

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

March 18, 2017
Revised April 4, 2017

Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, New York 10707

Attention: Mr. Matthew Collins, Chairman and Zoning Board of Appeals

Re: Subdivision Application of Dean L. Wetherell and Marie T. de Bethune
Wetherell, 196 Warburton Avenue, Hastings-on-Hudson, NY 10706.

Application for area variances

Dear Mr. Collins and Zoning Board:

As the representative of the applicants this office has an application before the Planning Board to create a two lot subdivision in the R-10 Zone that will create a new building lot and a lot for the existing house at 196 Warburton Avenue. We are appearing before the ZBA to request area variances for the two lots with less than 100 feet of width at front property line. Proposed Lot No. 1, a new building lot will have a mean width of 65.76 feet and proposed Lot No.2 for the existing residence will have a mean width of 81.60 feet. The proposed lots meet the required lot area of 10,000 square feet.

Section 295-68 One-Family Residence (R-10) Districts

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 1 to 65.76 feet.

A variance from section 295-68 E. Minimum Lot Width of 100 feet for proposed lot No. 2 to 81.60 feet.

A variance for development coverage are required as set forth herein:

For Lot No. 2 a variance from Section 295-68 F. (2) (a) [2], Development coverage 35% to 36.35 %.

Proposed Lot No. 1, the new lot will comply for the minimum side, two sides, building coverage and development coverage with the proposed coverage's well below the required 25% (18.45%) and 35% (25.50%).

The applicant is also appearing before the ZBA to address View Preservation.

Please place this matter on the agenda of the Zoning Boards of Appeals at the earliest possible convenience. We appreciate the opportunity to bring this matter before the Zoning Board of Appeals in the Village of Hasting-on-Hudson.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

cc: C:\My Documents\VOH Projects\196 Warburton Avenue\ 196 Warburton Avenue
Correspondence.doc
Applicant Dean L. Wetherell and Marie T. de Bethune
Project architect, Mr. Tomasz Lopinski

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
N/A			

- List pending violations on this property if any:

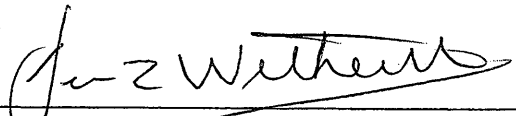
None

- 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)
- 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 Building Department, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

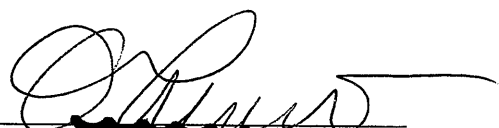
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 Dean Wetherell

Sworn to before me this 15th day
of March, 2017


Marie T. de Bethune Wetherell


Notary Public
THERESA BENENATI
Notary Public - State of New York
NO. 01BE5079360
Qualified in Westchester County
My Commission Expires Jun 2, 2019

VILLAGE OF HASTINGS-ON-HUDSON**Zoning Board of Appeals****Application & Procedures for Application for
Variance/Interpretation/View Preservation****Proposed Subdivision Lot No. 1**

Case Number:.....Date of Application: March 14, 2107 Rev. April 4, 2017

Property Owner: Dean Wetherell
 Property Address: 196 Warburton Avenue
 Name all streets on which the property is located: 196 Warburton Avenue
 Sheet: 004.130 Block: 140 Lot/Parcel: 17 & 18 Zoning District: R-10

Applicant: Dean Wetherell
 Standing of applicant if not owner: Applicant is the owner
 Address: 196 Warburton Avenue
 Daytime phone number: 914-584-0742 Fax number: N/A
 Email address: deanwetherell deanwetherell@gmail.com

ZBA action requested for (See §295-146B & C): ☐ Use Variance/s; ☐ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68 E	Min. Lot Width, 100'	N/A	65.76
.....			
.....			
.....			
.....			
.....			
.....			

*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)	Proposed Subdivision Lot 1		
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	REQUIRED	EXISTING	PROPOSED
FRONT	30.00	N/A	30.17
REAR	30.00	N/A	65.76
SIDE ONE	12.00	N/A	12.17
SIDE TWO			
TOTAL OF TWO SIDES	30.00	N/A	30.00

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 1/2	N/A	2 1/2
FEET	35	N/A	Less Than 35

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	N/A	10,088 S.F.
BLDG. COVERAGE/ % OF LOT AREA	25%	N/A	18.45%
DEVELOPMENT COVERAGE / % OF LOT AREA	35.00%	N/A	25.50%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1- Family	1-Family	1-Family

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

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals Application & Procedures for Application for Variance/Interpretation/View Preservation



Proposed Subdivision Lot No. 2

Case Number:..... Date of Application: March 14, 2107

Property Owner: Dean Wetherell
Property Address: 196 Warburton Avenue
Name all streets on which the property is located: 196 Warburton Avenue
Sheet: 004.130 Block: 140 Lot/Parcel: 17 & 18 Zoning District: R-10

Applicant: Dean Wetherell
Standing of applicant if not owner: Applicant is the owner
Address: 196 Warburton Avenue
Daytime phone number: 914-584-0742 Fax number: N/A
Email address: deanwetherell deanwetherell@gmail.com

ZBA action requested for (See §295-146B & C): ☐ Use Variance/s; ☐ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68 E.	Min. Lot Width, 100'	N/A	81.60
295-68 F.(2)(a)	Development Coverage	N/A	36.35
[2]			

*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)	Proposed Subdivision lot No. 2		
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	REQUIRED	EXISTING	PROPOSED
FRONT	30.00	33.6	33.6
REAR	30.00	68.6	68.6
SIDE ONE	12.00	10.6	10.6
SIDE TWO			
TOTAL OF TWO SIDES	30.00	N/A	30.00

YARD SETBACKS (Accessory Structure)
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	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 1/2	N/A	2 1/2
FEET	35	Less Than 35	Less Than 35

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	N/A	11,858 S.F.
BLDG. COVERAGE/ % OF LOT AREA	25.00%	N/A	14.21%
DEVELOPMENT COVERAGE / % OF LOT AREA	35.00%	N/A	36.35%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1- Family	1-Family	1-Family

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

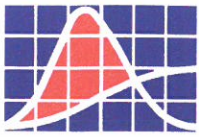
VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	
Application Fee	Prescribed fee for the requested review/action	
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	 <u>SHEET A1</u>
	A plan showing the location from where the photos were taken and general direction of the field of vision	 <u>SHEET A1</u>
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	 <u>SHEET A2</u>
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	 <u>SHEET A2</u>
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisions	To be provided as and if needed...

*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

[Signature] 2/16/17 THOMAS LEPINSKI DESIGN CONSULTANT
 Signature Date Name Title



MEMORANDUM

To : Kathleen Sullivan, Planning Board Chairperson
Hastings-on-Hudson

From : James J. Hahn, P.E.

Dated : May 18, 2017

Subject : Site Plan Review
Dean and Marie T. DeBethume Wetherell
196 Warburton Avenue
Village of Hastings-on-Hudson, NY

Drawings Reviewed : "Site, Grading and Utility Plan", Dated 4/26/2017, Sheet 1 of 3.
"Existing Conditions Steep Slopes Plan", Dated 4/26/2017, Sheet 2 of 3.
"Notes, Sections and Details", Dated 4/26/2017, Sheet 3 of 3.
"View Preservation Analysis", Dated 4/26/17, Sheet VP1.
"Zoning r-10 Analysis", Dated 4/26/17, Sheet Z1.
"Zoning Calculations", Dated 4/26/17, Sheet Z2.
"Site Plan Plans Section Front Elevation", Dated 4/26/17, Sheet VP2.

Documents Reviewed : Drainage Report, Palisades View Subdivision, 196 Warburton Road,
Hastings-on-Hudson, NY, Dated 5/5/2016.
Letter from Paul Petretti, Dated 4/12/17.

The referenced plans have been reviewed for compliance with Chapter 249, steep slopes, of the Village Code and our previous memorandum dated March 31, 2017. The applicant proposes to subdivide an existing lot with a single family home and construct a residence on the vacant lot. The two proposed lots are 0.23 acres and 0.27 acres in the R-10 zoning district. Subdividing the lots will require variances as both lots would be less than 100 feet in width. The improvements include a single family house, deck, driveway, walkway, utilities, drainage, grading, retaining wall, and tree removal.

Pursuant to our review, the following items should be addressed by the applicant.

