CHRISTINAGRIFFINARCHITECT PC
10 Spring Street, Hastings-on-Hudson, New York 10706

October 12, 2017

Members of the Hastings Zoning Board of Appeals
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Re: Proposed 3-Unit Residential Building at 425 Warburton Avenue

To the Members of the Zoning Board of Appeals:

As the Architect representing Tabi Realty LLC, the owner of 425 Warburton Avenue, I am submitting the attached revised drawings, dated October 12, 2017, describing a new three-story, three-unit residential building to replace an existing three-family residence, for view preservation and variance review. Our revised submission consists of the following drawings:

S-1 Site Plan
S-2 Sections through Site
S-3 Map of Neighborhood, MR-O District Study
S-4 Additional Sections through Site
A-1 - A-6 Floor Plans & Exterior Elevations
VP-1 – VP 13 View Preservation Studies

Also attached is a letter from Michael Mastrogiacomo, P.E. dated October 11, 2017, responding to comments by Hahn Engineering.

The proposed residential building will need the following variances from the Hastings Zoning Code:

1. **Variance from Section 295-72.1E.1a - Front Yard Setback for MR-O Zone**
   We are requesting a variance for a front yard setback of 5 ft., in order to reduce impact on views from neighboring properties uphill to the east.

2. **Variance for Section 295-72.1E.1b – Rear Yard Setback for MR-O Zone**
   We are requesting a variance for a rear yard setback of 19.1 ft. to the parking area, which is 10.9 ft. closer to the rear property line than the 30 ft. allowed. We are requesting a rear yard variance in order to meet the parking requirement for 6 cars with a 25-foot turning radius for the exterior parking and at the entrance of the garage. Note that the principal building and decks meet the rear yard setback.

3. **Variance from Section 295-72.1E.1c - Side Yard Setback for MR-O Zone**
   We are requesting a variance for a side yard setback of 7.0 ft. on the south side of the building to the garage level, in order to provide clearance needed for vehicular movement in the garage. The first, second and third floors meet the side yard setback of 12.0 ft.

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4. **Variance from Section 295-40.B(1) - Driveway Slope**
   We are requesting a variance for a 13% slope at the proposed driveway, in order to allow parking below the townhouses and a lower building height.

5. **Variance from Section 295-40.B(2) - Driveway Slope within 30 ft. of Property Line**
   We are requesting a variance for a 3% slope for 5.6 ft and 13% for 24.4 ft. of the 30 feet required of 3% slope from the property line at the proposed driveway, in order to allow parking below the townhouses and a lower building height.

6. **Variance from Section 295-41.A - Driveway Size**
   We are requesting a variance for a driveway with an area of 1,472 sf., which is 512 sf. over the allowed maximum area of 960 sf, in order to allow parking below the townhouses and a lower building height.

7. **Variance for Section 295-29.A - Parking Space Size**
   We are requesting a variance for reducing the width of the parking space to 8'-6", in order to reduce the size of the garage.

8. **Variance for Section 295-20.C(2 & 4) - No Paving in a Required Yard**
   We are requesting a variance for parking in a required yard, in order to meet the parking requirement for 6 cars with a 25-foot turning radius for the exterior parking and at the entrance of the garage.

Please note the following revisions to this project made in response to Planning Board and Zoning Board comments:

1. The rear wall of the proposed building has been revised to align with, and match the height of, the rear wall of the existing building on the site that is to be removed in order to preserve views from neighbors uphill from the property. The front wall, as presented previously, has been pushed back five feet from the front property line, to respond to the Zoning Board's concerns related to the front yard variance, and safety issues that may result from locating the building along the front property line next to a driveway. The total floor area of the building has been reduced by 627 sf to accommodate the 5 ft setback.
2. The floor plans and elevations of the building have been modified to reflect the new building footprint described above.
3. Vehicle / pedestrian safety sensors have been added to the top and bottom of the driveway, to alert drivers of on-coming traffic. Additionally, convex driveway mirrors have been positioned at the top and bottom of the driveway to increase visibility at these intersections.

We are re-submitting the View Preservation Studies for review. Note that setting the building 5 ft back from the front property line has no impact on the views presented in these studies, which fully satisfied neighbor's concerns about view at the past Planning Board meetings. The height at the front of the building remains the same height as the existing building on the site, and the rear wall of the building remains in line with, and at the same height of, that of the existing building. We are

anticipating that the Planning Board will be providing a letter to the Zoning Board indicating approval of View Preservation before our presentation at the next Zoning Board meeting.

The feasibility and safety of the driveway and parking area has been reviewed by village consultant Hahn Engineering, and the firm's comments were addressed by our project's engineer Michael Mastrogiacomo, P.E. in a letter dated October 11, 2017, see attached. We anticipate the Planning Board will indicate approval for the driveway and parking area layout in their letter to the Zoning Board.

I look forward to presenting these drawings at the Planning Board meeting on October 26th.

Sincerely,

Christina Griffin AIA LEED AP

cc: Tabi Realty LLC

MASTROGIACOMO
ENGINEERING, P.C.
CIVIL, STRUCTURAL, M.E.P. & ARCHITECTURAL ENGINEERING

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Mt Vernon, NY 10550
Tel. 914-920-6372
Fax. 206-888-6226
Email : admin@masengpc.com
Licensed in New York and Connecticut

11 October 2017

Mr. James J. Hahn, P.E.
James J. Hahn Engineering, P.C.
Putnam Business Park
1689 Route 22
Brewster, New York 10509

RE: Moretti Inc.
425 Warburton Avenue
Village of Hastings-on-Hudson

Dear Mr. Hahn, P.E.:

I have revised the Civil/Site Design Drawings to accommodate your comments from you review letter dated September 27, 2017. This letter is to serve as a formal response to assist you in your re-review of the revised drawings and the information is in the same numerical order as your comment letter.

Comment #1 : The drawings have been coordinated with the architectural drawings to show that the driveway is 12'-0" wide. As per the project architect, Christina Griffin, R.A., there are other sites, which she has listed, which were approved with a 12'-0" driveway and are a similar project to ours. I have indicated that there will be sensors at the top and bottom of the driveway to alert drivers of on-coming vehicle to prevent accidents.

Comment #2 : A Swept Analysis Plan has been included in this revision set as Sheet C-201 to indicate that all parking spaces have adequate access and exit maneuvering.

Comment #3 : The detail on Sheet C-300 has been revised to indicate that the 8'-6" width is from centerline of stripes.

Comment #4 : A note on Sheet C-201 has been added to indicate that the 27'-0" clear span will be maintained.

Comment #5 : The location of the dumpsters for garbage collection and a detail of the sizes has been included on Sheet C-201.

Comment #6 : The location of the snow piling area has been indicated on Sheet C-201.

If you have any further questions or require addition information, feel free to contact me.

Sincerely,

Michael Mastrogiacomo, P.E

COVERAGE CALCULATIONS

LOT AREA	7,124 SF / 0.16 AC
WALLS	131 SF
STEPS AT REAR	27 SF
EXTERIOR PARKING (NOT INCL. DRIVEWAY)	713 SF
BUILDING FOOTPRINT (INC. OVERHANG & DECKS)	2,204 SF
BUILDING COVERAGE 295-72.1.E3 ALL BUILDINGS AND STRUCTURES ON THE LOT SHALL TOGETHER NOT COVER MORE THAN 50% OF THE AREA OF THE LOT	3,075 SF / 43%

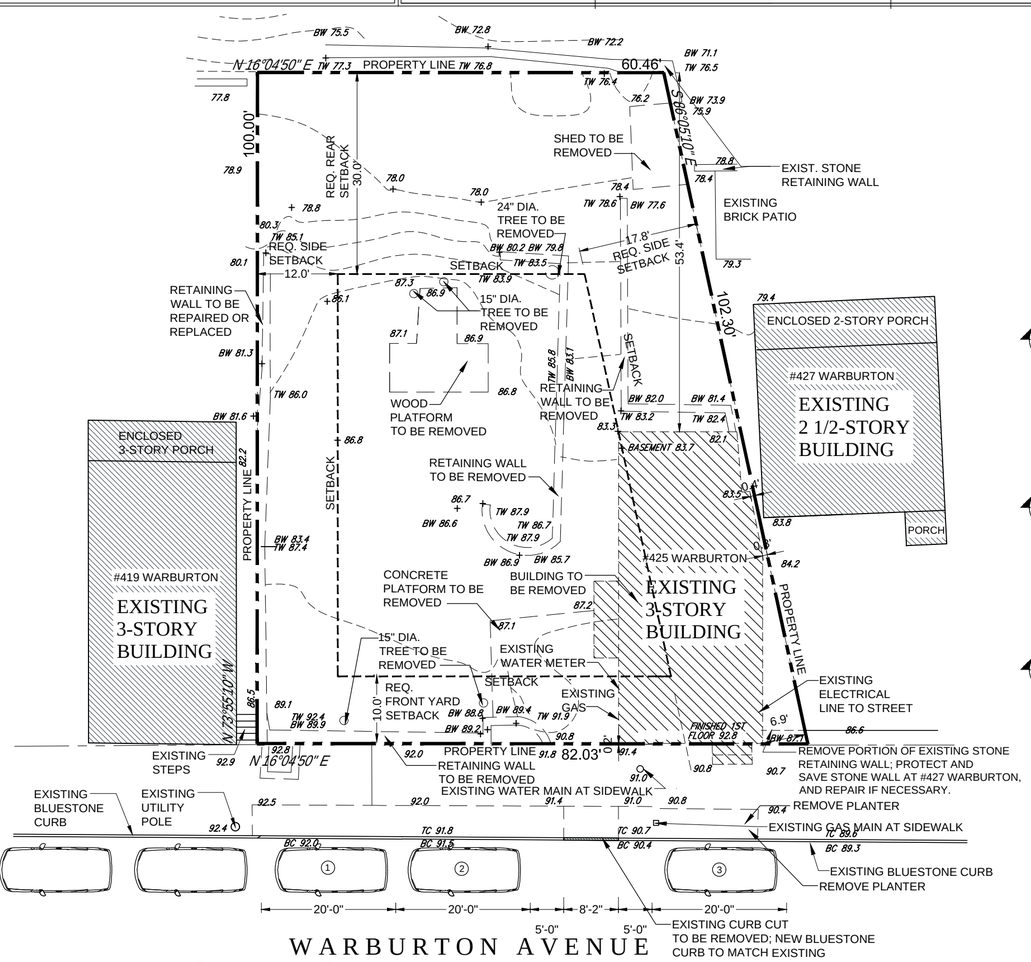
*SIDE YARD DIAGRAMS & CALCULATIONS - SEE SHEET A-1

425 WARBURTON AVENUE, HASTINGS-ON-HUDSON, NY — ZONING DISTRICT: MR-O

	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,500 SF	7,124 SF	7,124 SF
LOT AREA PER UNIT	6,500 SF (5,000 SF FOR FIRST (2) UNITS + 1,500 SF FOR EACH ADD'L UNIT)	7,124 SF	7,124 SF
TOTAL OF DWELLING UNITS	-	3	3
LOT WIDTH FRONTAGE	50 FT	82.03 FT	82.03 FT
BUILDING COVERAGE	50% MAX	18 % (1,245 SF)	43 % (3,075 SF)
OPEN SPACE	200 SF / BEDROOM X 9 BEDROOMS = 1,800 SF	+/-5,300 SF	1,920 SF
FRONT YARD SETBACK	10 FT	0.2 FT	5 FT VARIANCE REQUIRED
REAR YARD SETBACK	30 FT	53.4 FT	53.7 FT TO BUILDING / 19.1 FT TO PARKING VARIANCE REQUIRED
NO PAVING IN REQUIRED YARD	30 FT SETBACK AT REAR YARD	N/A	19.1 FT TO PARKING AREA VARIANCE REQUIRED
SIDE ONE	12.0 FT — 12 FT OR 1/2 THE HEIGHT OF THE NEAREST BLDG WALL, WHICHEVER IS GREATER *	+/- 50.0 FT	7.0 FT TO GARAGE / 12.0 FT TO UPPER FLOORS VARIANCE REQUIRED
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 1/4 PER STUDIO, 1½ PER 1 BEDRM., 1¾ 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 VARIANCE REQUIRED
DRIVEWAY AREA	960 SF	+/- 500 SF	1,472 SF VARIANCE REQUIRED
DRIVEWAY SLOPE AT FRONT OF PROPERTY LINE	MAXIMUM 3% WITHIN 30 FT OF FRONT PROPERTY LINE	16% AT SIDE OF BLDG. (USED AS DRIVEWAY)	5.6 FT AT 3%; 24.4 FT OF 30 FT REQUIRED AT 13% VARIANCE REQUIRED
DRIVEWAY SLOPE	MAXIMUM 8% (UP TO 12% AT DISCRETION OF PLANNING BD.)	16% AT SIDE OF BLDG. (USED AS DRIVEWAY)	13% VARIANCE REQUIRED
DRIVEWAY SETBACK	5.0 FT FROM SIDE PROPERTY LINE	+/-43.0 FT. TO PAVED AREA USED AS DRIVEWAY	5.0 FT

