"
36"	42"	22"	63"	18"	12"	12"
42"	48"	24"	71.9"	18"	12"	24"
48"	54"	25"	78.5"	18"	12"	24"
60"	67"	24"	90"	18"	12"	24"

ATTENUATION GALLERY SECTION

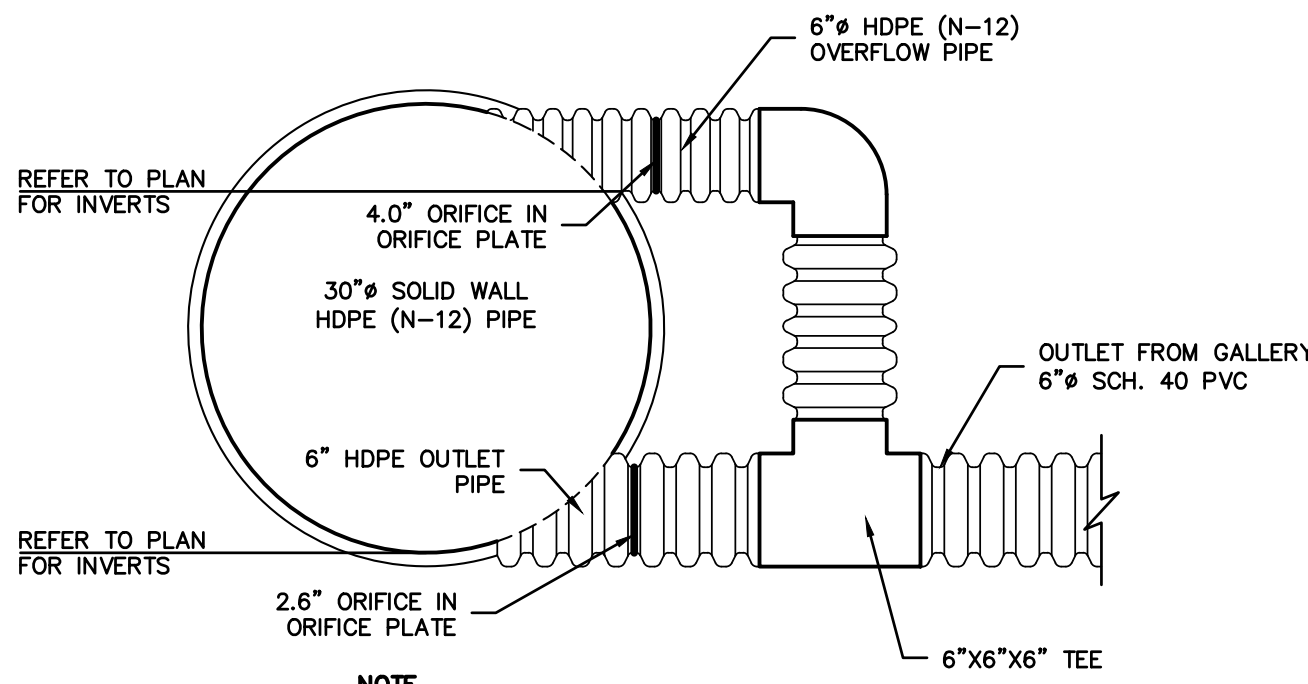
NOTES:

- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- THE ATTENUATION GALLERY SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
- FILTER FABRIC: A GEOTEXTILE FABRIC SHALL BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE 3/4" TO 1 1/2" WASHED GRAVEL OR CRUSHED STONE. IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 12" MINIMUM.
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE 3/4" TO 1 1/2" WASHED GRAVEL OR CRUSHED STONE. IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 12" MINIMUM.
- MINIMUM COVER: MINIMUM COVER OVER ALL ATTENUATION GALLERIES IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- ALL PIPE STUBS, ORIFICE PLATES, FITTINGS, BENDS, TEES, ETC. SHALL BE MANUFACTURED AT THE FACTORY.