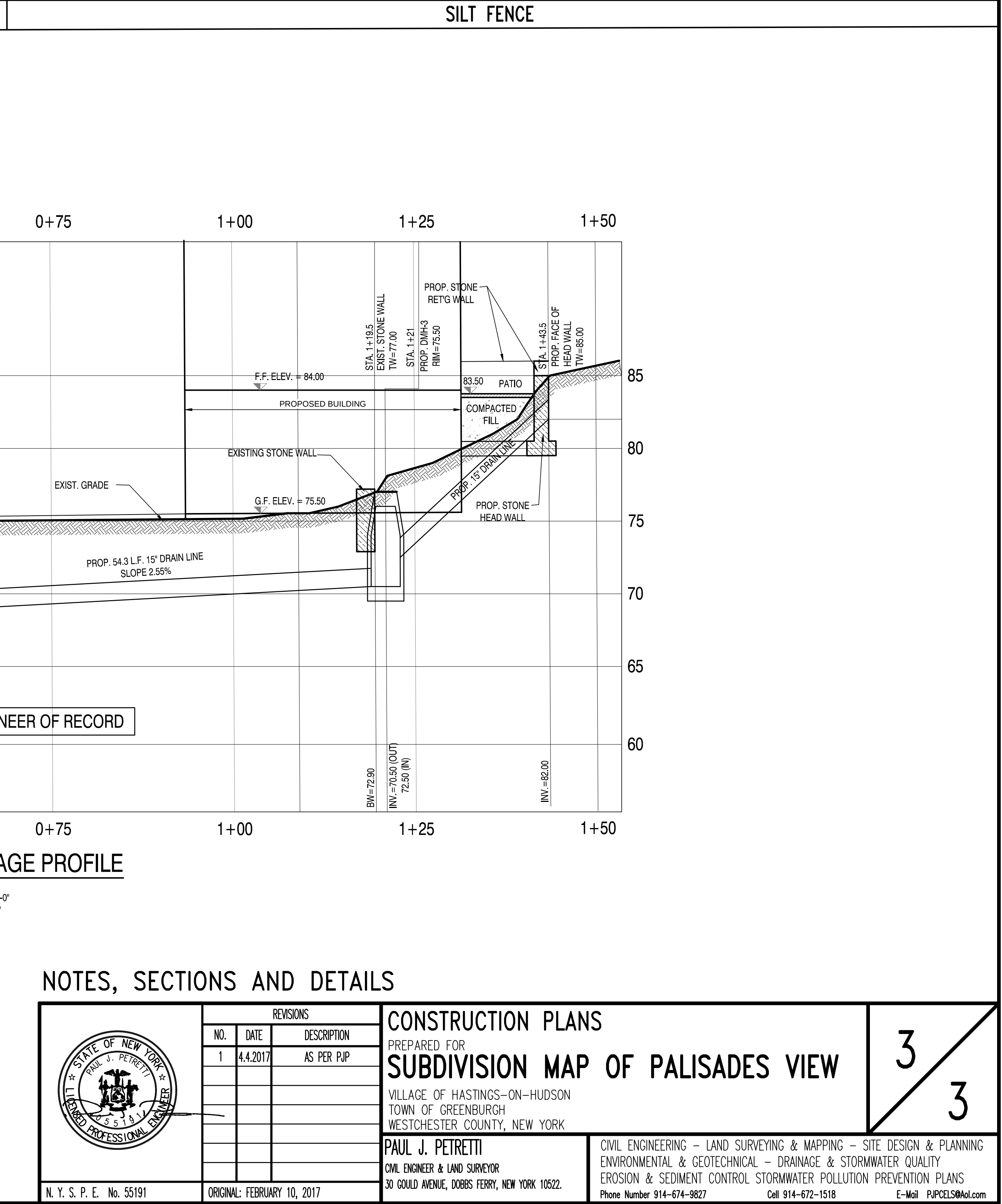
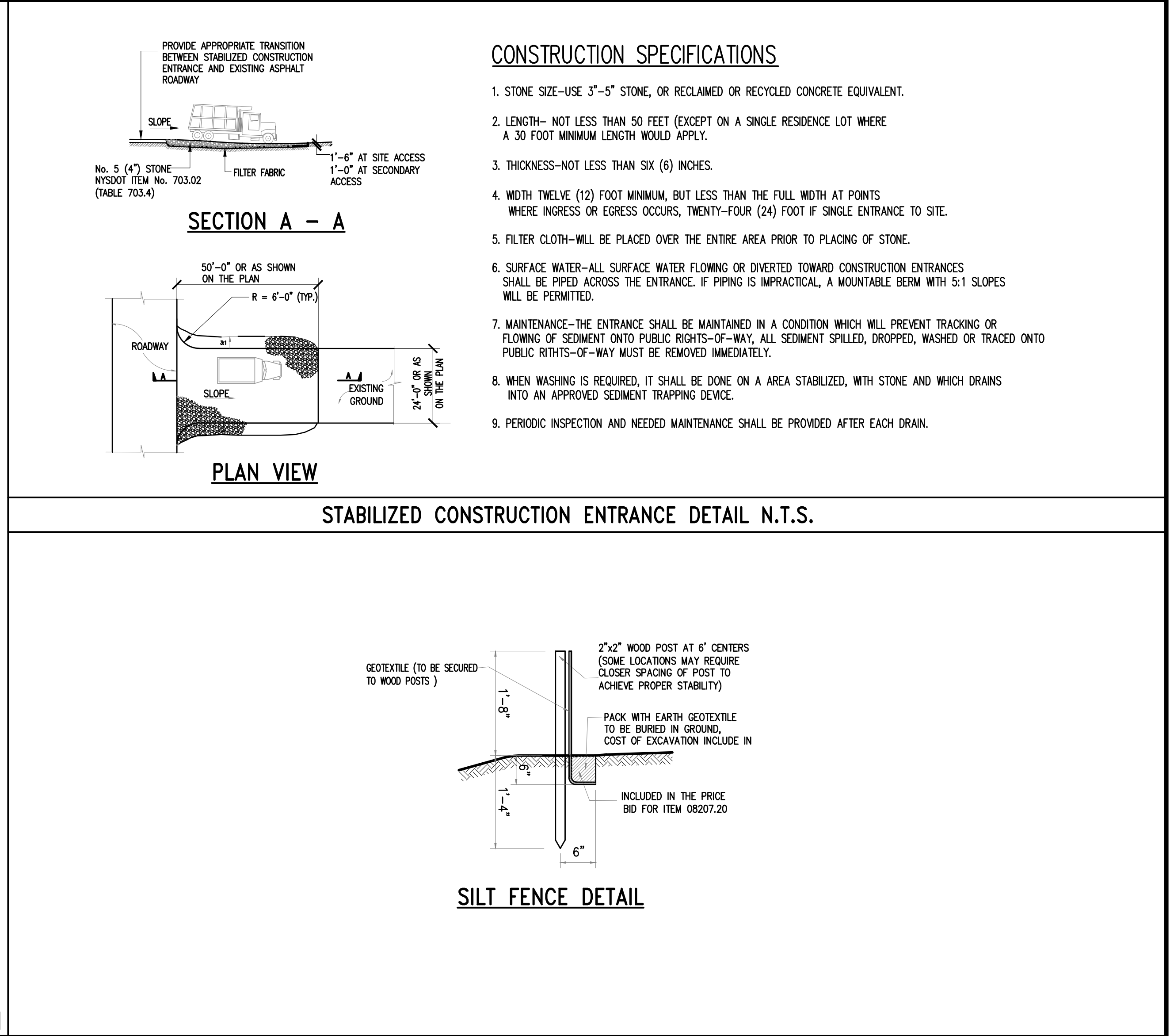
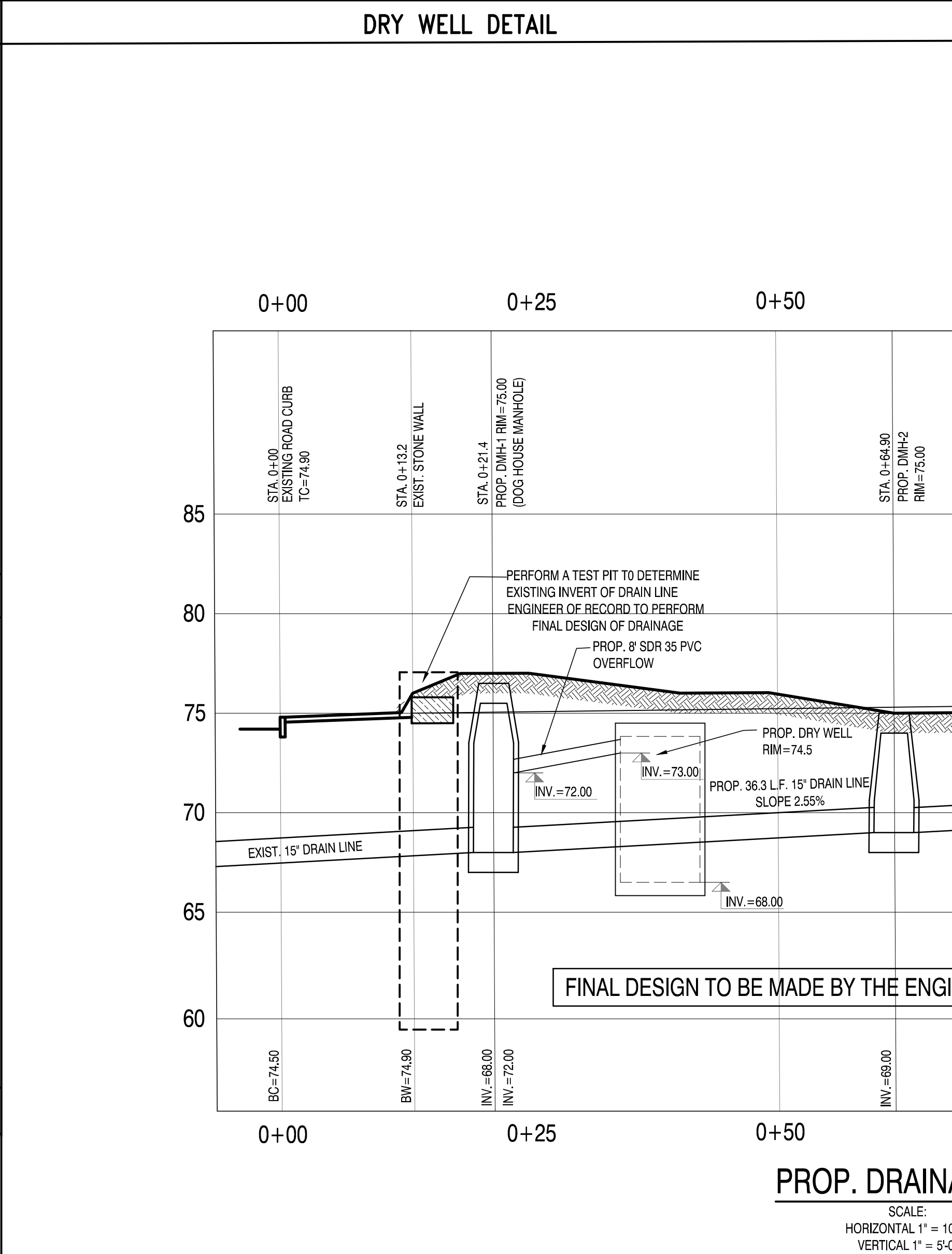
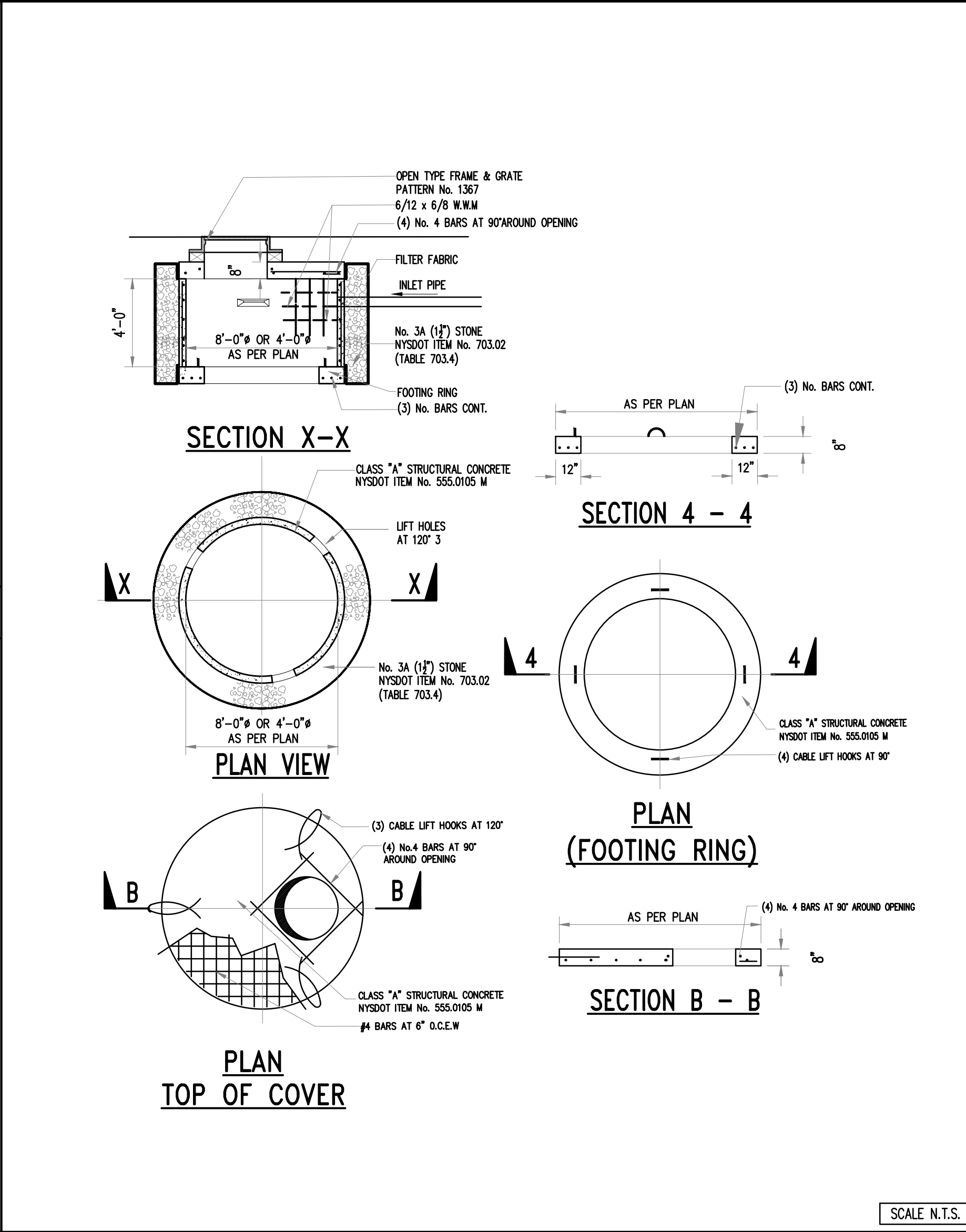
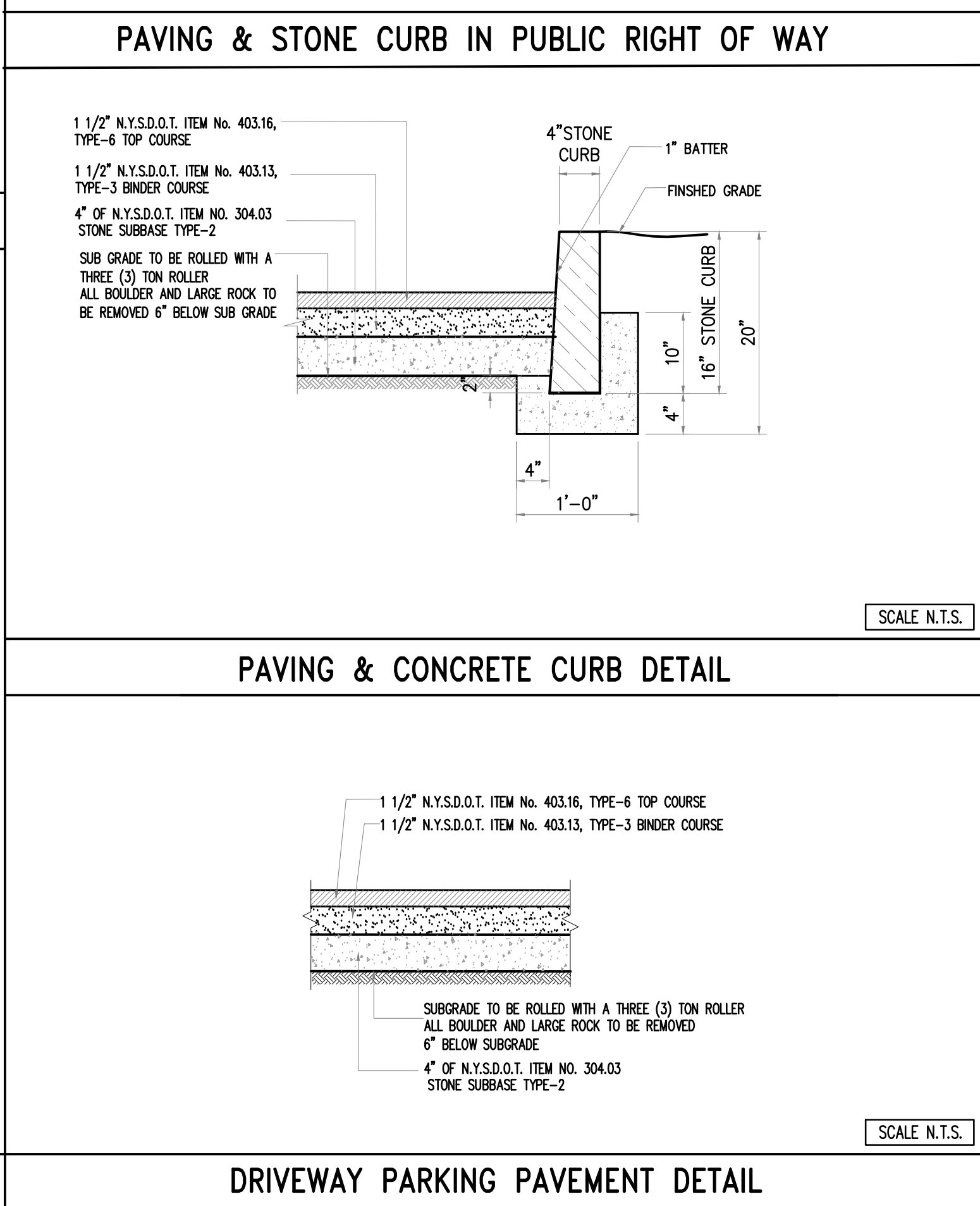
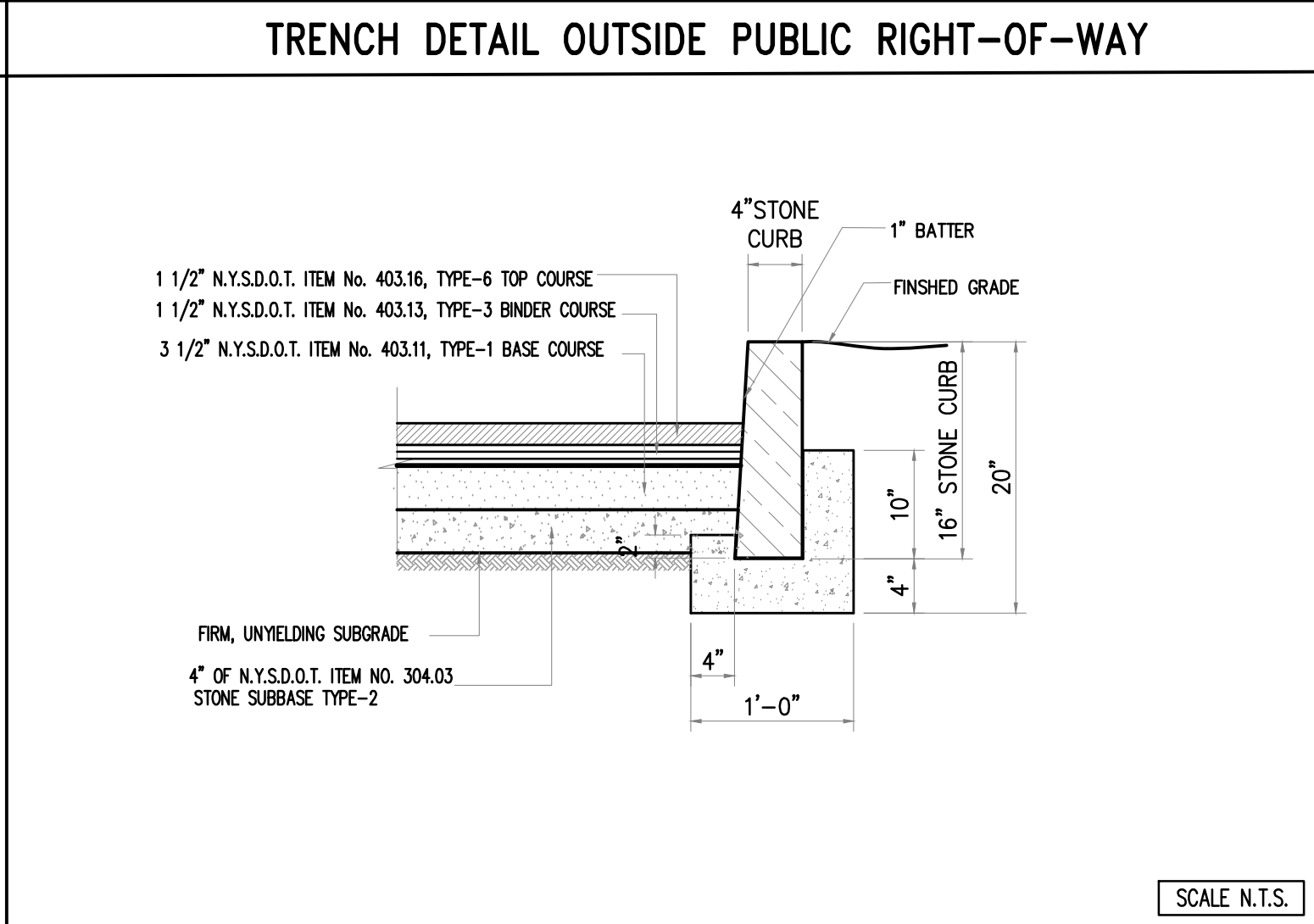
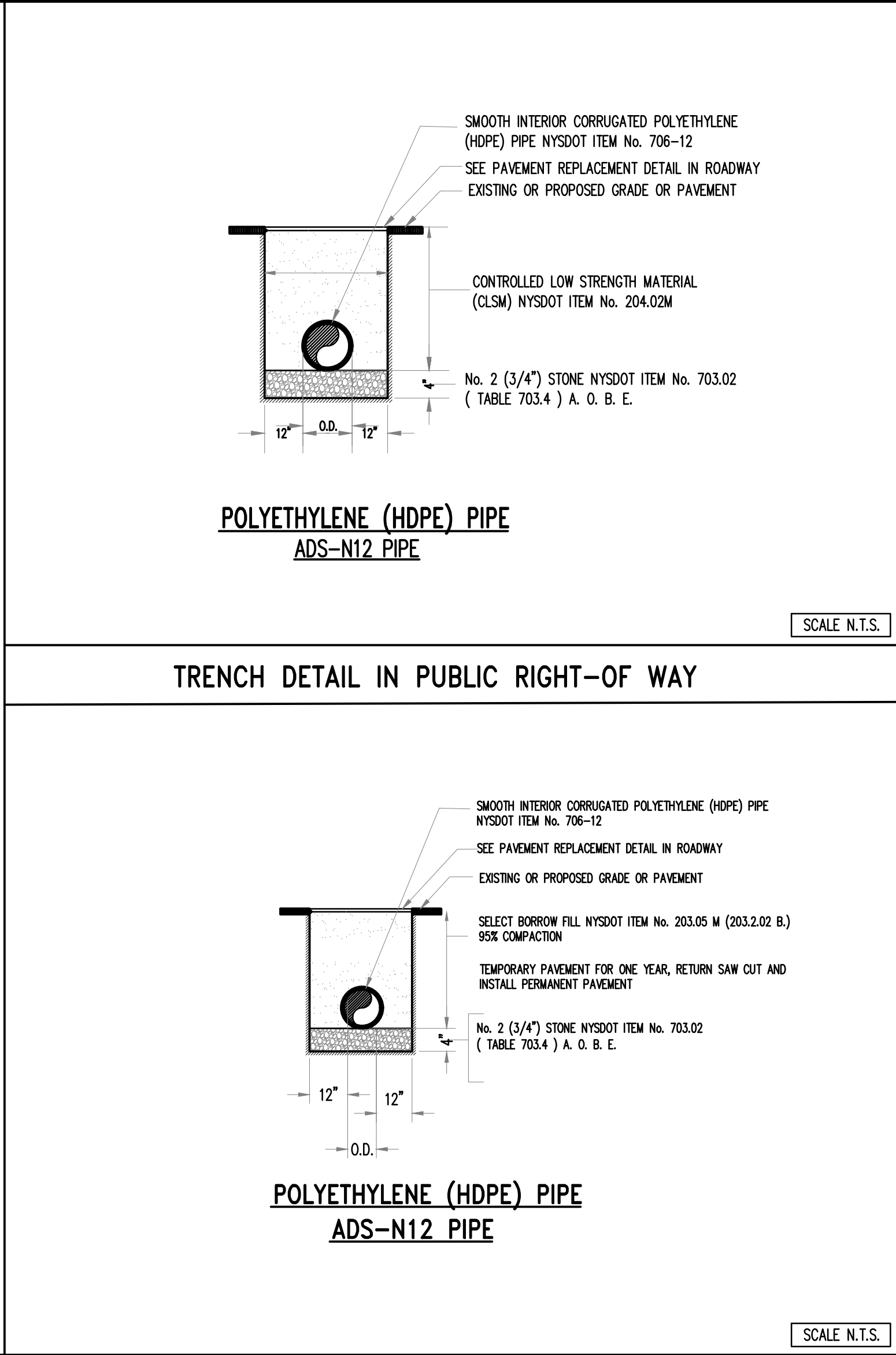