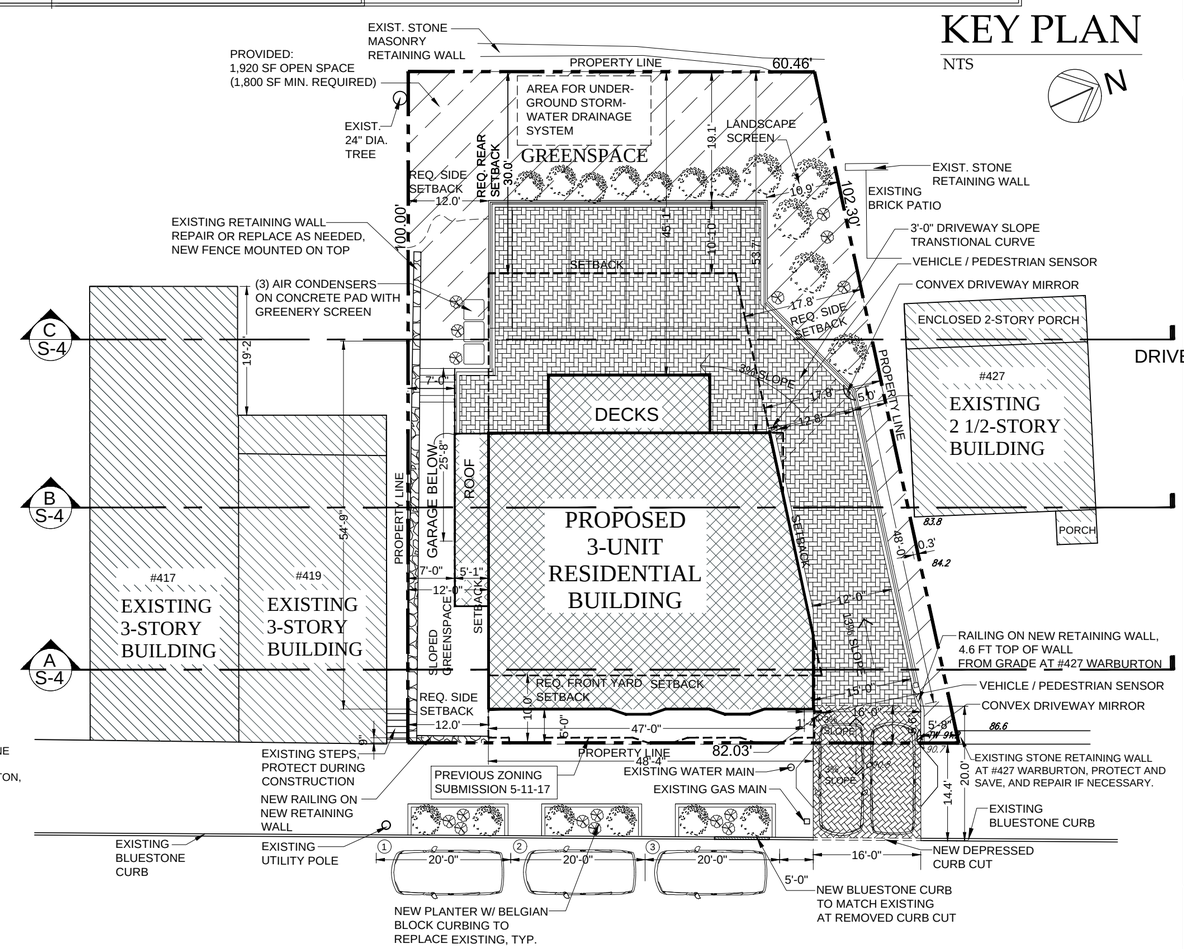
KEY PLAN

NTS



REMOVALS PLAN

SCALE: 3/32" = 1'-0"



SITE PLAN

SCALE: 3/32" = 1'-0"

NEW 3-UNIT RESIDENTIAL BUILDING AT

425 WARBURTON AVENUE

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Date:	
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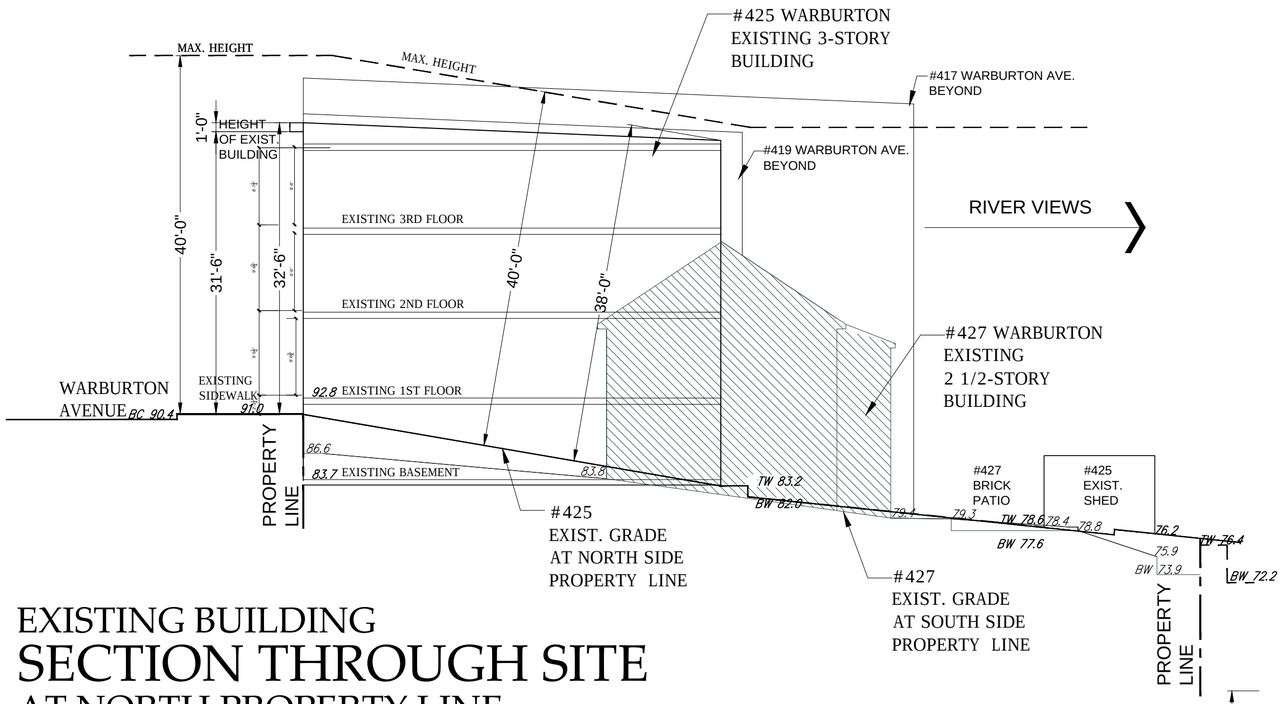
ZONING BOARD SUBMISSION	10-12-17

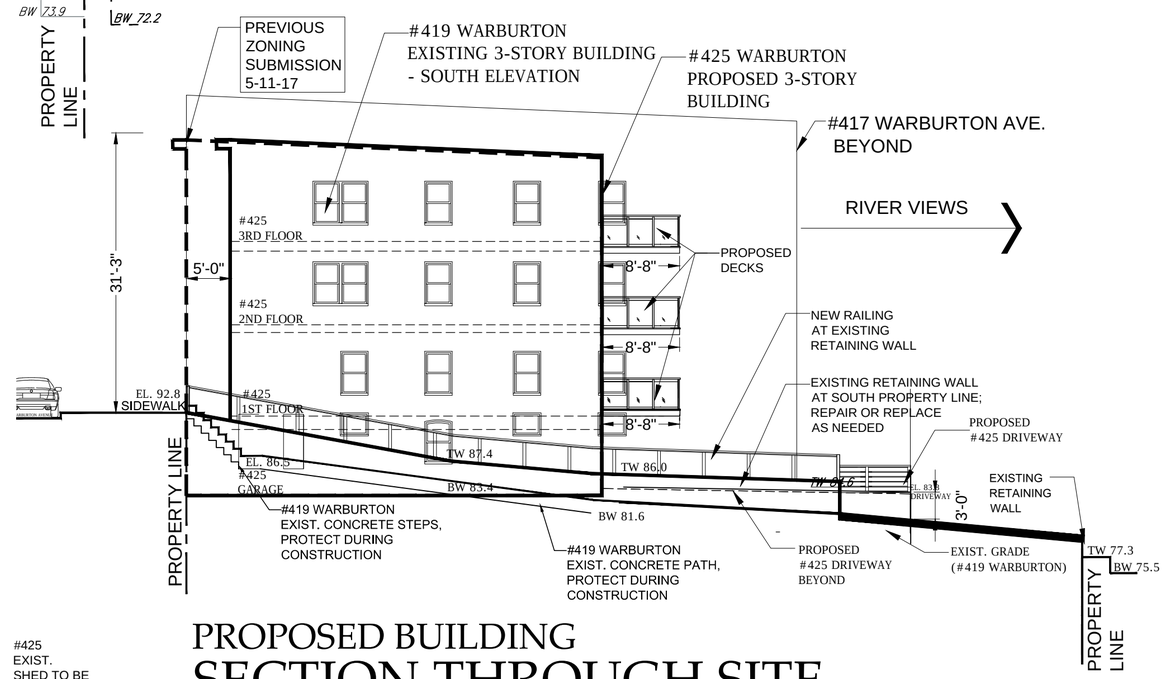
Drawing Title: SITE PLAN REMOVALS PLAN

Scale: AS SHOWN

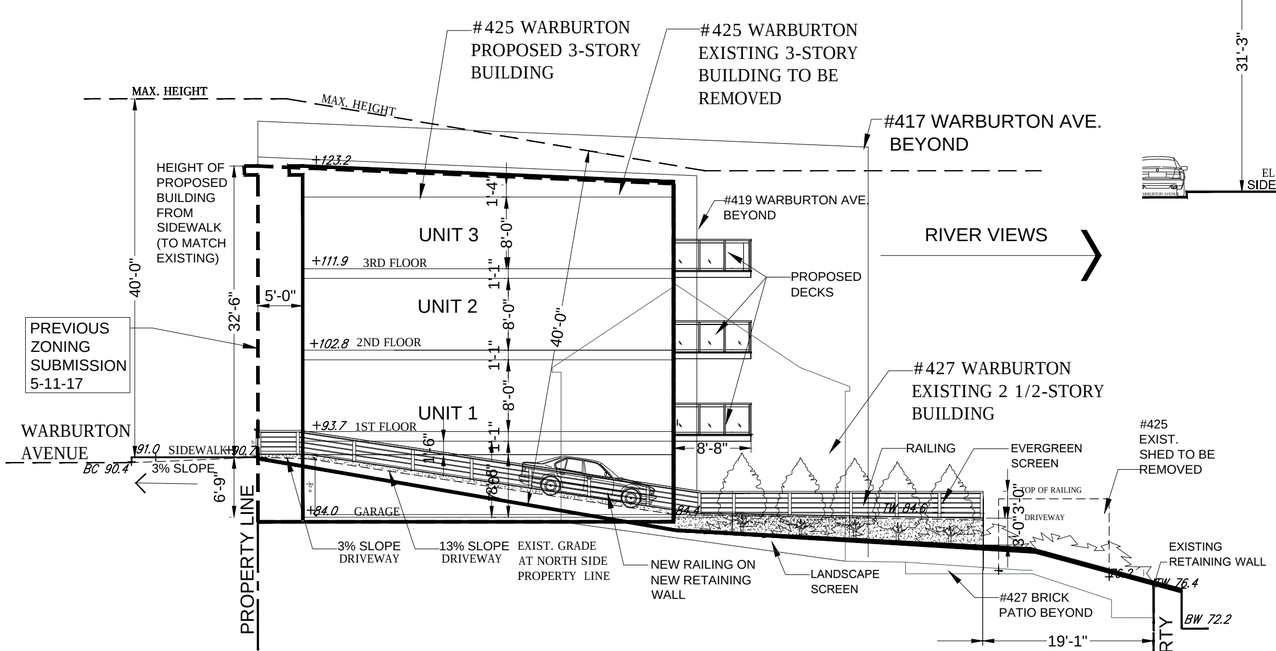
S-1



EXISTING BUILDING
SECTION THROUGH SITE
AT NORTH PROPERTY LINE
SCALE: 1/8" = 1'-0"