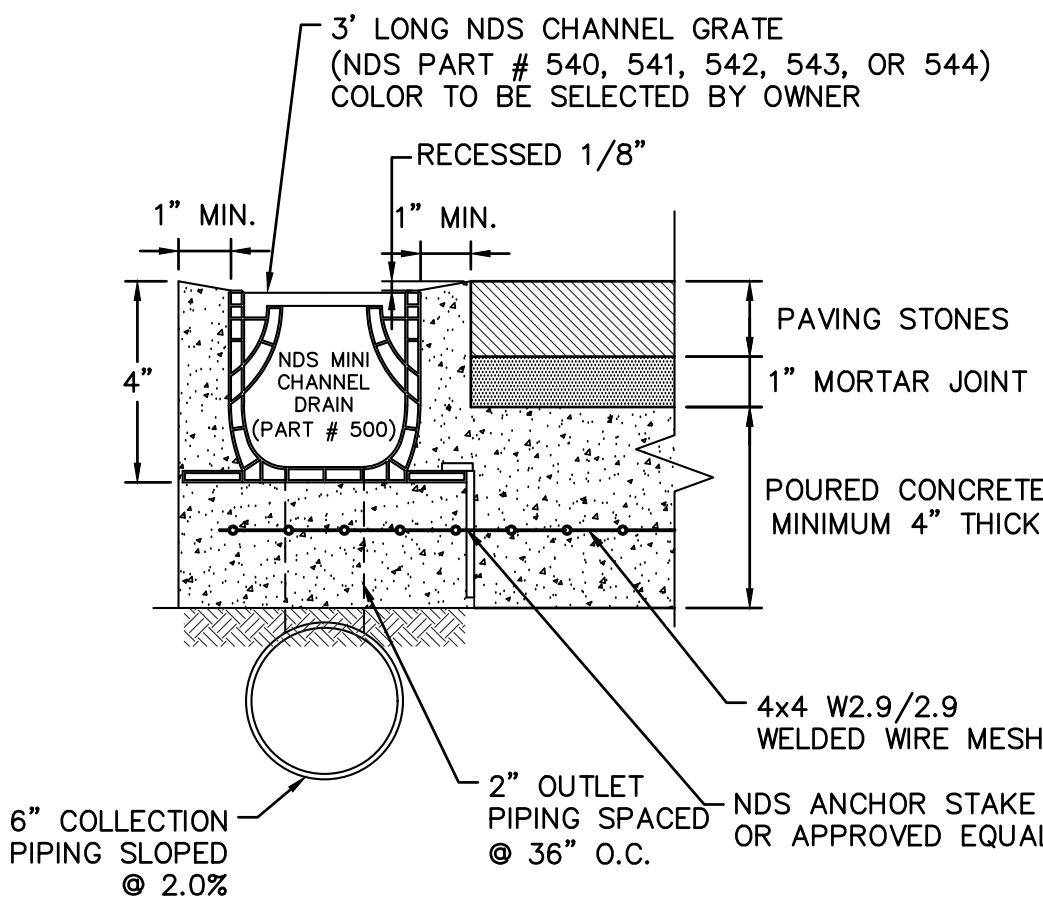
ACCESS MANHOLE STRUCTURE

- * LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

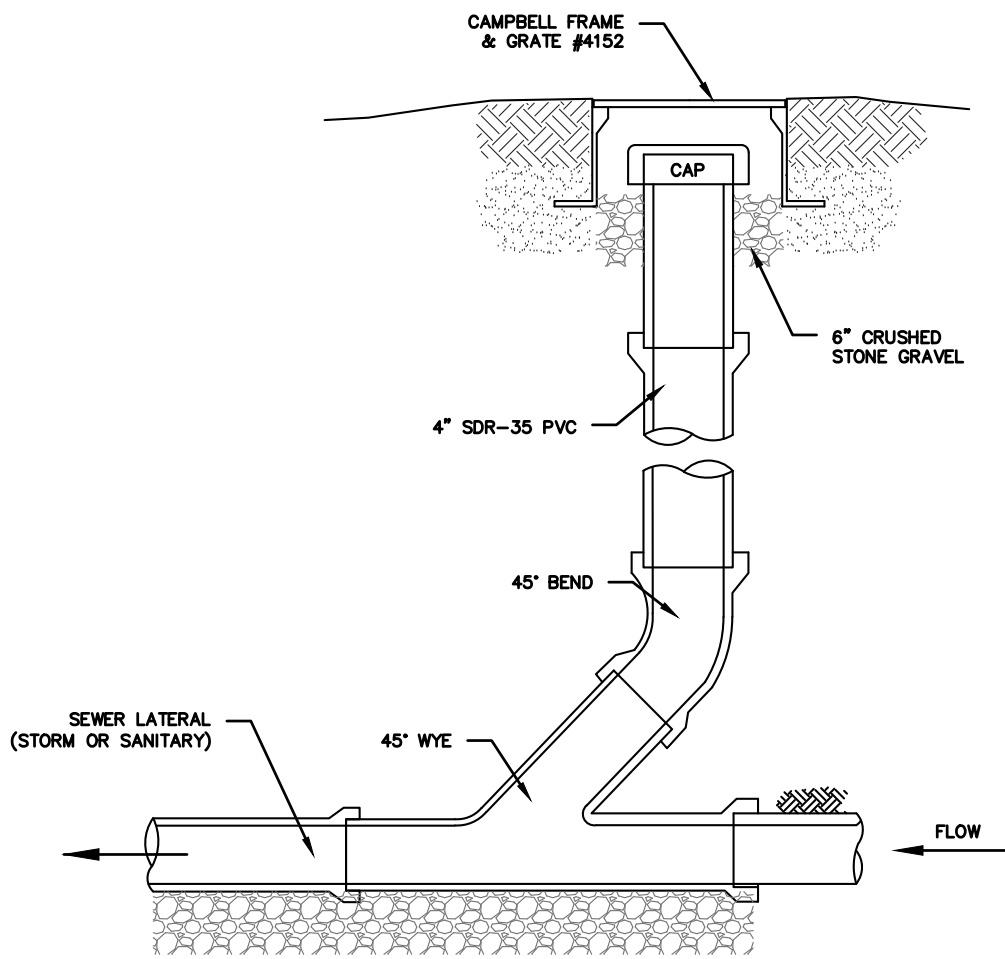


NOTE: ALL STUBS TO BE INSTALLED BY MANUFACTURER.

OUTLET DETAIL



NDS MINI CHANNEL DRAIN



NOTES (SANITARY SEWER SERVICES):

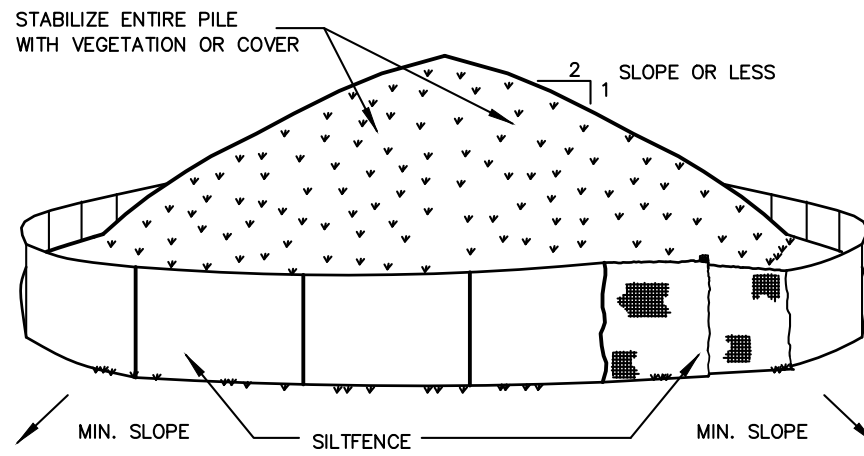
- ALL SANITARY SEWER SERVICES TO BE 4" SCH. 40 @ 1.0% MINIMUM.
- IN ACCORDANCE WITH THE NYS RESIDENTIAL BUILDING CODE, THE FOLLOWING REQUIREMENTS APPLY:
 - CLEANOUTS SHALL BE INSTALLED NOT MORE THAN 100 FEET APART IN HORIZONTAL DRAINAGE LINES (P3005.2.2).
 - CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE DRAINAGE SYSTEM GREATER THAN 45 DEGREES.
 - CLEANOUTS SHALL BE INSTALLED SO THAT THE CLEANOUT OPENS TO ALLOW CLEANING IN THE DIRECTION OF THE FLOW OF THE DRAINAGE LINE (P3005.2.8).