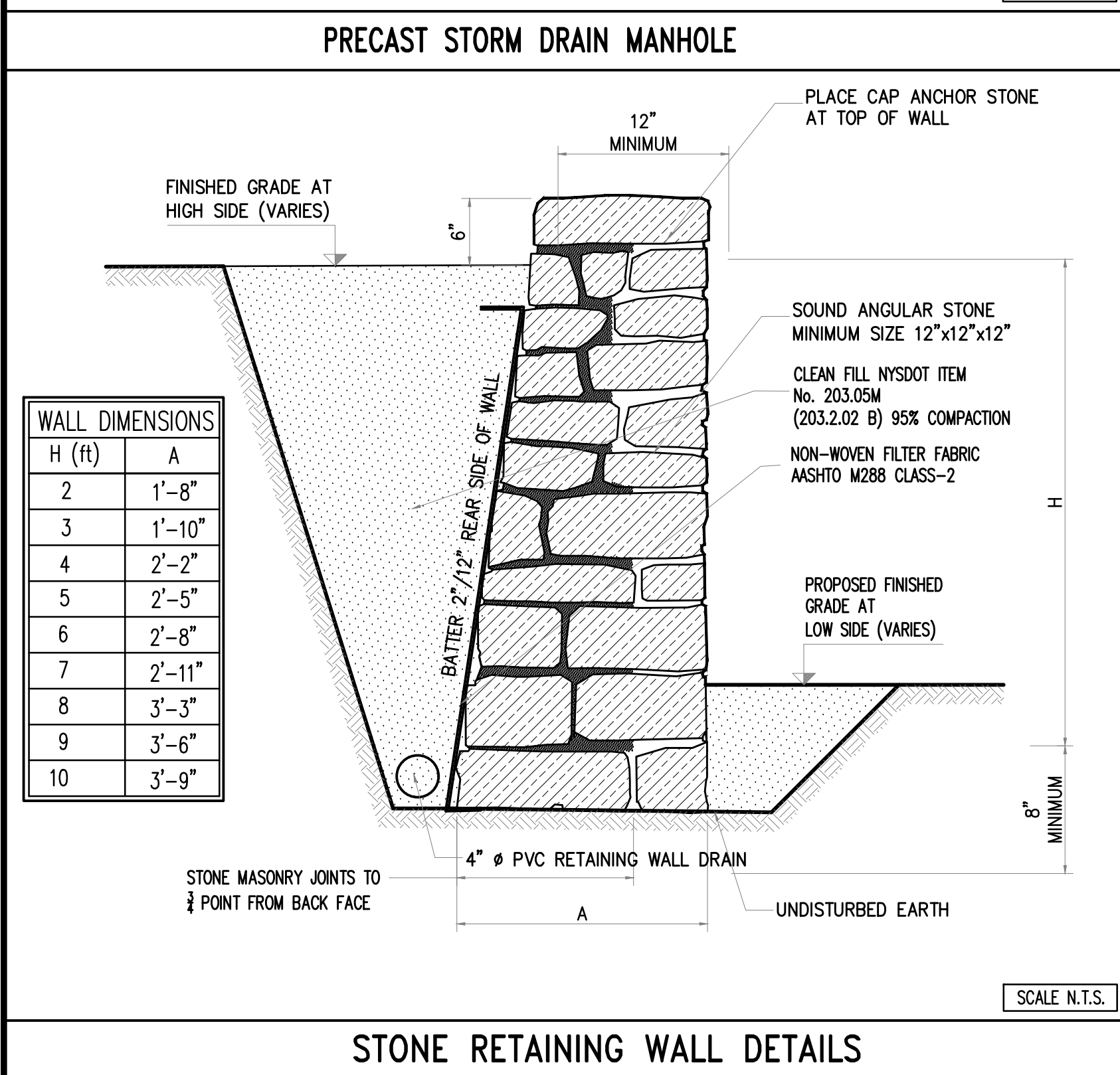
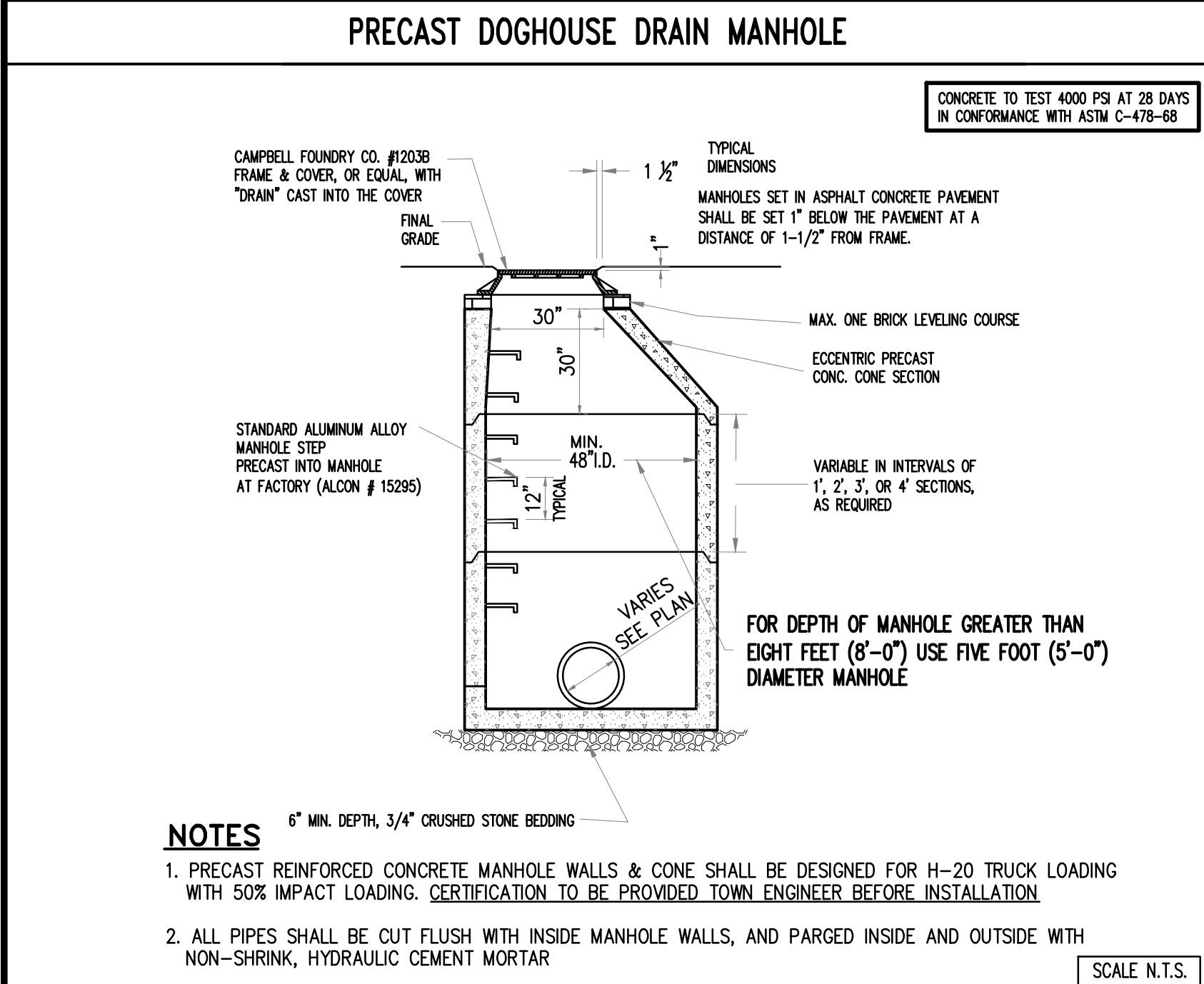
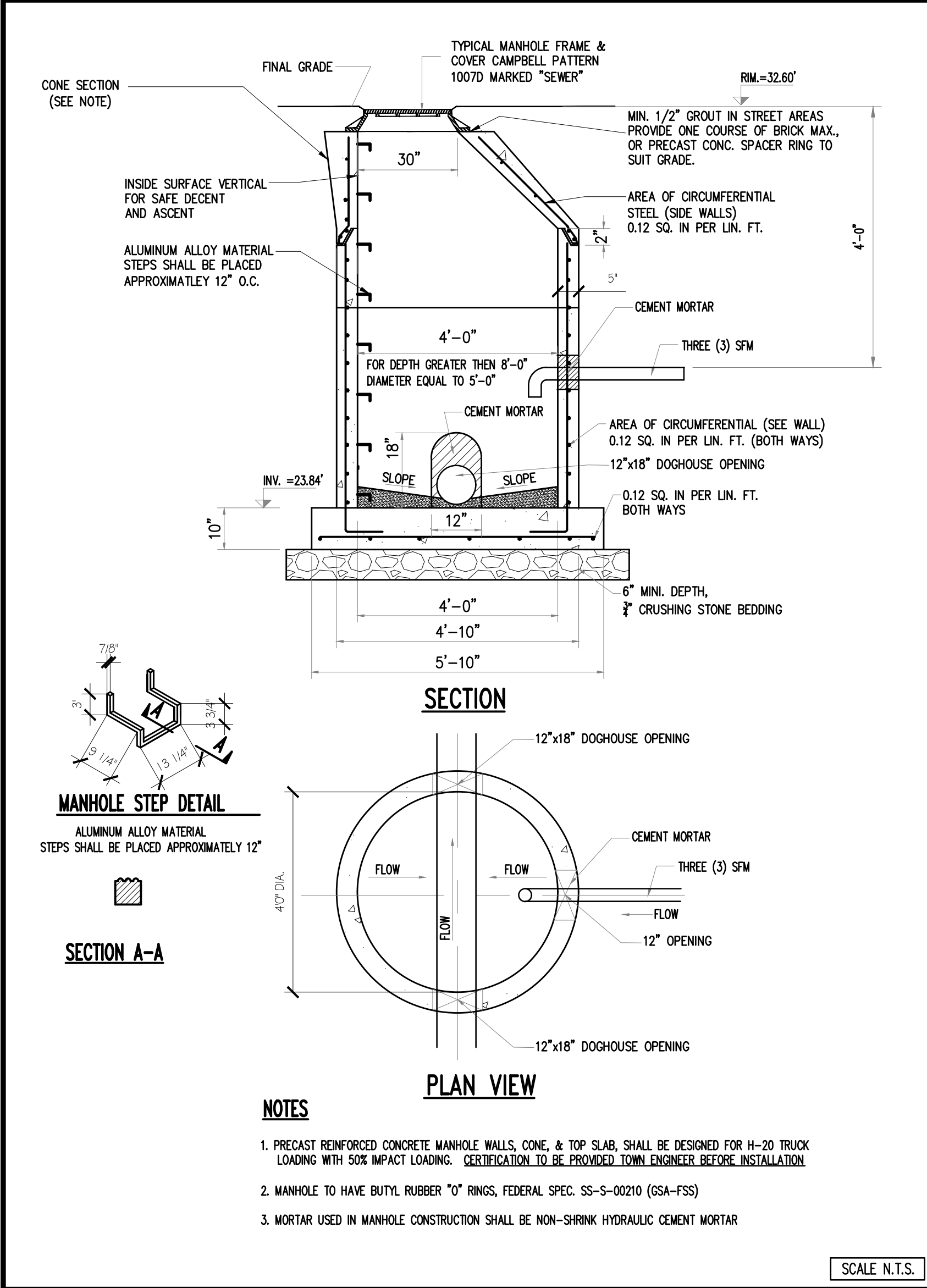
Kathleen Sullivan, Planning Board Chairperson
Site Plan Review-196 Warburton Avenue
Dean and Marie T. DeBethume Wetherell
Village of Hastings-on-Hudson
May 18, 2017
Page 2