PROPOSED BUILDING
SECTION THROUGH SITE
AT SOUTH PROPERTY LINE
SCALE: 1/8" = 1'-0"



PROPOSED BUILDING
SECTION THROUGH SITE
AT NORTH PROPERTY LINE
SCALE: 1/8" = 1'-0"

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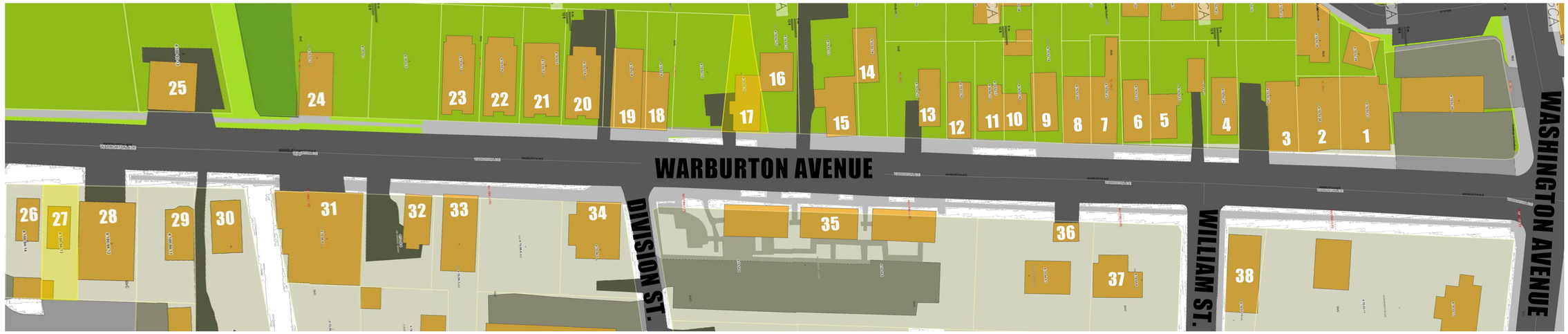
Drawing Title: SECTIONS THROUGH SITE

Scale: AS SHOWN

S-2



MAP OF NEIGHBORHOOD - MR-O DISTRICT

NOT TO SCALE

N

EXAMPLES IN NEIGHBORHOOD OF DRIVEWAY SLOPES OVER 15%

MAP No.	STREET ADDRESS	DRIVEWAY SLOPE
20	415 WARBURTON AVE.	29%
15	431 WARBURTON AVE.	21%
12	439 WARBURTON AVE.	23%
5	453 WARBURTON AVE.	16%
	7-15 RIDGE STREET *	16%

* MOST SIMILAR TO 13% DRIVEWAY PROPOSED AT 425 WARBURTON

ZONING DISTRICT: MR-O

MAP No.	STREET ADDRESS	ZERO LOT LINE AT FRONT YARD	ZERO LOT LINE AT SIDE YARD	NOTES
1	467 WARBURTON AVE.	NO	YES	42% OF THE PROPERTIES IN THE MR-O ZONING DISTRICT HAVE A ZERO FRONT PROPERTY LOT LINE (16 OUT OF 38 TOTAL PROPERTIES)
2	463 WARBURTON AVE.	YES	YES	
3	461 WARBURTON AVE.	YES	YES	
4	457 WARBURTON AVE.	NO	YES	
5	453 WARBURTON AVE.	NO	YES	
6	451 WARBURTON AVE.	NO	YES	
7	449 WARBURTON AVE.	YES	YES	
8	447 WARBURTON AVE.	YES	YES	
9	445 WARBURTON AVE.	NO	YES	
10	443 WARBURTON AVE.	NO	YES	
11	441 WARBURTON AVE.	NO	YES	
12	439 WARBURTON AVE.	YES	YES	
13	437 WARBURTON AVE.	NO	NO	
14	433 WARBURTON AVE.	NO	YES	
15	431 WARBURTON AVE.	YES	YES	
16	427 WARBURTON AVE.	NO	YES	
* 17	425 WARBURTON AVE.	YES	YES	
18	419 WARBURTON AVE.	YES	YES	63% OF THE PROPERTIES IN THE MR-O ZONING DISTRICT HAVE A ZERO SIDE PROPERTY LOT LINE (24 OUT OF 38 TOTAL PROPERTIES)
19	417 WARBURTON AVE.	YES	YES	
20	415 WARBURTON AVE.	NO	NO	
21	411 WARBURTON AVE.	NO	NO	
22	407 WARBURTON AVE.	NO	NO	
23	405 WARBURTON AVE.	NO	NO	
24	395 WARBURTON AVE.	YES	YES	
25	385 WARBURTON AVE.	YES	NO	
26	378 WARBURTON AVE.	NO	NO	
27	380 WARBURTON AVE.	NO	NO	
28	384 WARBURTON AVE.	NO	YES	
29	388 WARBURTON AVE.	NO	YES	
30	390 WARBURTON AVE.	NO	NO	
31	400 WARBURTON AVE.	YES	YES	
32	402 WARBURTON AVE.	YES	NO	
33	406 WARBURTON AVE.	YES	NO	
34	6 DIVISION STREET	YES	NO	
35	422 WARBURTON AVE.	YES	NO	
36	446 WARBURTON AVE.	NO	NO	
37	450 WARBURTON AVE.	NO	YES	* APPLICANT
38	460 WARBURTON AVE.	NO	YES	

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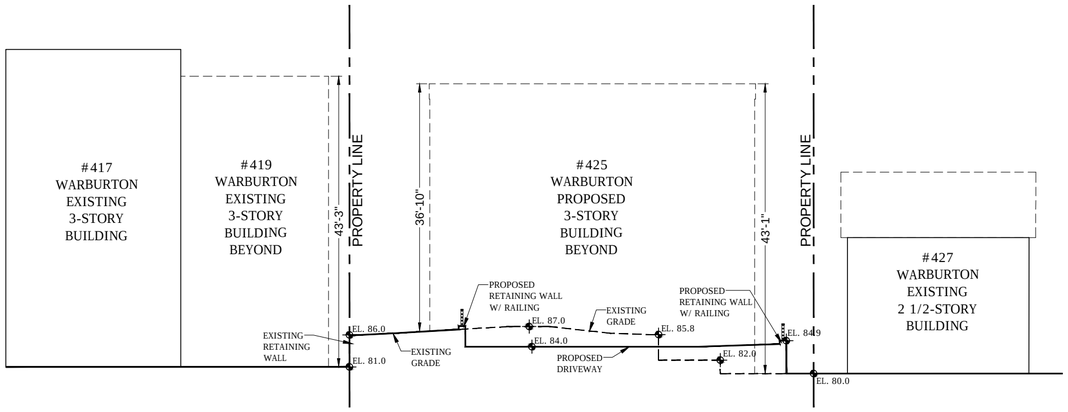
ZONING BOARD SUBMISSION	10-12-17

Drawing Title: ZONING STUDY

Scale: AS SHOWN

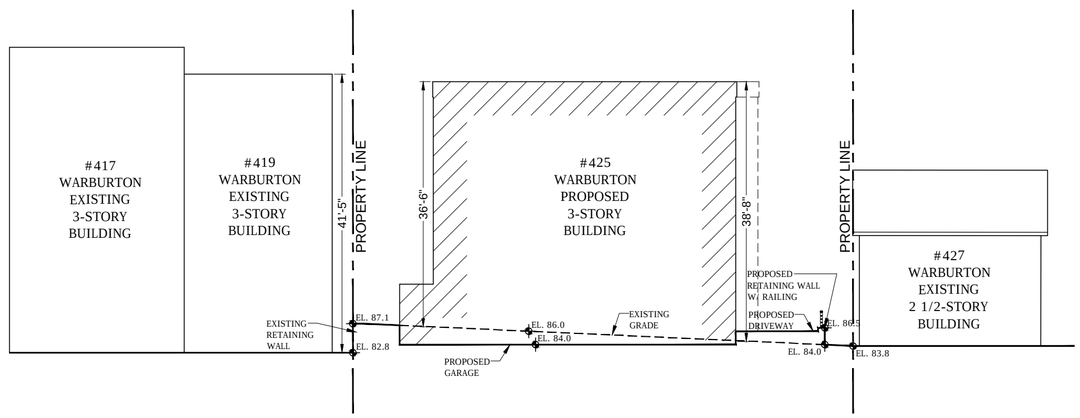
S-3



C
S-4

SITE SECTION

SCALE: 3/32" = 1'-0"



B
S-4

SITE SECTION

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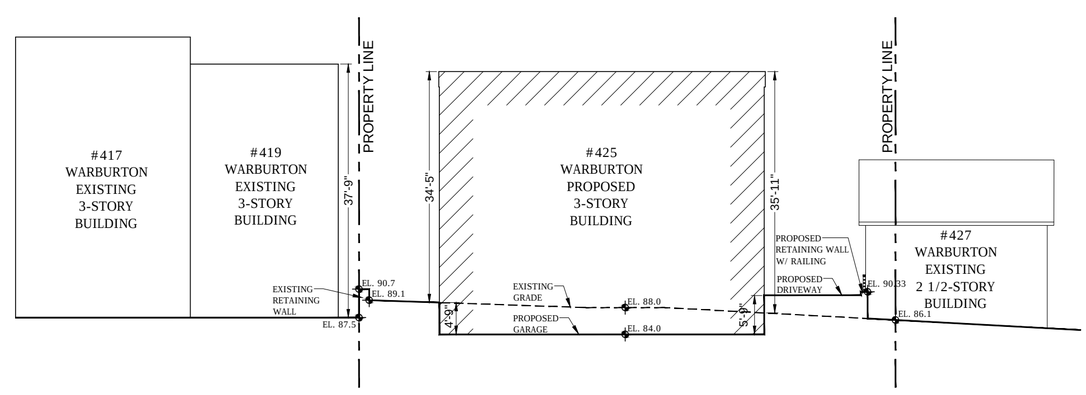

A
S-4

SITE SECTION

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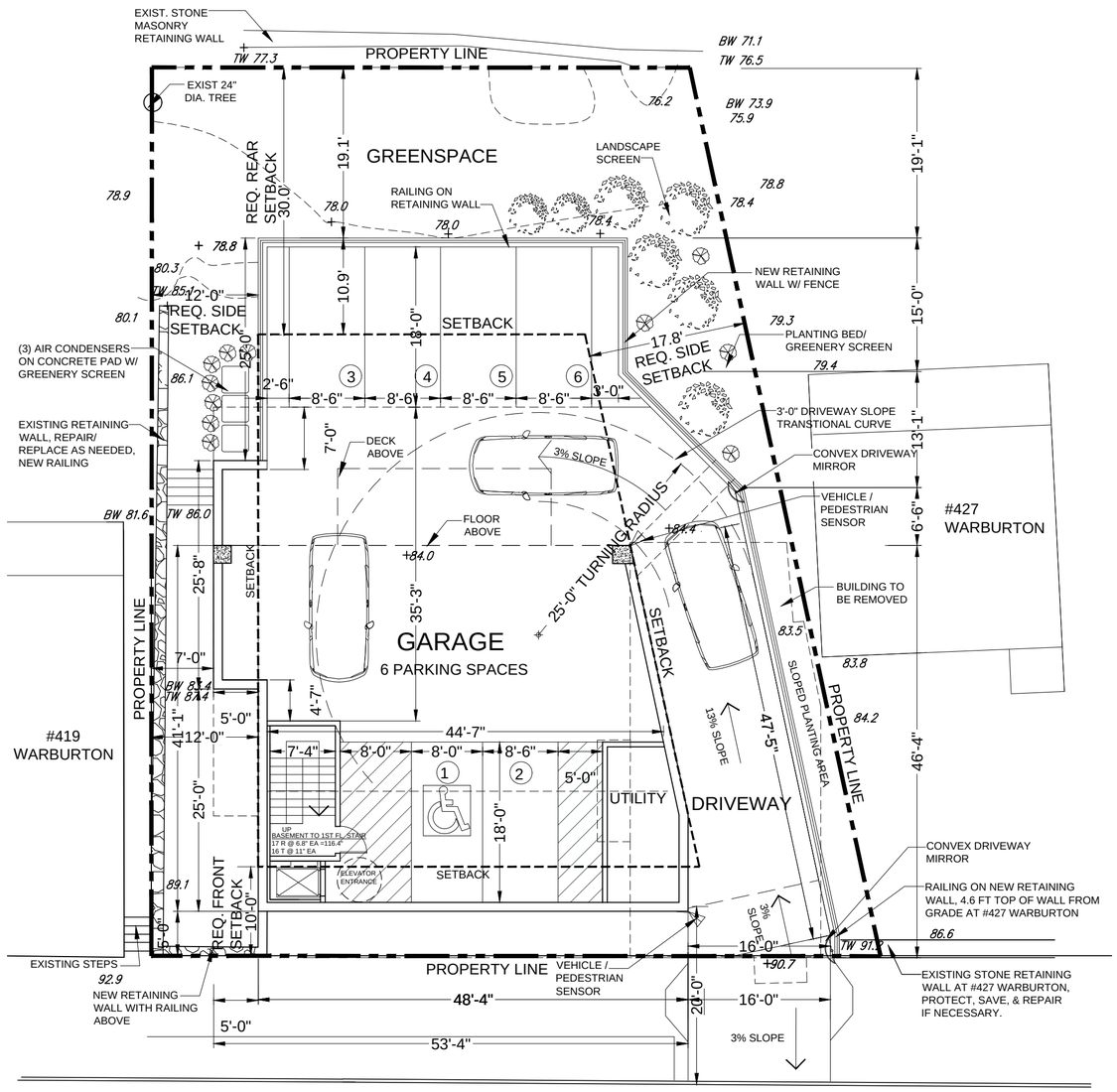
ZONING BOARD SUBMISSION	10-12-17