NOTES (STORM SEWER):

- REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
- CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

SEWER CLEANOUT DETAIL (GRAVITY) (STORM OR SANITARY)

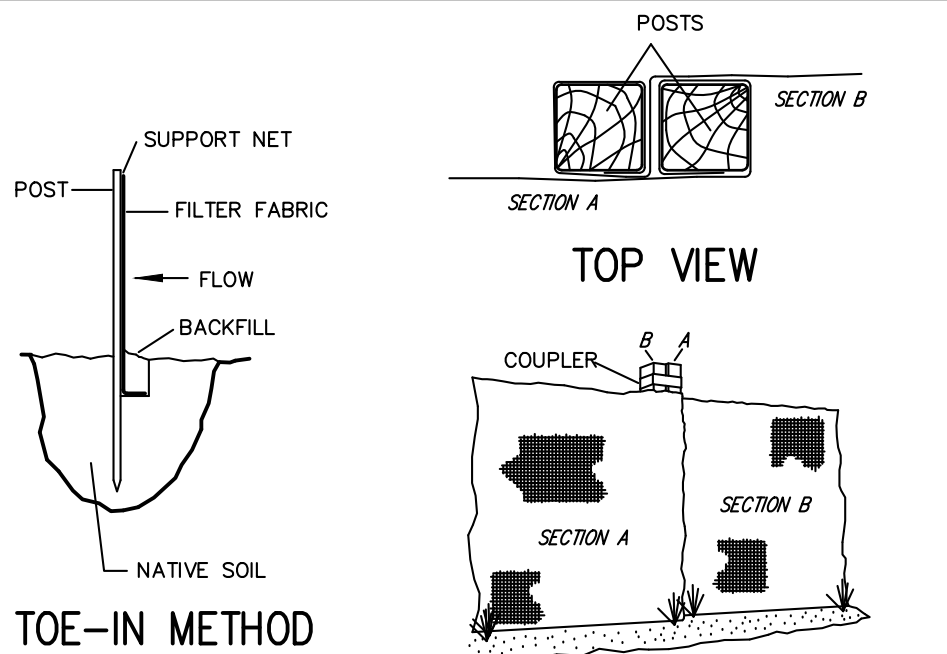
SOIL STOCKPILING



INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

SILT FENCE

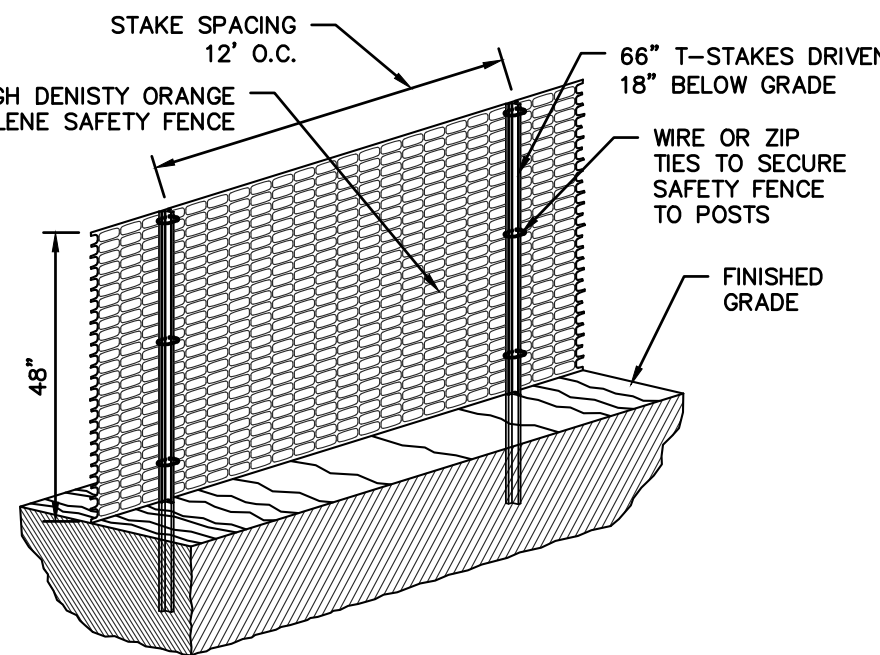


TOE-IN METHOD

JOINING SECTIONS OF FENCING

INSTALLATION NOTES:

- EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.



CONSTRUCTION FENCE

PROJECT:		PROPOSED SINGLE FAMILY DWELLING 130 EUCLID AVENUE VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK	
DETAILS		 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-960-2086	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		Date: 07/16/19 Sheet: 2 Scale: 1" = 10' Designed By: U.A. Checked By: M.S. Sheet No. C-2	

THIS SURVEY IS AS THE PROPERTY CURRENTLY EXISTS

OWNER NAME: Janna RosenbergOWNER SIGNATURE: Gura RosenbergNow or Formerly
PAUL EDELMAN

NOTARIZATION:

SWORN TO BEFORE ME THIS

11th DAY OF July 2019

JEAN S. ZOM
 Notary Public, State Of New York
 No. 01T05066400
 Qualified In New York County
 Commission Expires September 23, 2022

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

SCALE: 1" = 12'