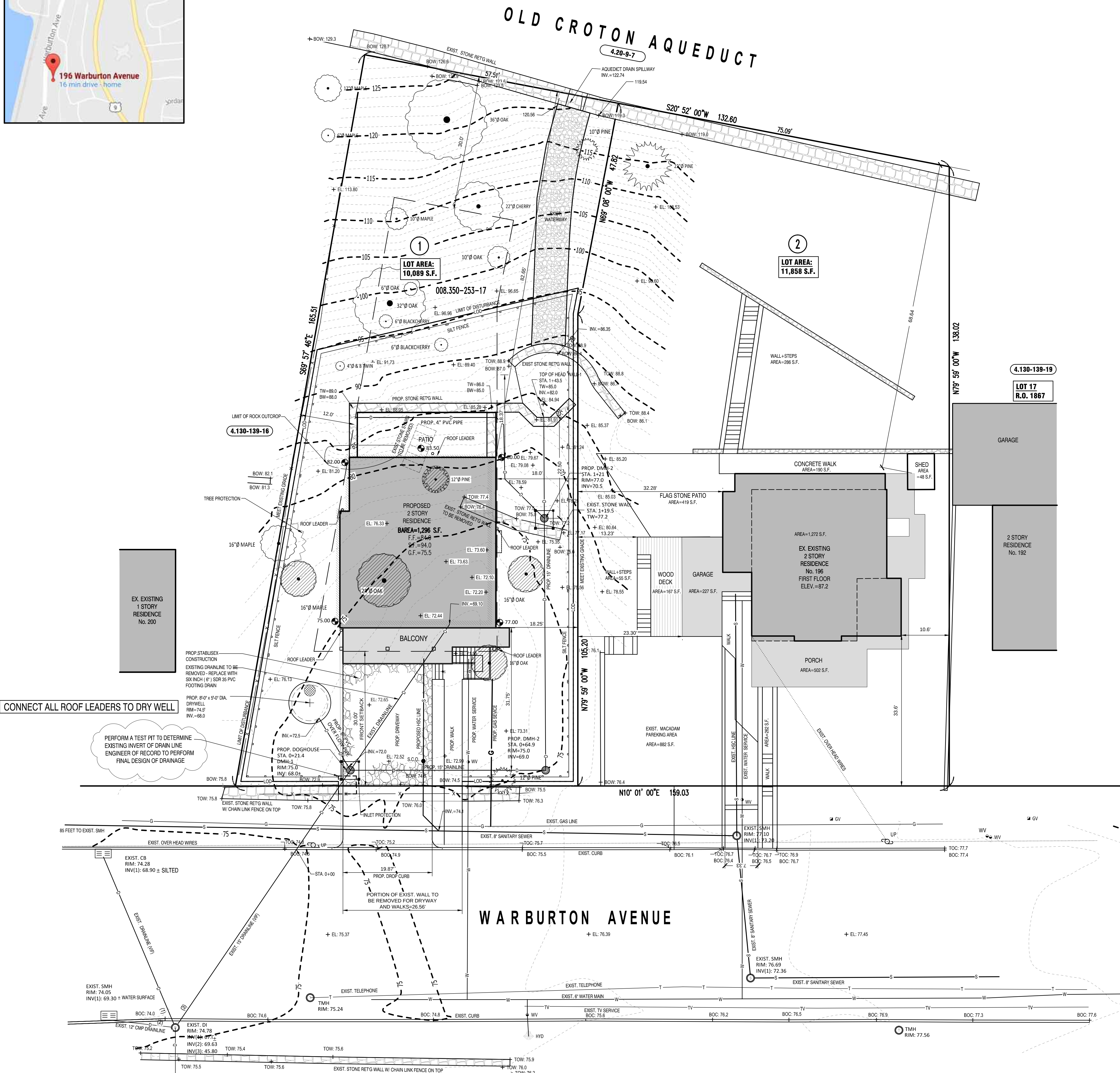
1. The drainage study should be revised to reflect the entire tributary area. The catch basin located in Pinecrest Parkway (not Pinecrest Drive) should be inspected to determine if Pinecrest Parkway should also be included in the tributary area.
2. Pipe capacity calculations for the existing and proposed conditions should be provided.
3. As previously mentioned, a construction sequence should be shown on the plans.