Drawing Title
SECTIONS THROUGH SITE

Scale:
AS SHOWN

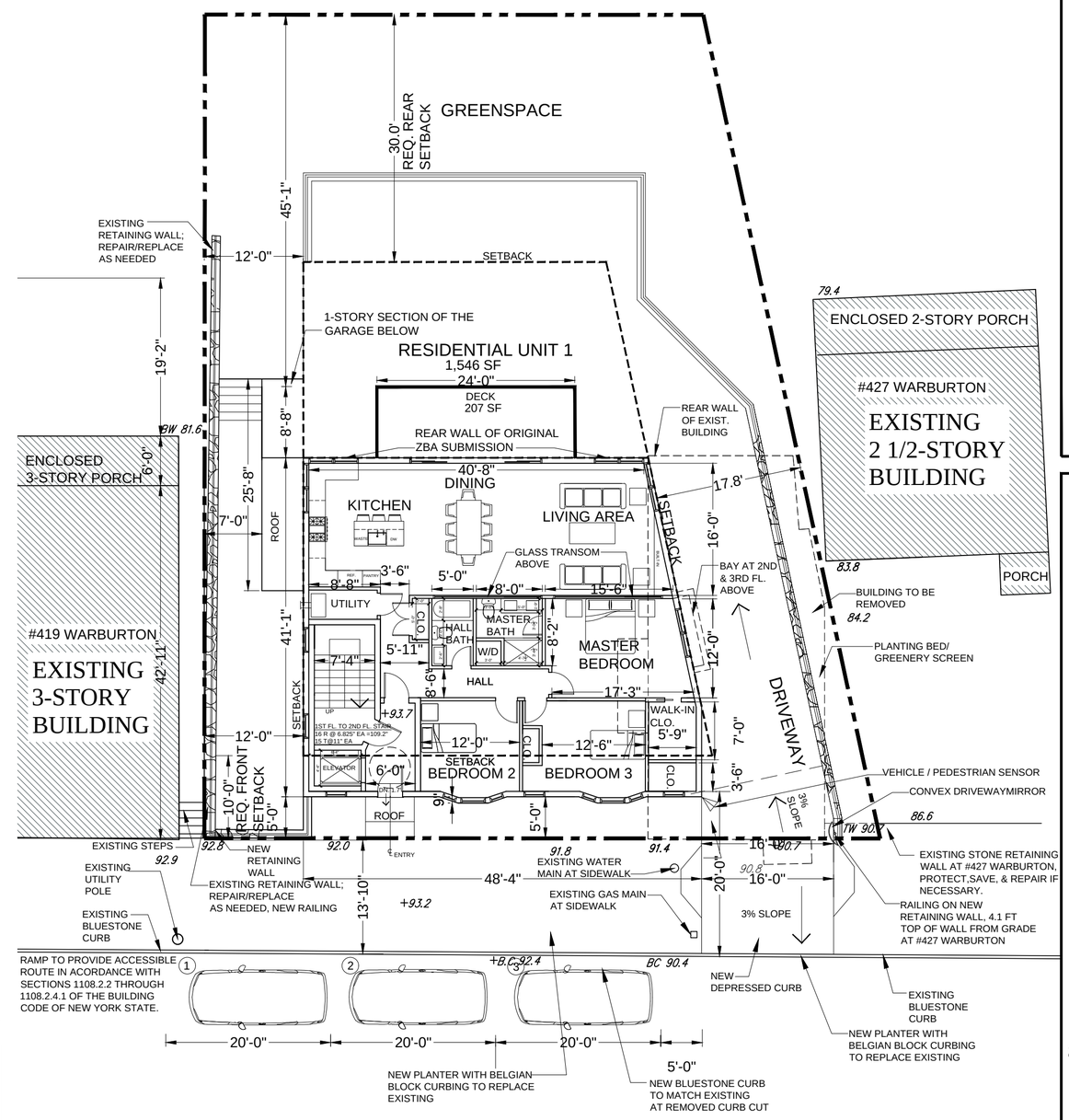
S-4



GARAGE PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATIONS	
UNIT 1	1,546 SF
UNIT 2	1,563 SF
UNIT 3	1,563 SF
COMMON AREA (HALL / STAIR /ELEVATOR)	746 SF
TOTAL FINISHED FLOOR AREA	5,418 SF



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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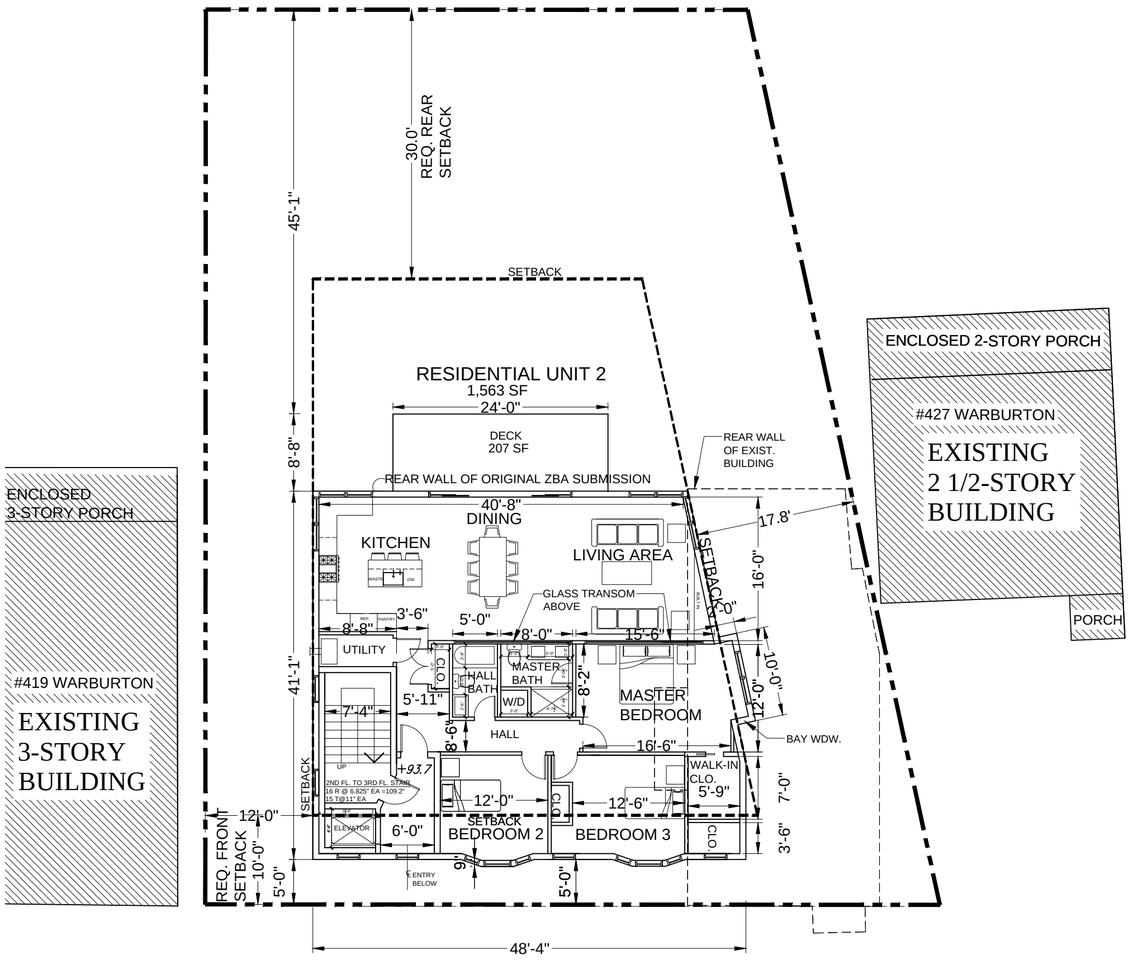
PLANNING BOARD SUBMISSION	8-3-17
ZONING BOARD SUBMISSION	10-12-17

Drawing Title: FLOOR PLANS

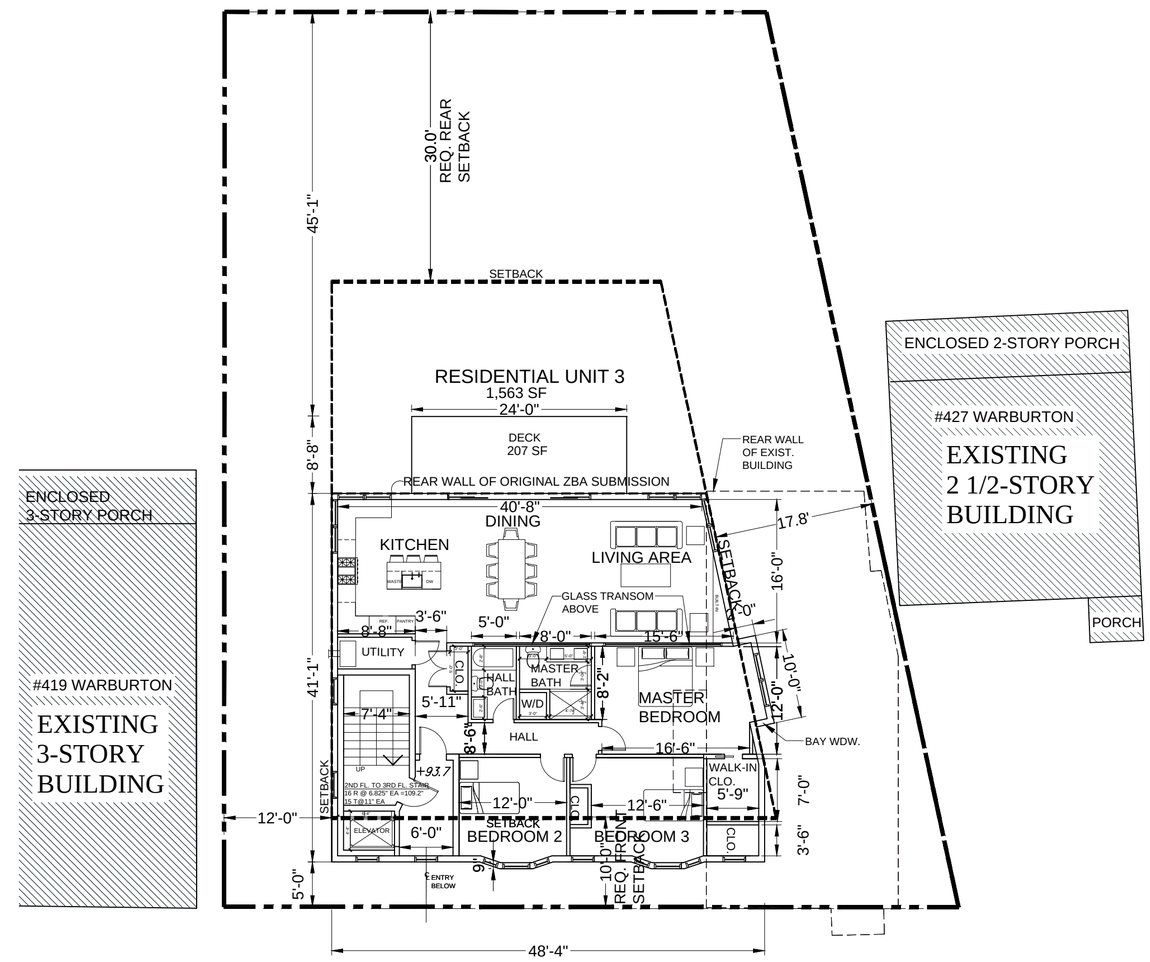
Scale: AS SHOWN

A-1



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

NEW 3-UNIT RESIDENTIAL BUILDING AT

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ZONING BOARD SUBMISSION	10-12-17