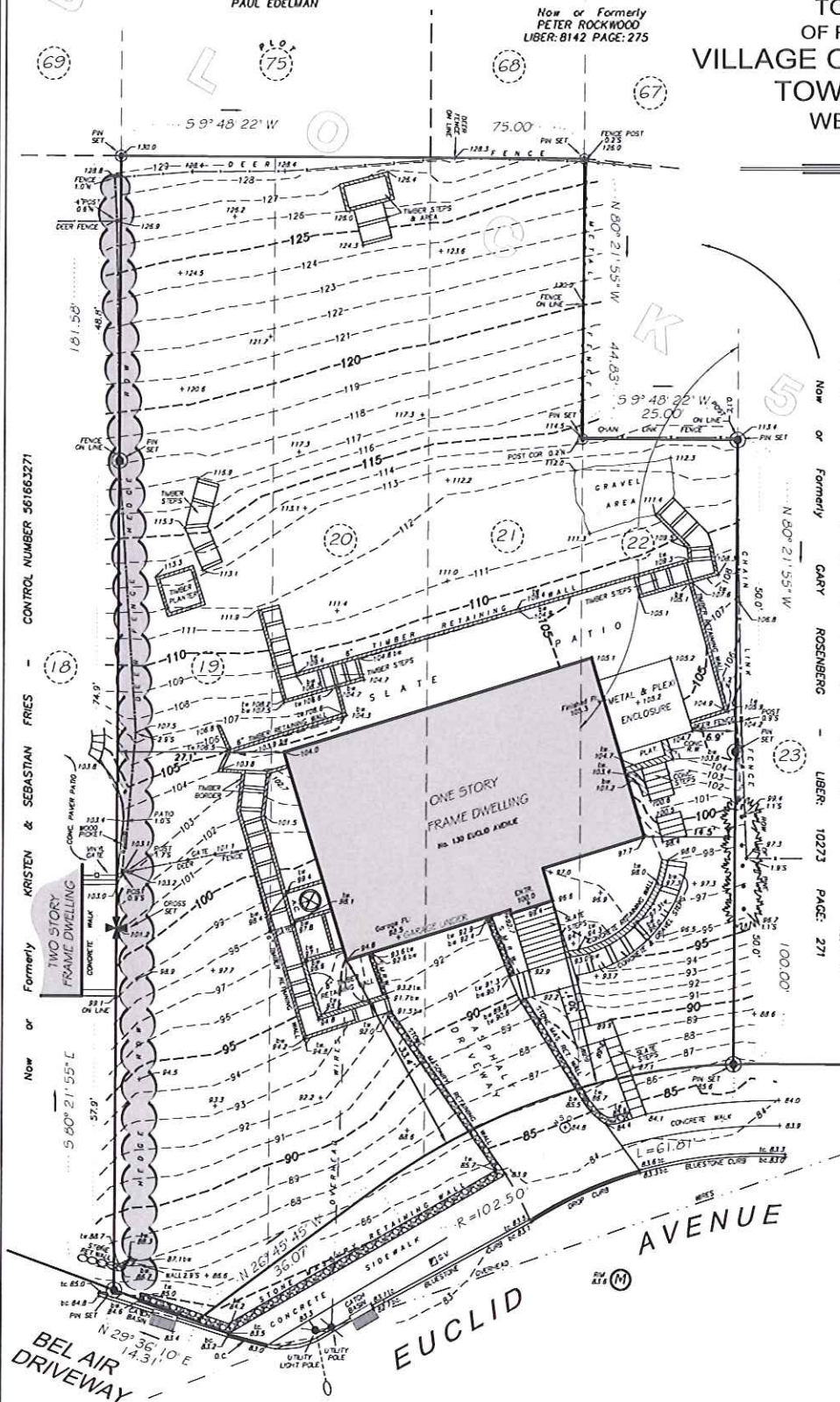
SURVEYED: JANUARY 28, 2019

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE OF HASTINGS-ON-HUDSON
 SECTION: 4.20 BLOCK: 12 LOT: 14
 STREET ADDRESS: 130 EUCLID AVENUE
- PROPERTY AREA: 15,175 Sq.Ft. - 0.3484 ACRE

- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOTS Nos. 19, 20, 21 AND PART OF LOT 22 ON A CERTAIN MAP ENTITLED "MAP OF BLOCKS 3, 4, 5, 7, 8, 9 AND 10, MAP No. 1 OF RIVER VIEW MANOR, PROPERTY OF HASTINGS HOMES COMPANY, LOCATED AT DOBBS FERRY AND HASTINGS-ON-HUDSON, COUNTY OF WESTCHESTER, STATE OF NEW YORK" MADE BY EARL B. LOVELL, C.E. AND C.S. AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE, ON SEPTEMBER 29, 1908 AS FILED MAP No. 1626. PREMISES MORE PARTICULARLY DESCRIBED IN SCHEDULE "A" OF TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY IN TITLE No. CT18-00953-W
- ELEVATIONS ARE BASED ON AN ARBITRARY DATUM. FINISHED FLOOR IS 100.0
- 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.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT 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 "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

CERTIFIED TO:

CHICAGO TITLE INSURANCE COMPANY (Title No. CT18-00953-W)
 MICHAEL BERGER and JANNA ROSENBERG



Link

Land Surveyors P.C.

21 Clark Place, Suite 1-B Phone 845-628-5557
 Mahopac, N.Y. 10541 Fax 845-621-0013

ROLAND K. LINK
 NEW YORK STATE LICENSED
 LAND SURVEYOR NO. 44223

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