If you have any questions, please do not hesitate to contact me at your earliest convenience.



DH:JAH:ay





VILLAGE OF HASTINGS-ON-HUDSON GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF THE CONSTRUCTION INsofar AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES ON THE PROPOSED PLAN LOCATION ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES AND IN ANY EVENT OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNNECESSARY INTERRUPTIONS TO UTILITY SERVICE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHETHER UNDERGROUND OR OVERHEAD AND SHALL MAINTAIN IN ORDER WORKING RECORDS OF ALL UTILITIES AND TEMPORARY UTILITIES CONNECTIONS SERVICES ARE REQUIRED. THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE, RULE 5-1. CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND UTILITIES' EFFECTIVE APRIL 1, 1977. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS. INDUSTRIAL CODE RULE 5-1. INFORMATION IS AVAILABLE AT 1-800-962-7962.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE VILLAGE OF HASTING ON HUDSON, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) OR ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE VILLAGE OF HASTING ON HUDSON OR ANY OTHER AGENCY WITH JURISDICTION OVER THIS PROJECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL (OFF-SITE) NATURAL AND MAN MADE FEATURES DISTURBED BY (HS) CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PROPOSED PLAN TO SHOW ONLY MAJOR FEATURES TO BE PROTECTED, RESTORED OR REPLACED. HOWEVER, OTHER PHYSICAL FEATURES MAY BE ENCOUNTERED WHICH WILL REQUIRE RESTORATION OR REPLACEMENT WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL VERIFY ALL THE FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FITTING AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
9. I HEREBY ACKNOWLEDGE THAT SUBSURFACE INVESTIGATIONS AND BORINGS HAVE NOT BEEN PERFORMED. SUBSURFACE INFORMATION IS NOT AVAILABLE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SUBSURFACE CONDITIONS AND SATISFYING ALL CONTRACTUAL CONDITIONS WITH RESPECT TO UNFORESEEN CONDITIONS PRIOR TO ENTERING INTO AGREEMENT TO PERFORM THE WORK SHOWN HEREON.

STEEP SLOPE CERTIFICATION

- (5)
- A PLAN SUBMITTED UNDER THE SEAL OF A LICENSED PROFESSIONAL ENGINEER SHOWING AND CERTIFYING THE FOLLOWING:
- (A)
- ALL EXISTING AND PROPOSED NATURAL AND ARTIFICIAL DRAINAGE COURSES AND OTHER FEATURES FOR THE CONTROL OF DRAINAGE, EROSION AND WATER.
- THE PLANS SHOW ALL NATURAL DRAINAGE PATHS AND FEATURES.
- (B)
- THE CALCULATED VOLUME OF WATER RUNOFF FROM THE SLOPE(S) AND FROM THE LOT IN QUESTION, AS UNIMPROVED.
- VOLUME OF RUNOFF FROM THE SLOPES = AREA X RUNOFF COEFFICIENT X
6 INCHES OF RAINFALL = AREA X 0.60 X 6/12' = 2,672 S.F. X 0.60 X 6/12' = 771.6 CUBIC FEET.
- (C)
- THE CALCULATED VOLUME OF WATER RUNOFF FROM THE SLOPE(S) AND FROM THE LOT IN QUESTION, AS IMPROVED.
- VOLUME OF RUNOFF FROM THE SLOPES = AREA X RUNOFF COEFFICIENT X
6 INCHES OF RAINFALL = AREA X 0.60 X 6/12' = 2,672 S.F. X 0.60 X 6/12' = 1,157.4 CUBIC FEET.
- (D)
- THE EXISTENCE, LOCATION AND CAPACITY OF ALL NATURAL AND ARTIFICIAL DRAINAGE COURSES AND FACILITIES WITHIN 500 FEET OF THE LOT WHICH ARE OR WILL BE USED TO CARRY OR CONTAIN THE WATER RUNOFF FROM THE SLOPE(S) AND THE LOT.
- THE PLANS SHOW ALL NATURAL AND ARTIFICIAL DRAINAGE COURSES AND FACILITIES.
- (E)
- A STATEMENT MADE UNDER THE SEAL OF A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT:
- (A)
- THE PROPOSED ACTIVITY WILL DISTURB THE STEEP SLOPE AREA TO THE MINIMUM EXTENT POSSIBLE; AND
- THE PROPOSED ACTION, THE CONSTRUCTION OF A HOUSE AND RELATED FEATURES WILL IMPACT THE STEEP SLOPES TO THE MINIMUM EXTENT POSSIBLE, THE STEEPEST AND WOODED PORTION OF THE LOT WITH THE DRAINAGE WAY THAT CONVEYS RUNOFF FROM THE OLD CROTON ADJACENT WILL NOT BE DISTURBED.
- (B)
- THE PROPOSED MITIGATION MEASURE WILL PREVENT, TO THE MAXIMUM EXTENT PRACTICAL, THE ADVERSE EFFECT OF ANY DISTURBANCE OF THE STEEP SLOPE AREA ON THE ENVIRONMENT AND ANY NEIGHBORING PROPERTIES.
- RUNOFF FROM THE STEEP SLOPES, ESPECIALLY THAT FROM THE OLD CROTON ADJACENT DRAIN WILL BE CONVEYED TO THE EXISTING DRAINAGE WORKS BY WAY OF A NEW DRAIN LINE AND THE LAND DISTURBANCE WILL NOT HAVE ANY ADVERSE IMPACT ON THE STEEP SLOPES, THE ENVIRONMENT AND ANY NEIGHBORING PROPERTIES.
- RUNOFF FROM THE DISTURBED STEEP SLOPES, THE IMPROVED AREA WITH THE HOUSE AND DRIVEWAY AND RELATED IMPERVIOUS AREA WILL BE CONNECTED TO A DRENCHWELL WITH AN OVEFLOW TO THE PROPOSED DRAINAGE DRAIN LINE.

APPROVAL NOTES

"THE VILLAGE ENGINEER AND BUILDING INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS."

"AS BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATION OF OCCUPANCY".

"NO DEMOLITION MATERIAL TO BE BURIED ON SITE".