Drawing Title: FLOOR PLANS

Scale: AS SHOWN

A-2

EAST ELEVATION

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

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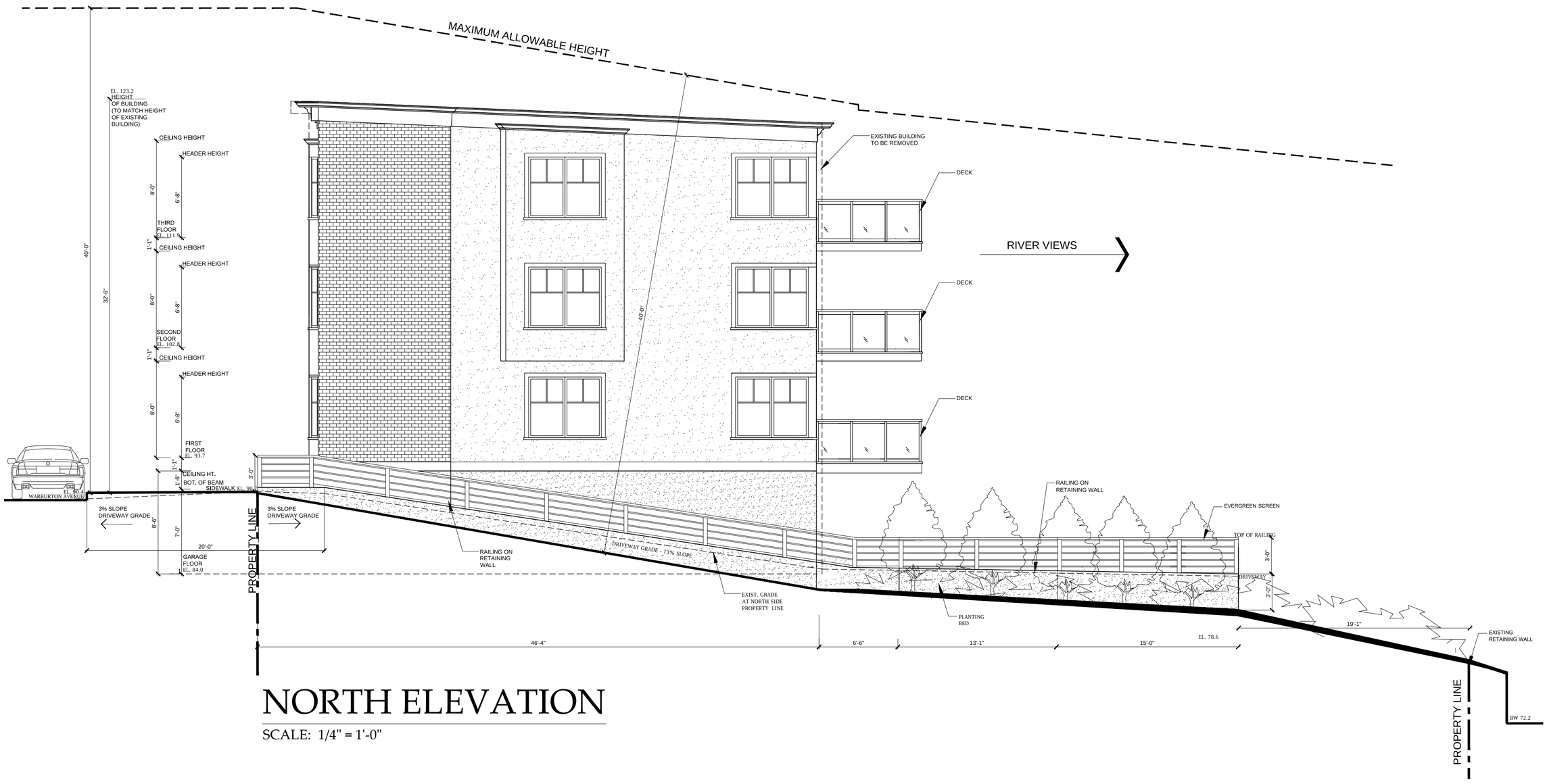
PLANNING BOARD SUBMISSION	8-3-17
ZONING BOARD SUBMISSION	10-12-17

Drawing Title: ELEVATIONS

Scale: AS SHOWN

A-3



NORTH ELEVATION

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

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HASTINGS-ON-HUDSON, NY 10706

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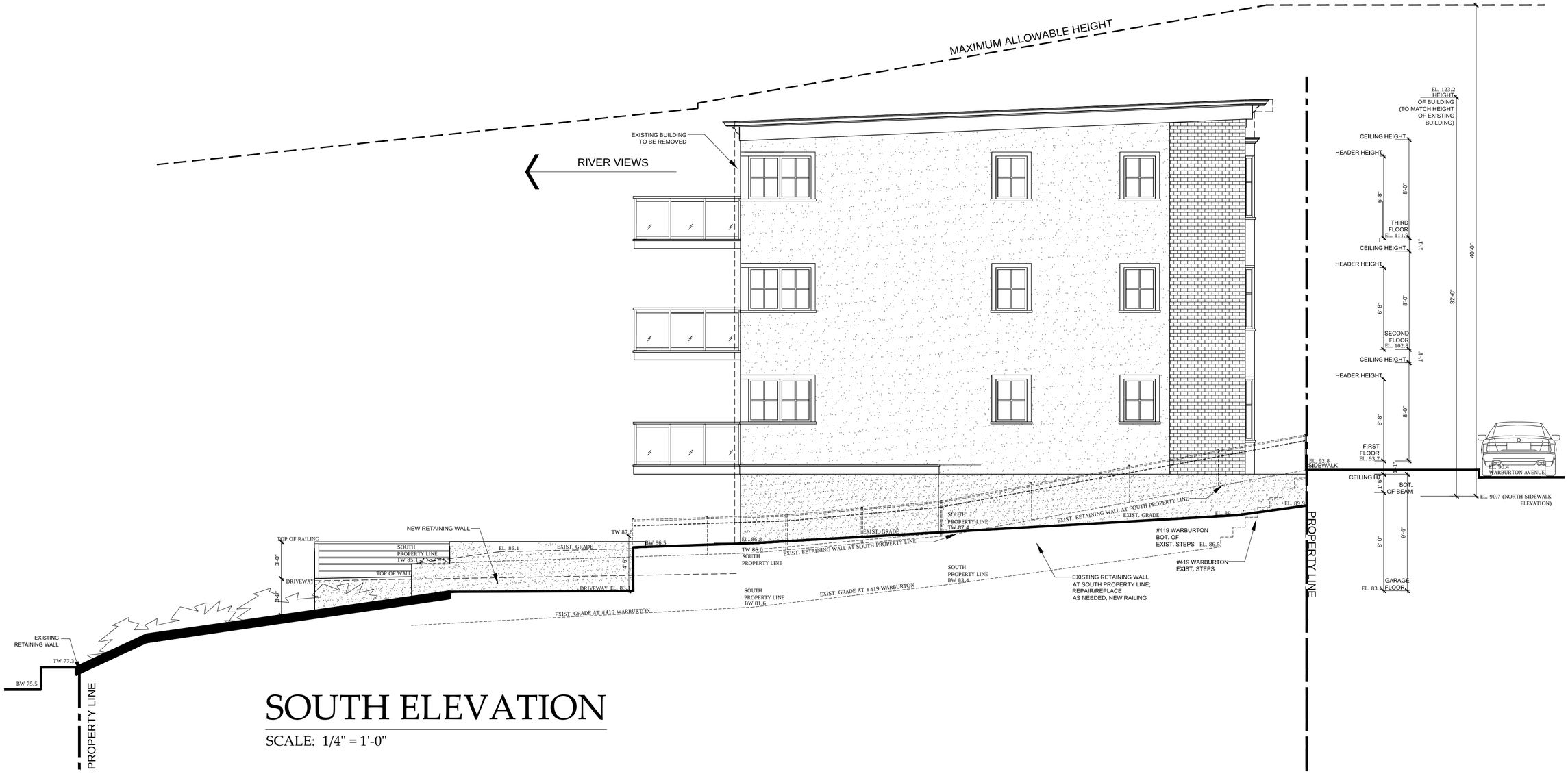
Date:	
ZONING BOARD SUBMISSION	9-29-16
PLANNING BOARD - ALT. SCHEME	10-19-16
PLANNING BOARD REVISIONS	11-3-16, 12-9-16, 1-9-17, 2-2-17
ZONING BOARD SUBMISSION	2-23-17, 5-11-17, 6-8-17
PLANNING BOARD SUBMISSION	8-3-17
ZONING BOARD SUBMISSION	10-12-17

Drawing Title: ELEVATIONS

Scale: AS SHOWN

A-4



SOUTH ELEVATION

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

NEW 3-UNIT RESIDENTIAL BUILDING AT

425 WARBURTON AVENUE

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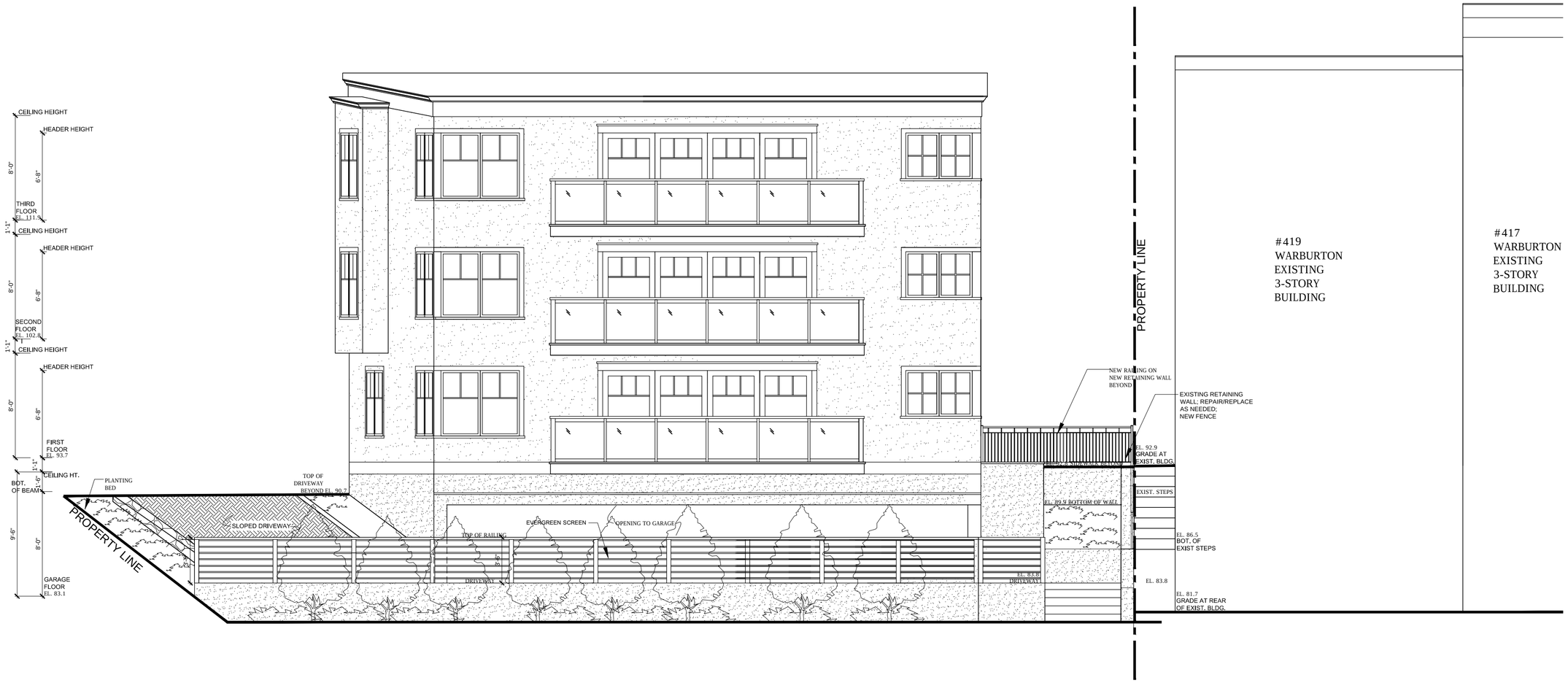
Date	
ZONING BOARD SUBMISSION	9-29-16
PLANNING BOARD - ALT. SCHEME	10-19-16
PLANNING BOARD REVISIONS	11-3-16, 12-9-16, 1-9-17, 2-2-17
ZONING BOARD SUBMISSION	2-23-17, 5-11-17, 6-8-17
PLANNING BOARD SUBMISSION	8-3-17
ZONING BOARD SUBMISSION	10-12-17