CUT AND FILL

CUT = 115 CUBIC YARDS
FILL = 12 CUBIC YARDS
NET EXPORT = 103 CUBIC YARDS

R-10 Zoning Table Lot-1		
	Required	Lot 1
AREA (sq. ft.)	10,000	10,088
Width	100	65.76 *
Front yard (ft.)	30	30.17
Side Yard (ft.)	12	12.17
2 Side yards (ft.)	30	30.00
Rear Yard (ft.)	30	72.81
Building Coverage (%)	25%	18.45%
Development Coverage (%)	35%	25.50%
Height of Building (ft.)	35	>35

* VARIANCE REQUIRED

	Required	Lot 2
AREA (sq. ft.)	10,000	11,858
Width	100	81.60 **
Front yard (ft.)	30	33.6 * *
Side Yard (ft.)	12	10.6 * *
2 Side yards (ft.)	30	23.8 * *
Rear Yard (ft.)	30	82.7 * *
Building Coverage (%)	25%	14.21%
Development Coverage (%)	35%	36.35% **
Height of Building (ft.)	35	<35

* VARIANCE REQUIRED

*** VARIANCE REQUIRED

SITE, GRADING AND UTILITY



N. Y. S. P. E. No. 55191

REVISIONS		
NO.	DATE	DESCRIPTION
1	4.4.2017	AS PER PJP

ORIGINAL: FEBRUARY 10, 2017

CONSTRUCTION PLANS

PREPARED FOR

SUBDIVISION MAP OF PALISADES VIEW

VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

PAUL J. PETRETTI
CIVIL ENGINEER & LAND SURVEYOR
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522.

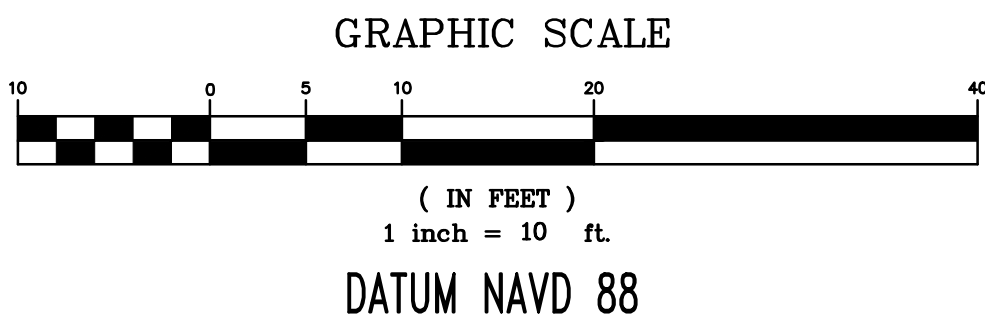
CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS

Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PJP@ELSOAol.com

$$\frac{1}{3}$$

ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT
LOCATED OR SHOWN HEREON.

ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON
IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT
AS PER SECTION 7209, SUBDIVISION 2.



OWNER/APPLICANT
DEAN WETHERELL &
MARIE T. DeBETHUME WETHERELL
196 WARBURTON AVENUE
HASTINGS -ON-HUDSON
NEW YORK 10706
PHONE No. 1-914-584-0742

SUBDIVISION MAP
OF
PALISADES VIEW
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

COUNTY SHEET No. 40, COUNTY BLOCK No. 4391

A RE-SUBDIVISION OF LOTS 18 & 19, AND PART OF AN UNNUMBERED LOT BLOCK AS SHOWN ON A CERTAIN FILED MAP ENTITLED "MAP ONE OF PINECREST-ON-THE-HUDSON, HASTINGS, WESTCHETSER COUNTY, NEW YORK PROPERTY OF METROPOLIS EXTENSION CO. DATED JULY 1 ST. 19099, MADE BY M. LORIN, C.E., AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JULY 26, 1909 AS MAP NO. 1867.

THE PREMISES SHOWN HEREON BE LOTS 17 & 18, BLOCK 140, MAP 004.130 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

EXISTING PUBLIC WATER/PUBLIC SEWER

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING ENDORSEMENT, ANY EASEMENTS, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

DATE:
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON BY
RESOLUTION DATED _____

KATHLEEN SULLIVAN, CHAIRPERSON DATE

OWNERS CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND THE LEGENDS, NOTES AND CONDITIONS SHOWN HEREON, THE CONDITIONS OF THE APPROVAL, THE SEORA FINDINGS AND DETERMINATION, THE RESOLUTION FOR THE APPROVAL OF THIS SUBDIVISION AND PERMITS REQUIRED AND APPROVES THE SAME FOR FILING WITH THE COUNTY CLERKS OFFICE, DIVISION OF LAND RECORDS.

MARIE T. DUBETHUNE WETHERELL DATE

DEAN WETHERELL DATE

ALL TAXES DUE TO DATE HAVE BEEN PAID

ANNE M. POVELLA RECEIVER OF TAXES TOWN OF GREENBURGH DATE

SUSAN MAGGIOTTO VILLAGE CLERK DATE

SUEZ WATER NEW YORK INC.
360 WEST WYACK ROAD
NEW YORK 10994
PROPOSED WATER MAIN AND APPEARANCES APPROVED BY UNITED WATER NEW ROCHELLE
DATE: _____
BY: FRANK MCGLYNN NEW BUSINESS MANAGER.

SUBDIVISION MAP PREPARED BY:

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
30 CLOUD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJP@CSE8@aol.com

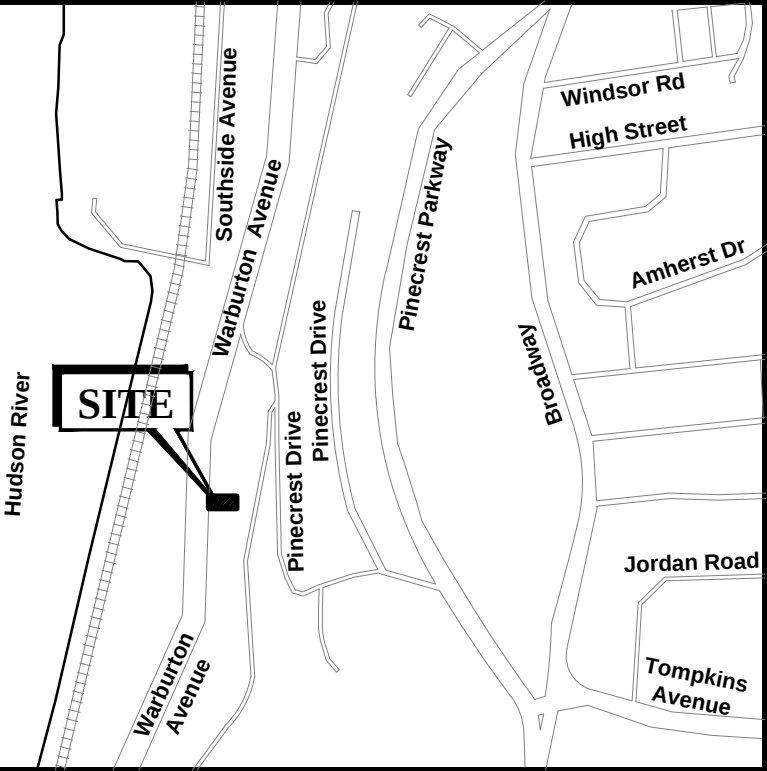
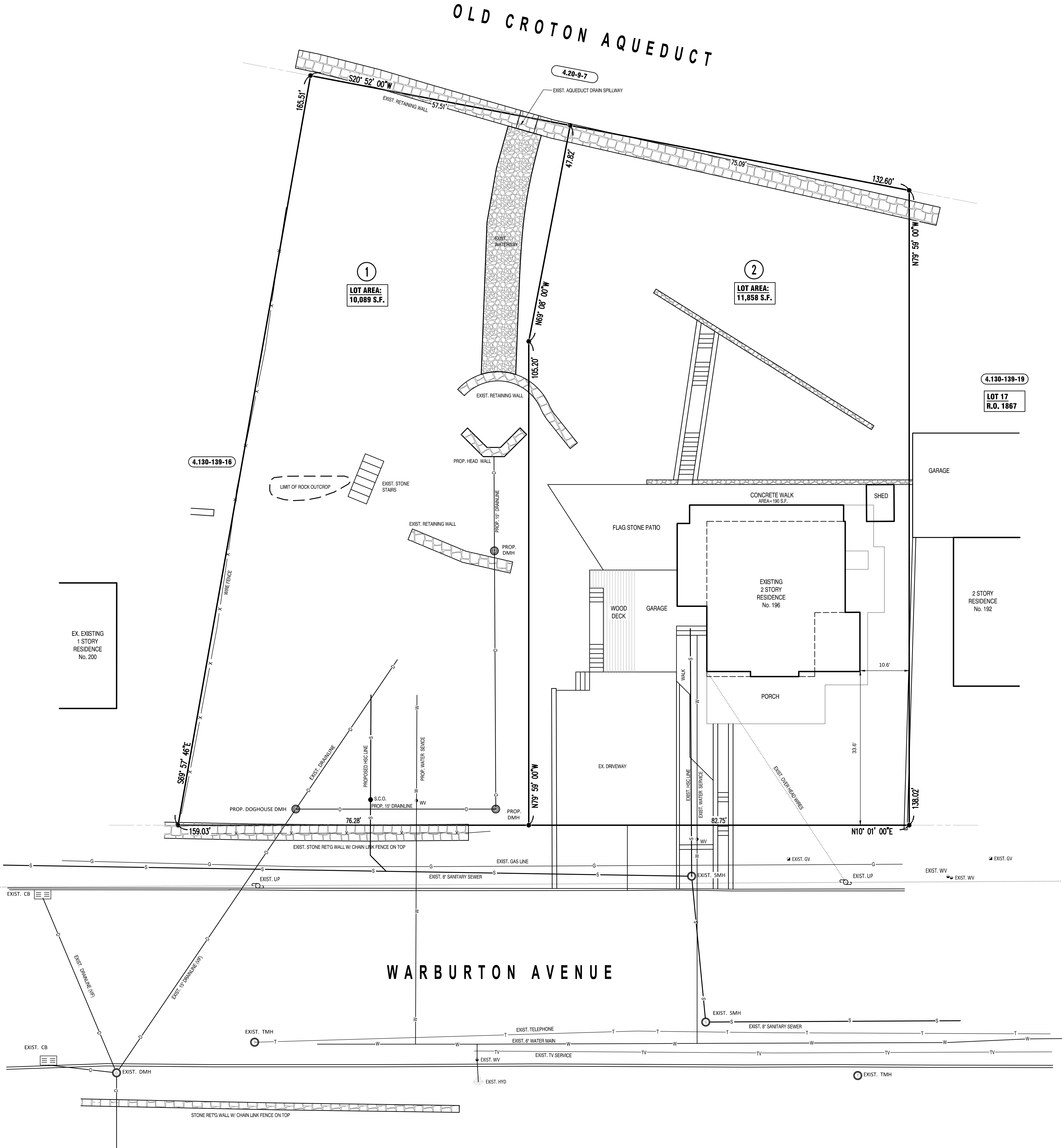
I, PAUL J. PETRETTI, P.E., THE SURVEYOR WHO MADE THIS MAP
DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN
HEREON IS BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 28, 2017
REVISED ON APRIL 4, 2017