Drawing Title: ELEVATIONS

Scale: AS SHOWN

A-5



WEST ELEVATION

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

NEW 3-UNIT RESIDENTIAL BUILDING AT

425 WARBURTON AVENUE

HASTINGS-ON-HUDSON, NY 10706

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Date:	
ZONING BOARD SUBMISSION	9-29-16
PLANNING BOARD - ALT. SCHEME	10-19-16
PLANNING BOARD REVISIONS	11-3-16, 12-9-16, 1-9-17, 2-2-17
ZONING BOARD SUBMISSION	2-23-17, 5-11-17, 6-8-17
PLANNING BOARD SUBMISSION	8-3-17
ZONING BOARD SUBMISSION	10-12-17

Drawing Title: ELEVATIONS

Scale: AS SHOWN

A-6

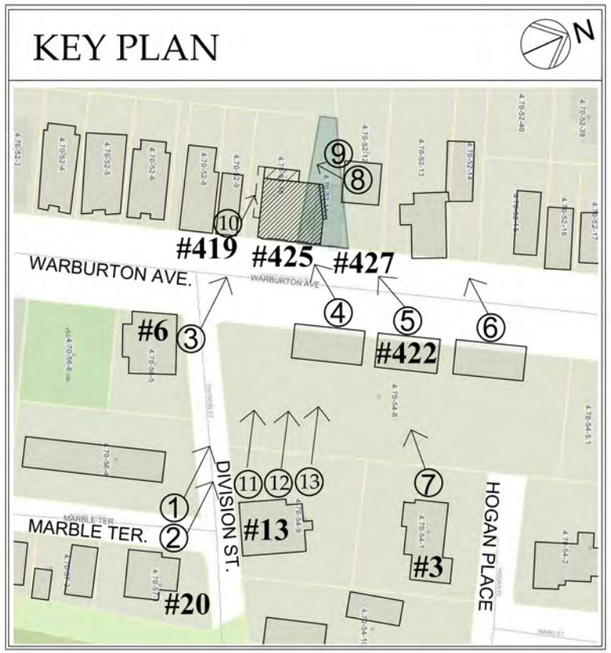
3-UNIT RESIDENTIAL BUILDING AT
425 WARBURTON AVENUE

HASTINGS-ON-HUDSON, NY 10706

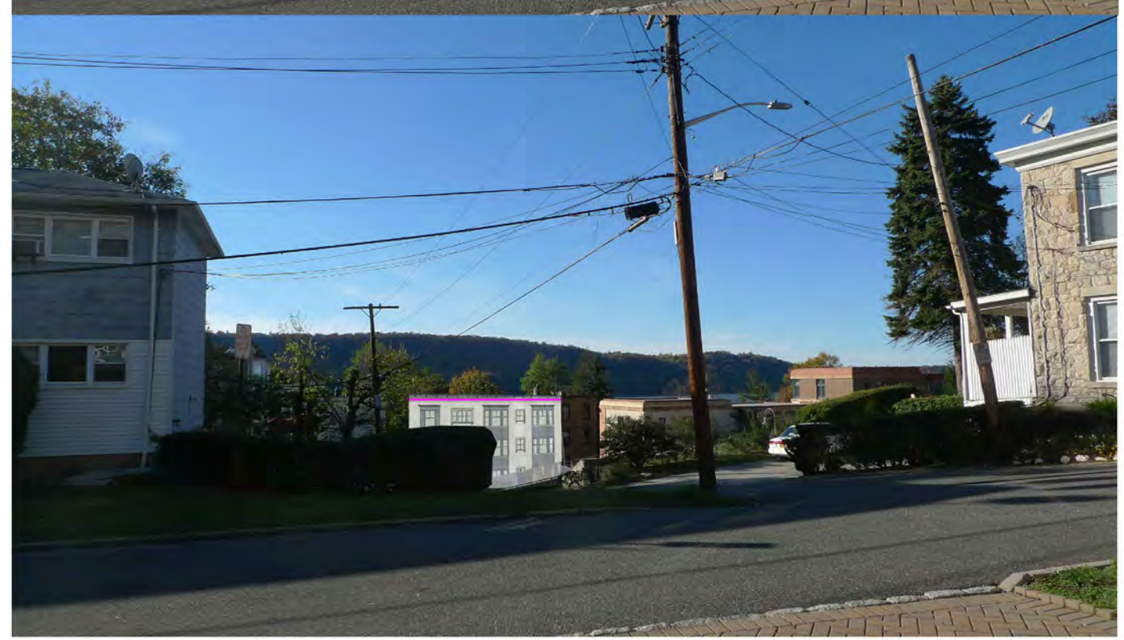
CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706

VIEW PRESERVATION STUDIES



1
BEFORE VIEW
20 MARBLE TERRACE
First Floor



1
AFTER VIEW
20 MARBLE TERRACE
First Floor

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

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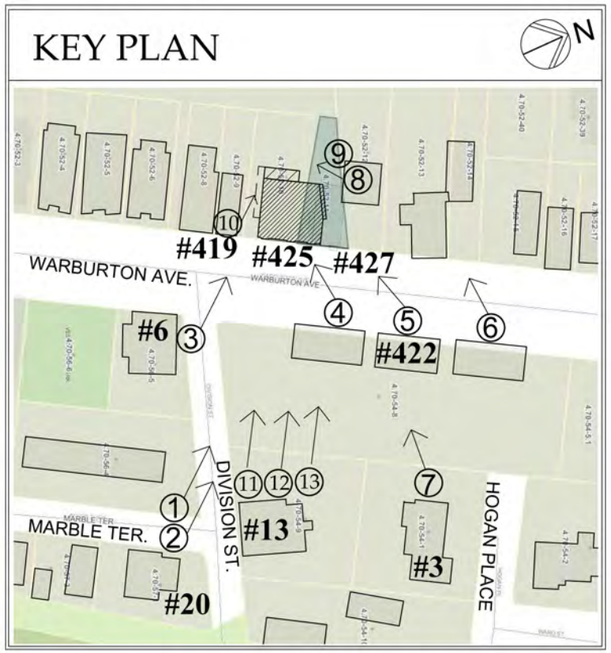
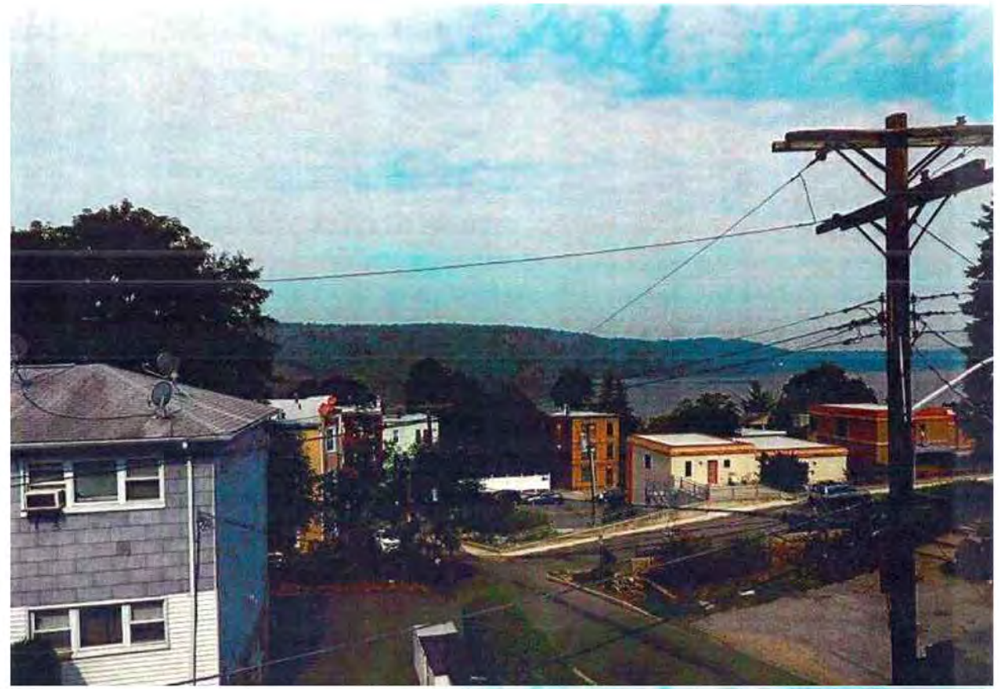
Date	
PLANNING BOARD SUBMISSION	9-22-16
PLANNING BOARD SUBMISSION	12-19-16

Drawing Title: VIEW PRESERVATION

Scale: AS SHOWN

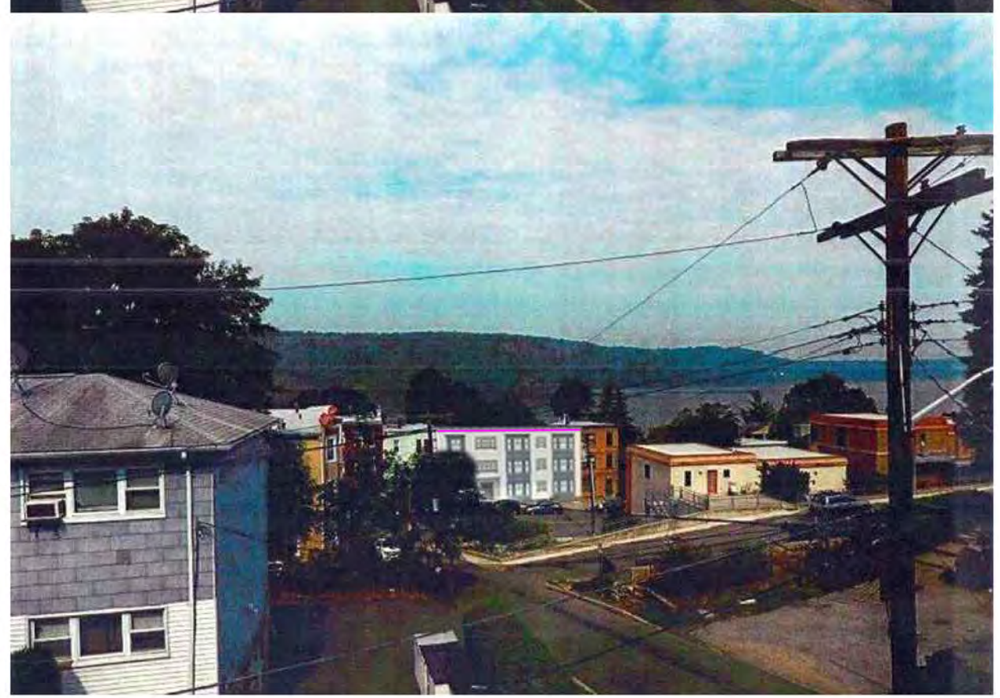
VP-1





2

BEFORE VIEW
20 MARBLE TERRACE
Second Floor



2

AFTER VIEW
20 MARBLE TERRACE
Second Floor

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

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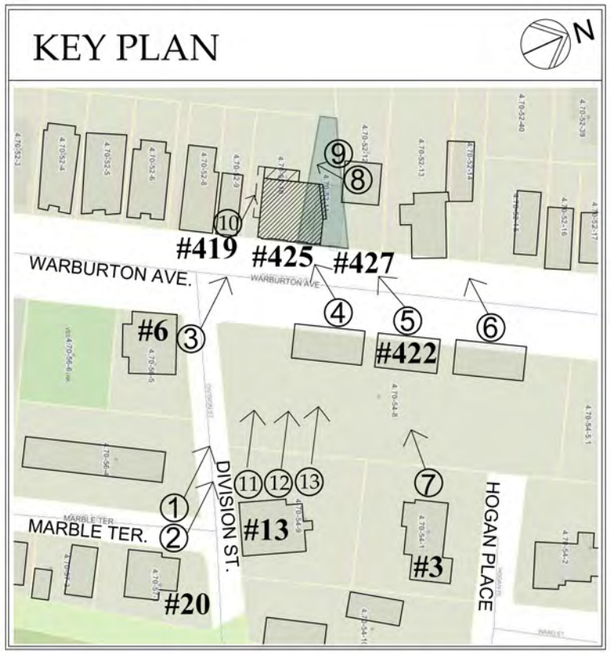
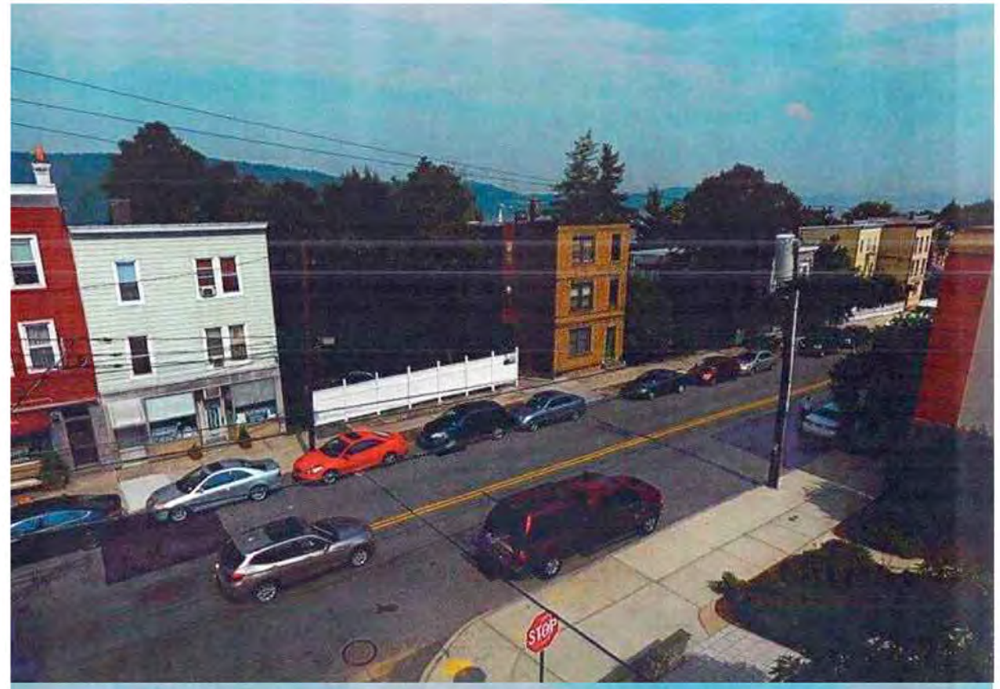
Date
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title
VIEW PRESERVATION

Scale:
AS SHOWN

VP-2





3

BEFORE VIEW
6 DIVISION STREET
Second Floor

3

AFTER VIEW
6 DIVISION STREET
Second Floor

NEW 3-UNIT RESIDENTIAL BUILDING AT
425 WARBURTON AVENUE
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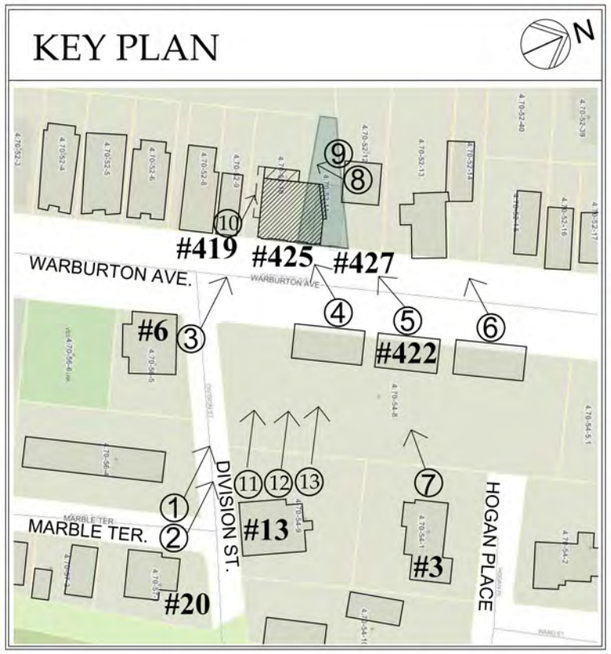
Date
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title
VIEW PRESERVATION

Scale:
AS SHOWN

VP-3



4

BEFORE VIEW
422 WARBURTON - SOUTH BLDG.
Third Floor

4

AFTER VIEW
422 WARBURTON - SOUTH BLDG.
Third Floor

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

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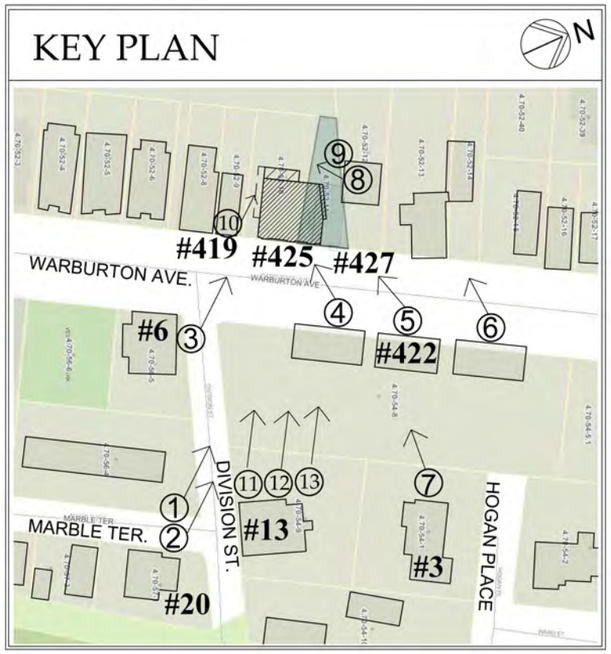
Date
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title
VIEW PRESERVATION STUDY 1
on WARBURTON AVENUE

Scale:
AS SHOWN

VP-4



5

BEFORE VIEW
422 WARBURTON - MIDDLE BLDG.
Third Floor

5

AFTER VIEW
422 WARBURTON - MIDDLE BLDG.
Third Floor

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

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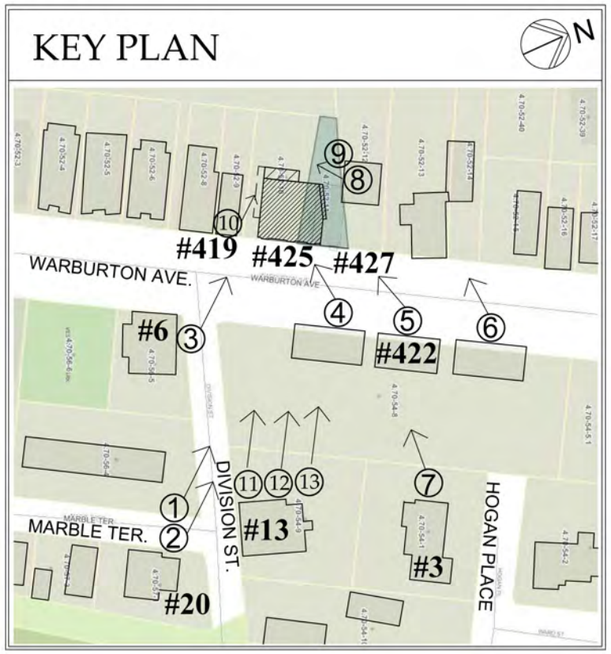
Drawing Title	Date
VIEW PRESERVATION	PLANNING BOARD SUBMISSION 9-22-16
	PLANNING BOARD SUBMISSION 12-19-16

Scale:
AS SHOWN

VP-5



6

BEFORE VIEW
422 WARBURTON - NORTH BLDG.
Third Floor

6

AFTER VIEW
422 WARBURTON - NORTH BLDG.
Third Floor

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

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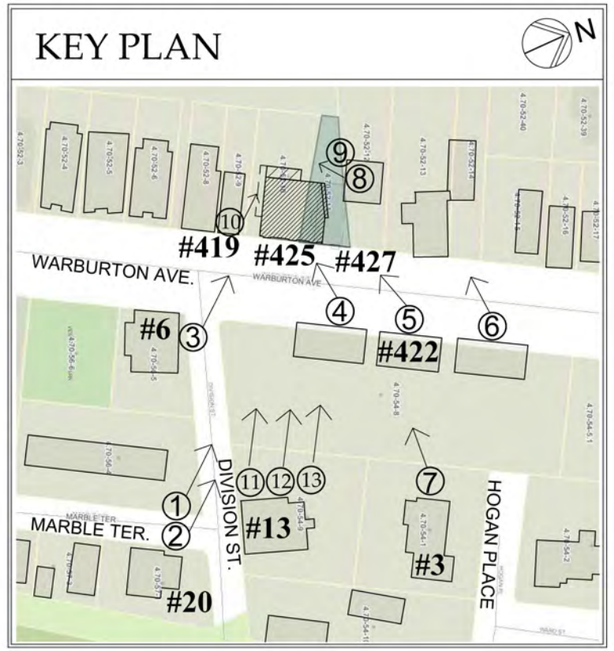
Date:
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title:
VIEW PRESERVATION

Scale:
AS SHOWN

VP-6



7

BEFORE VIEW
3 HOGAN PLACE

7

AFTER VIEW
3 HOGAN PLACE

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

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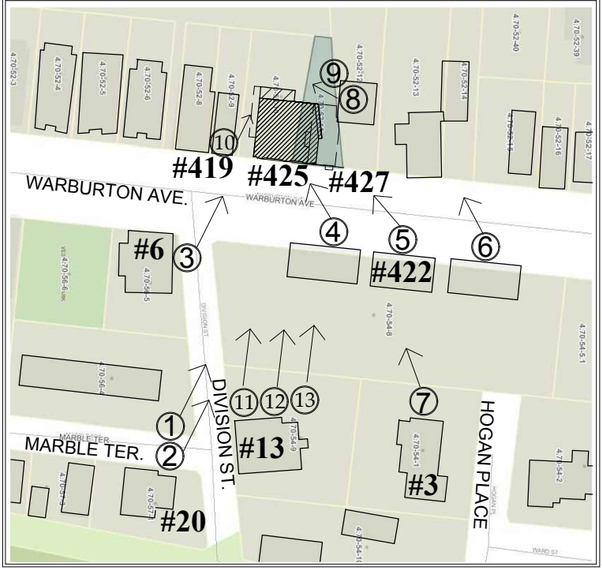
Date:
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title:
VIEW PRESERVATION

Scale:
AS SHOWN

VP-7

KEY PLAN



8

BEFORE VIEW
427 WARBURTON AVE.
First Floor

8

AFTER VIEW
427 WARBURTON AVE.
First Floor

NEW 3-UNIT RESIDENTIAL BUILDING AT
425 WARBURTON AVENUE
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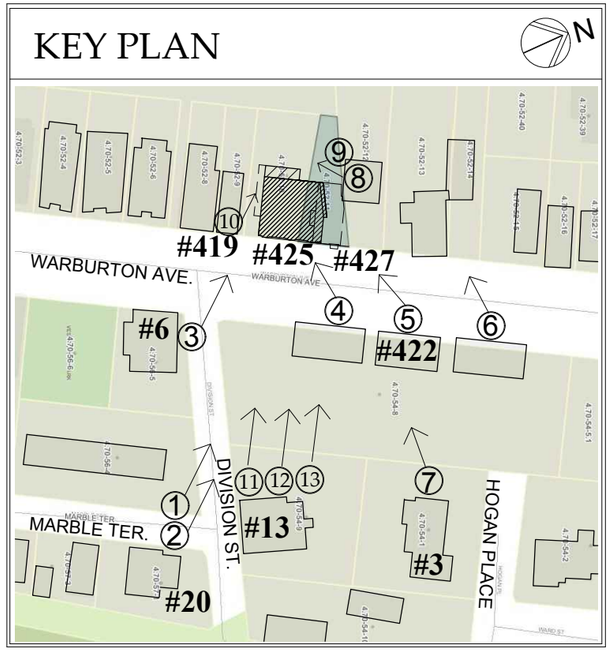
Date
PLANNING BOARD SUBMISSION 9-20-1 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title
VIEW PRESERVATION PHOTOS