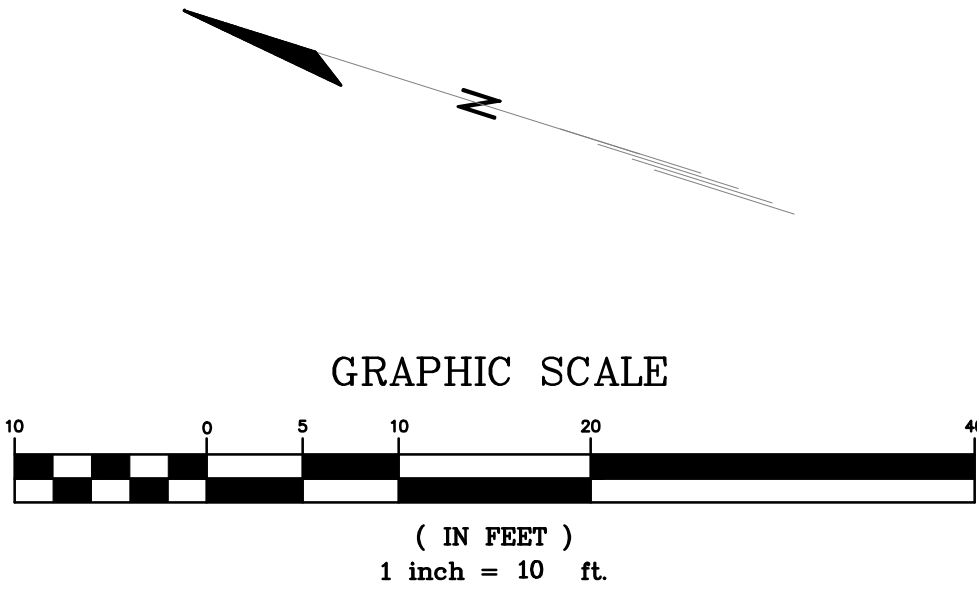
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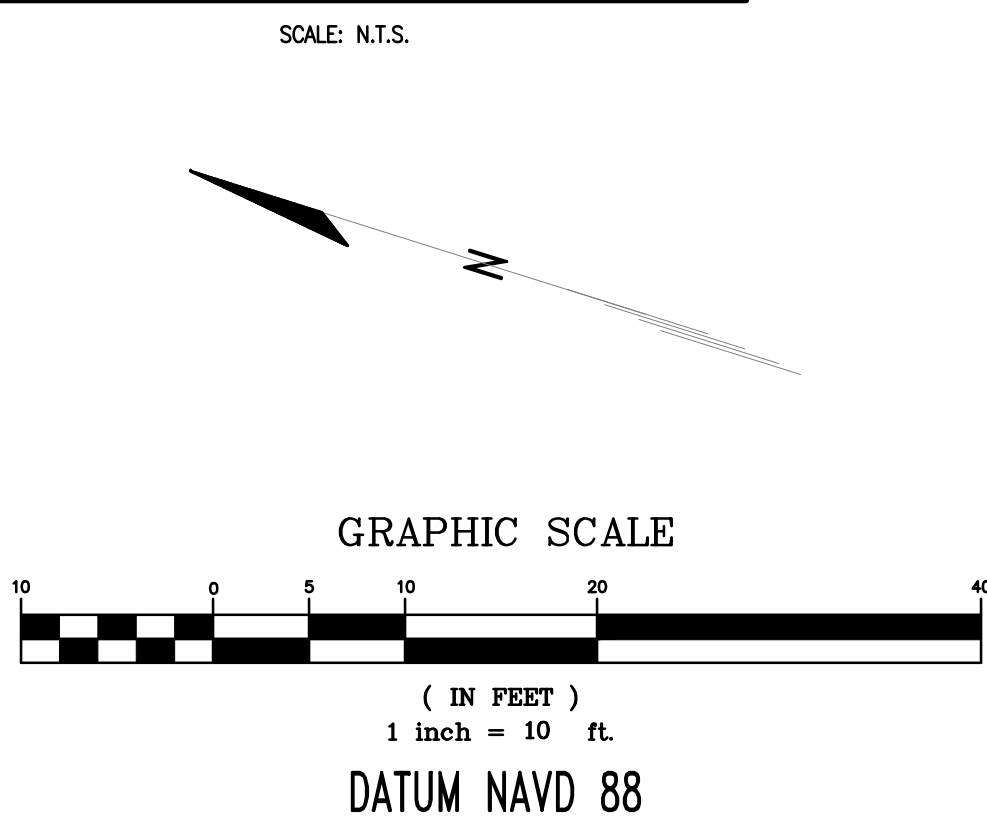


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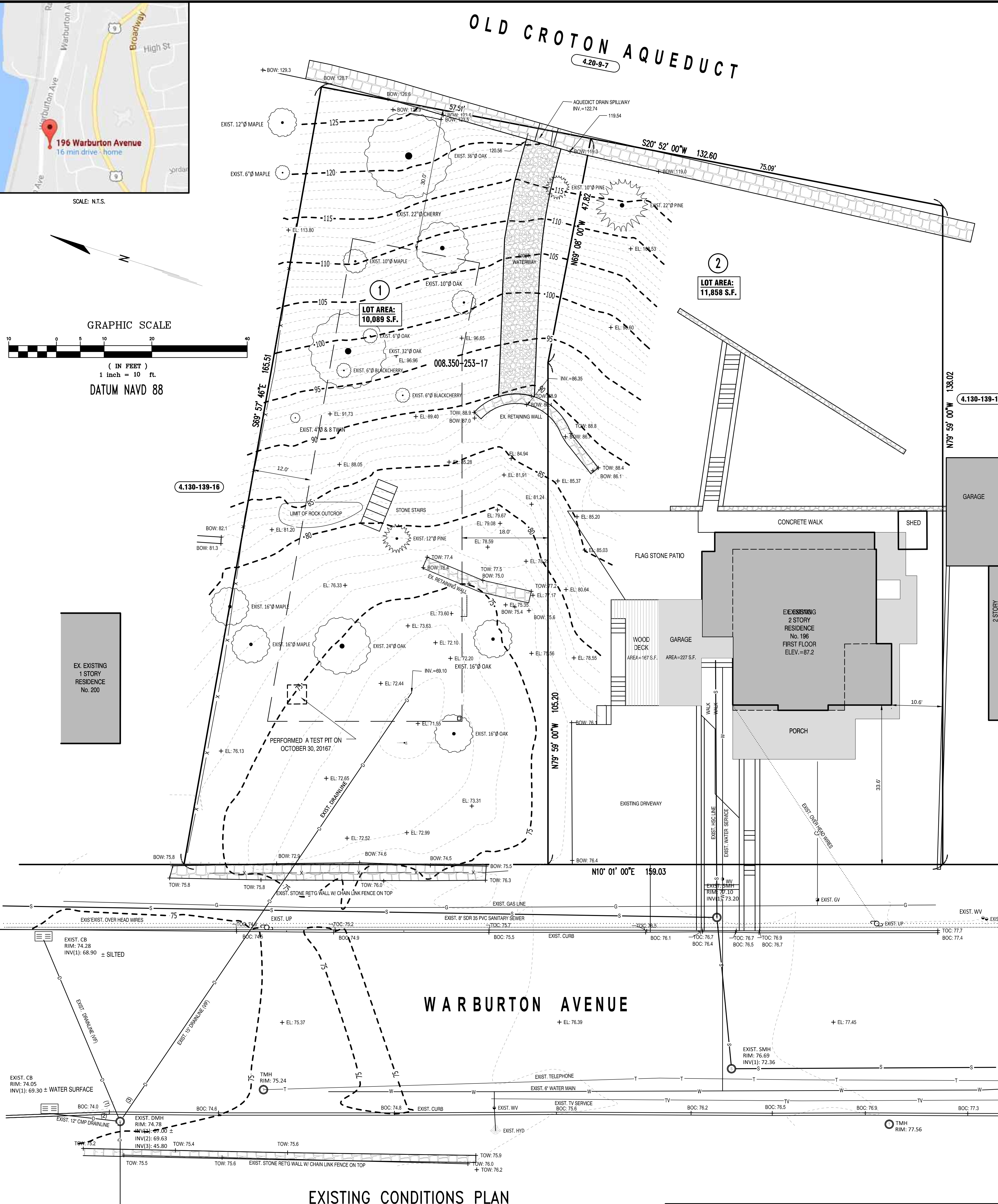


SITE LOCATION MAP
SCALE: N.T.S.





OLD CROTON AQUEDUCT



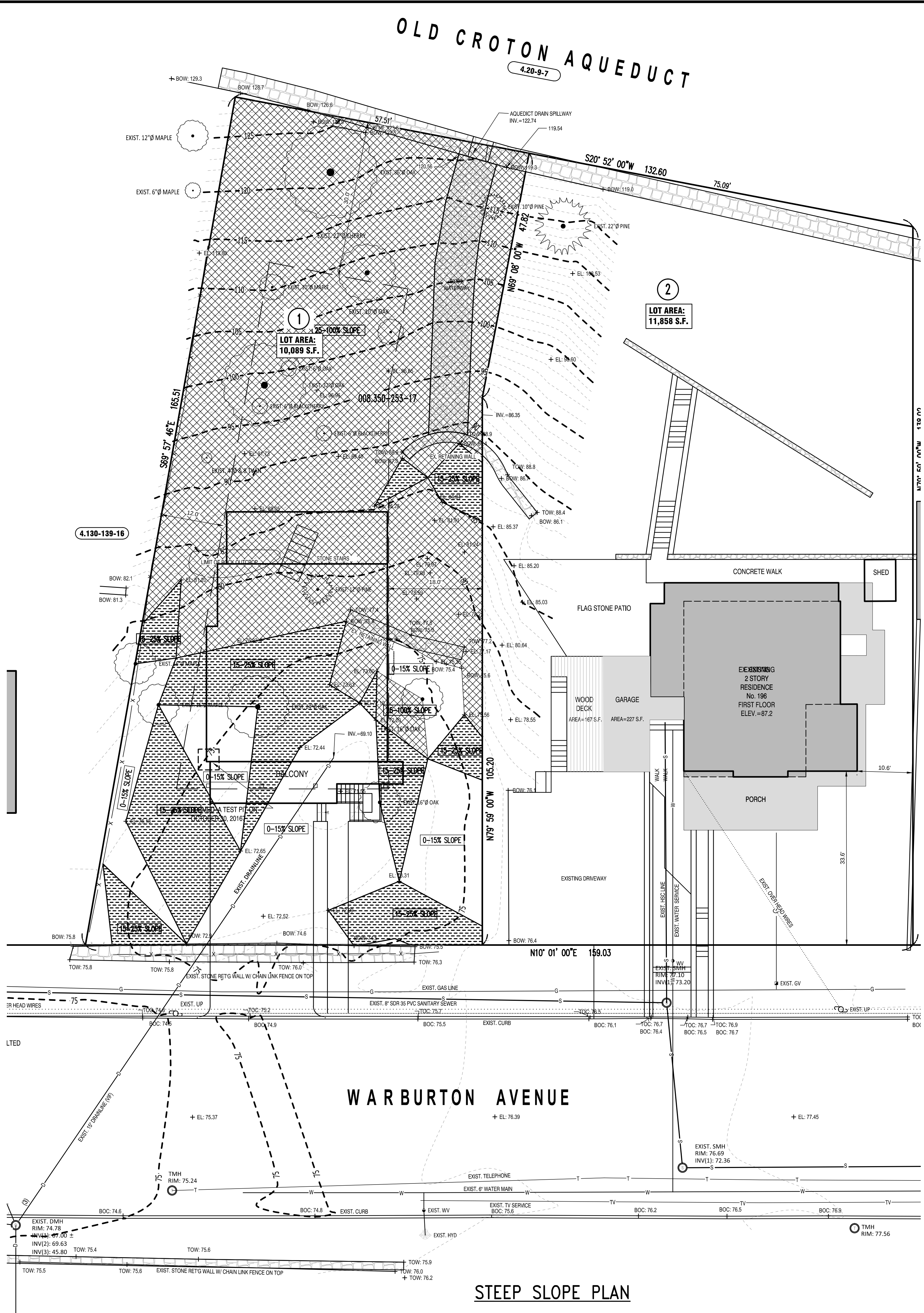
EXISTING CONDITIONS PLAN

Slopes Table - Total Site						
Number	Minimum Slope	Maximum Slope	Area (sq. ft.)	Percent	Disturbed area (sq. ft.)	Percent Area Disturbed Allowed
1	0	15	2,148	21.30%	2,148	100%
2	15	25	1,913	19.00%	1,913	35%
3	25	10	6,028	59.70%	2,311	25%
				100%	6,372	
			TOTAL LOT AREA		10,089	

ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

OLD CROTON AQUEDUCT



STEEP SLOPE PLAN

EXISTING CONDITIONS & STEEP SLOPE PLANS

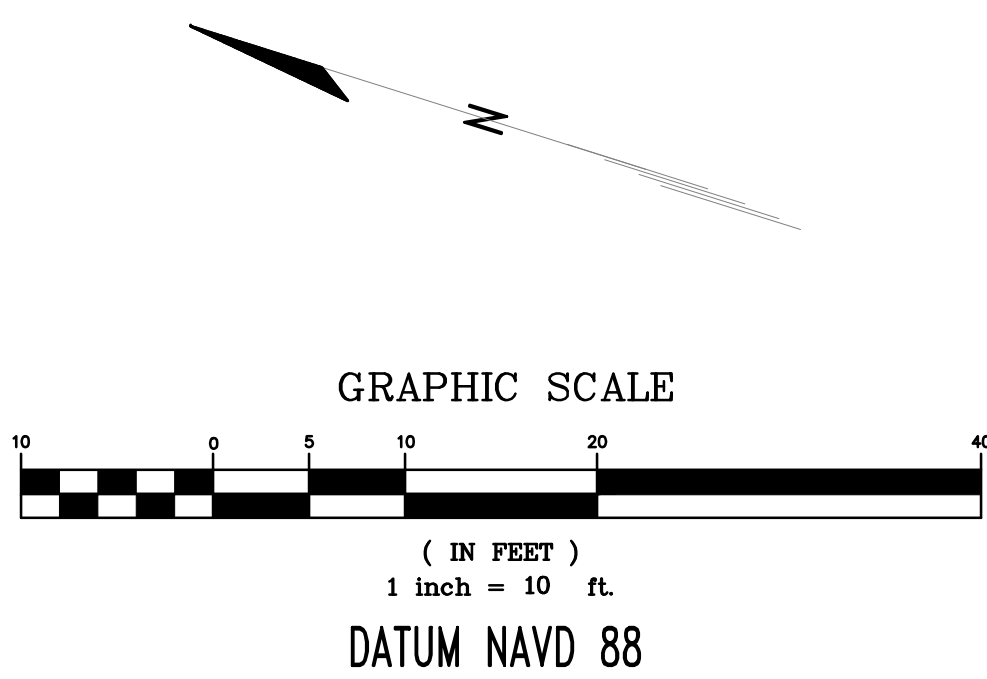
NO.	DATE	DESCRIPTION
1	4.4.2017	AS PER PIP

CONSTRUCTION PLANS
PREPARED FOR
SUBDIVISION MAP OF PALISADES VIEW
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK
PAUL J. PETRETTI
CIVIL ENGINEER & LAND SURVEYOR
30 GOLD AVENUE, DOBBS FERRY, NEW YORK 10522.

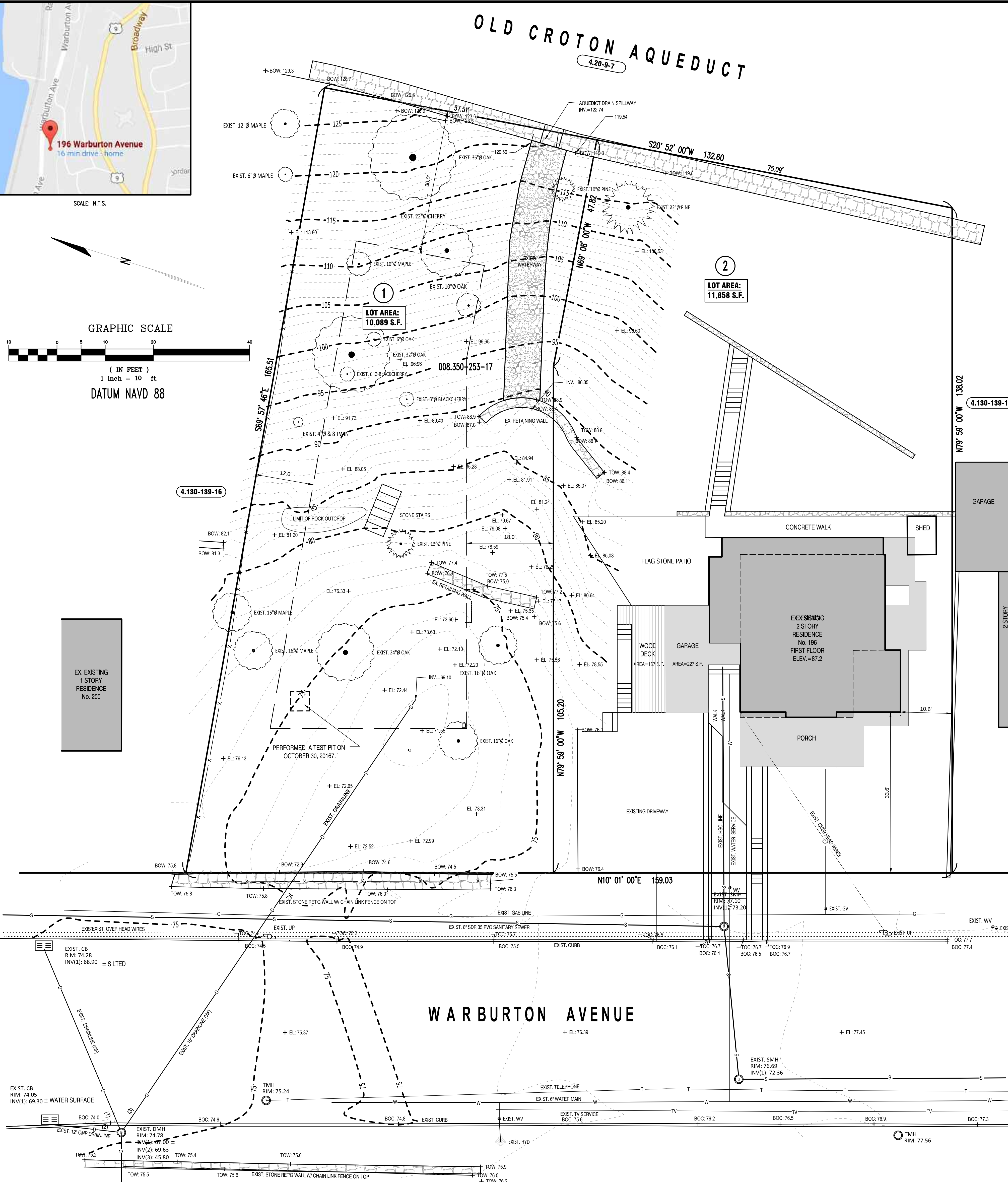
CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
Phone Number 914-674-8827 Cell 914-672-1518 E-Mail: PJP@PJSMA.com

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OLD CROTON AQUEDUCT



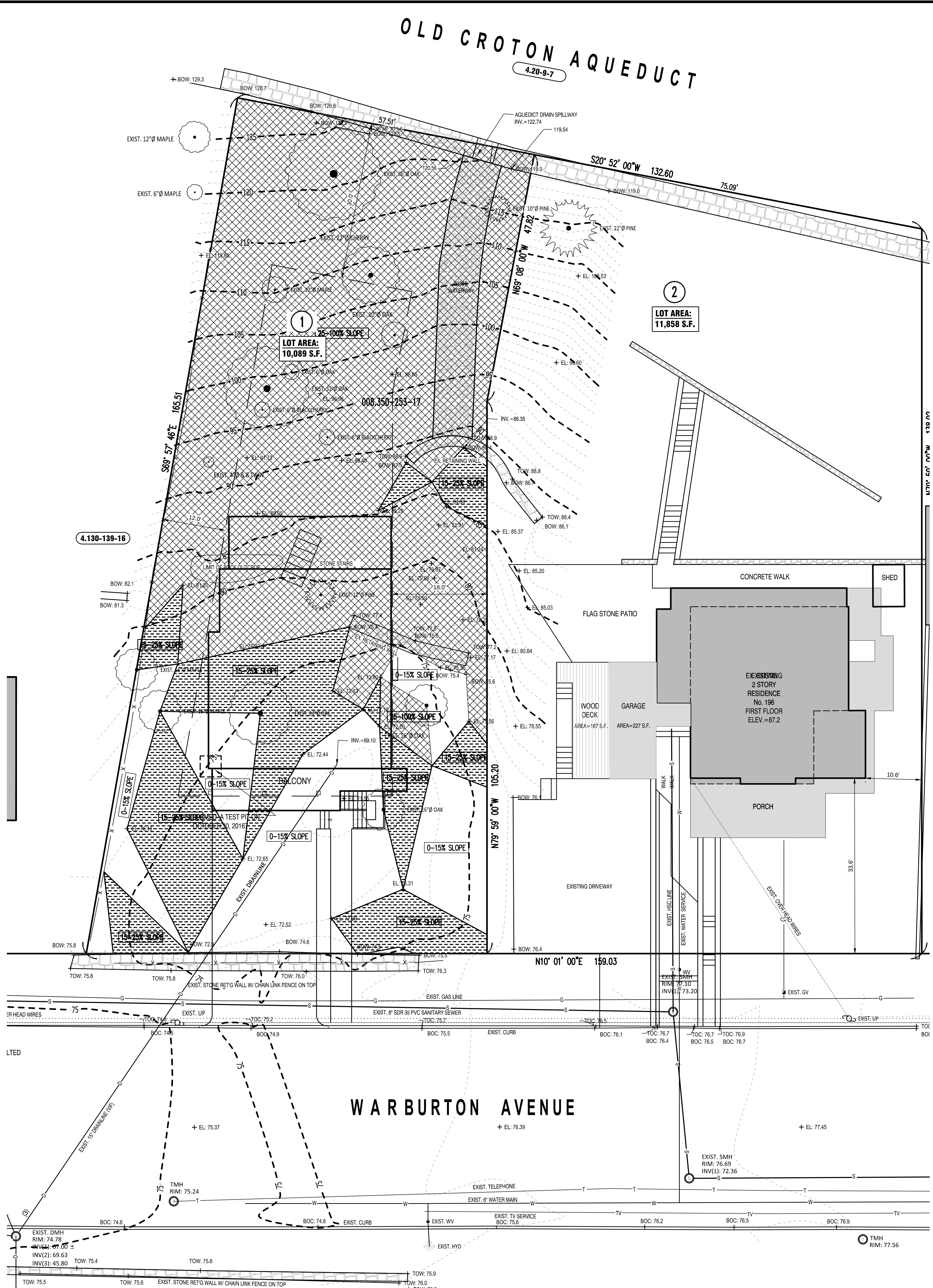
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OLD CROTON AQUEDUCT



STEEP SLOPE PLAN

EXISTING CONDITIONS & STEEP SLOPE PLANS

	REVISIONS		CONSTRUCTION PLANS PREPARED FOR SUBDIVISION MAP OF PALISADES VIEW VILLAGE OF HASTINGS-ON-HUDSON TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK PAUL J. PETRETTI CIVIL ENGINEER & LAND SURVEYOR 30 GOLD AVENUE, DOBBS FERRY, NEW YORK 10522. Phone Number 914-674-8827 Cell 914-672-1518 E-Mail: PJP@CSNY.com	2 3
	NO.	DATE		
1	4.4.2017	AS PER PIP		