Scale:
AS SHOWN

VP-8

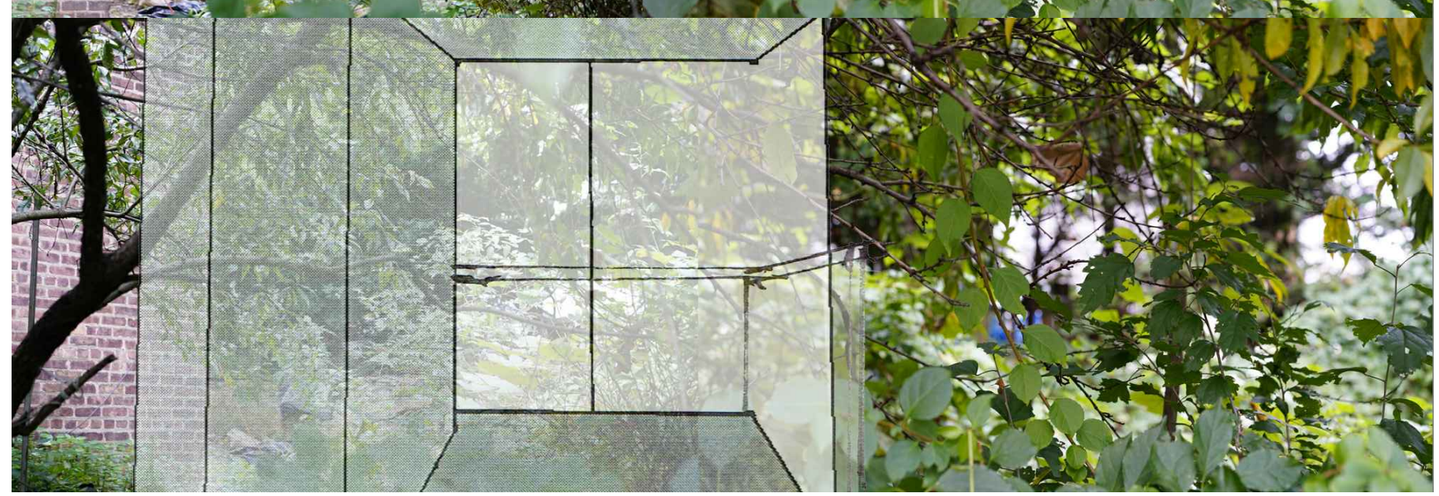


9

BEFORE VIEW
427 WARBURTON AVE.
Second Floor

9

AFTER VIEW
427 WARBURTON AVE.
Second Floor



NEW 3-UNIT RESIDENTIAL BUILDING AT
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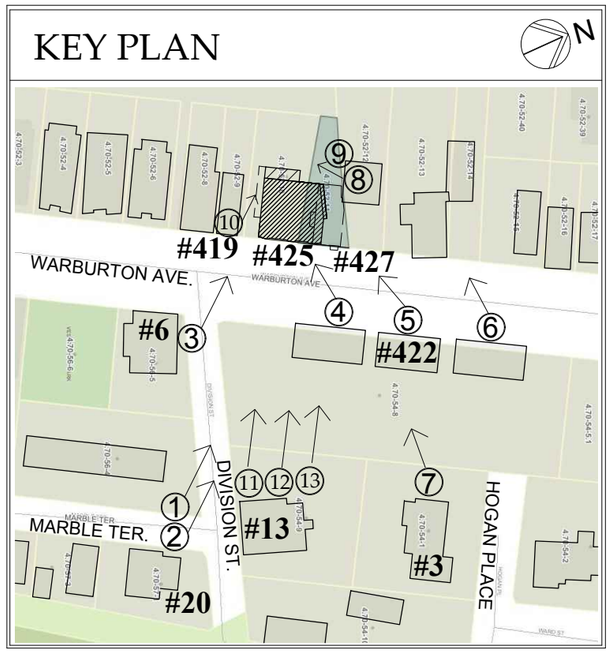
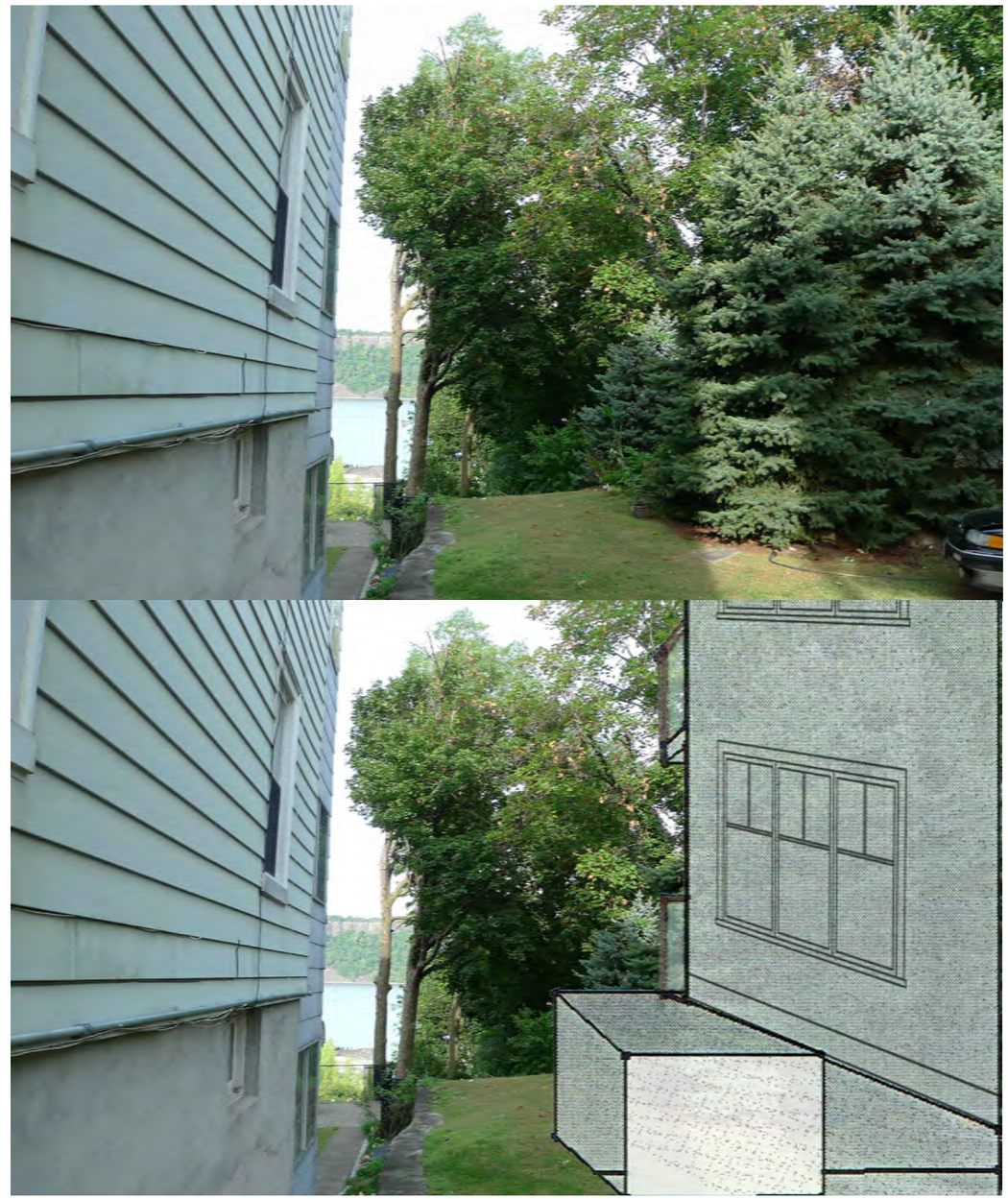
Date
PLANNING BOARD SUBMISSION 9-20-16/9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title
VIEW PRESERVATION PHOTOS

Scale:
AS SHOWN

VP-9





10

BEFORE VIEW
419 WARBURTON AVE.

10

AFTER VIEW
419 WARBURTON AVE.

NEW 3-UNIT RESIDENTIAL BUILDING AT
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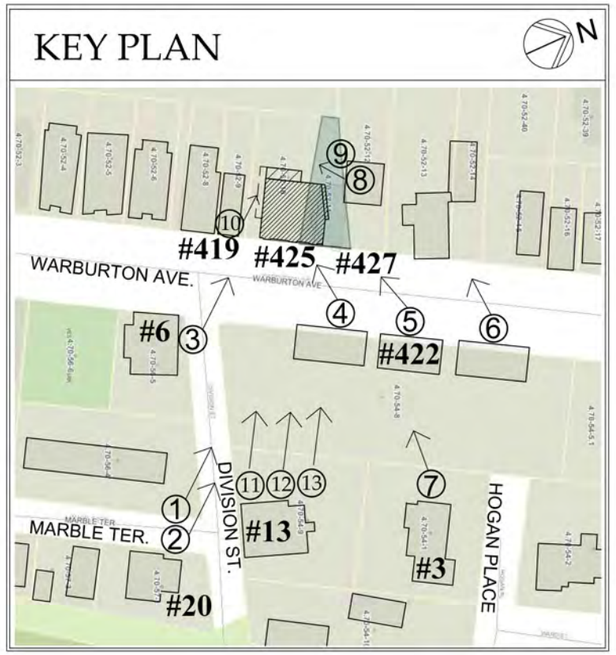
Date
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

Drawing Title
VIEW PRESERVATION PHOTOS

Scale:
AS SHOWN

VP-10

KEY PLAN



11

BEFORE VIEW
13 DIVISION STREET
From Porch

11

AFTER VIEW
13 DIVISION STREET
From Porch

NEW 3-UNIT RESIDENTIAL BUILDING AT
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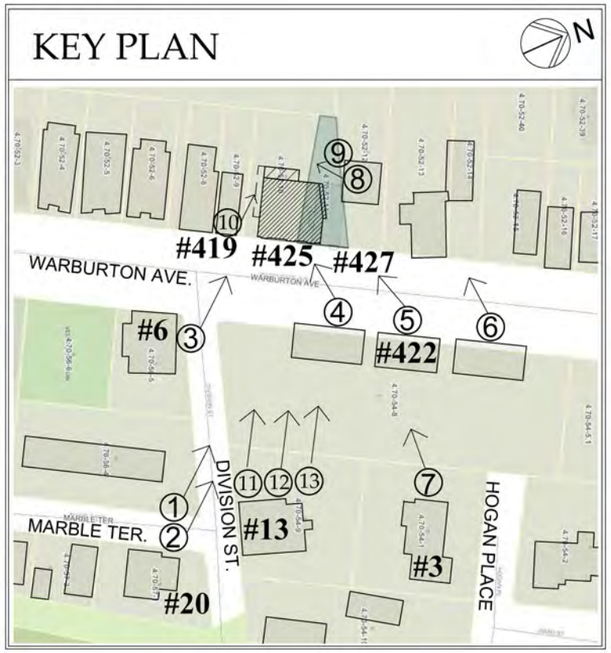
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

VP-11



12

BEFORE VIEW
13 DIVISION STREET
From Patio

12

AFTER VIEW
13 DIVISION STREET
From Patio

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

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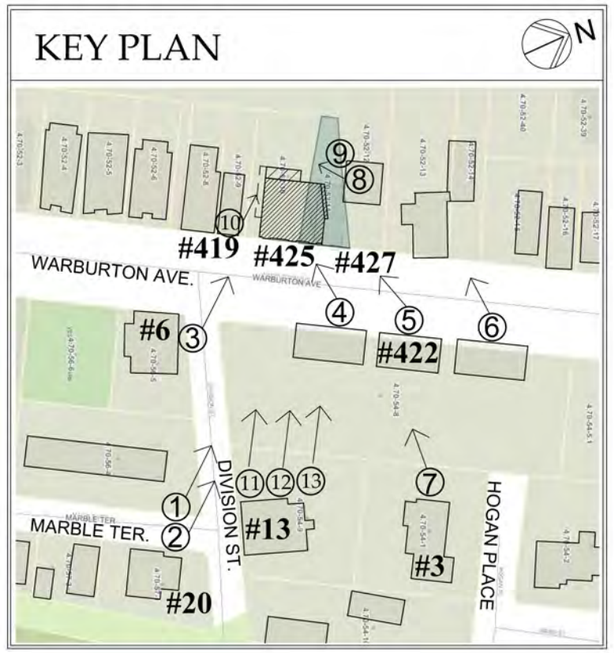
PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-19-16

VP-12



13

BEFORE VIEW
13 DIVISION STREET
From Yard

13

AFTER VIEW
13 DIVISION STREET
From Yard

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

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PLANNING BOARD SUBMISSION 9-22-16
PLANNING BOARD SUBMISSION 12-21-16

VP-13