

November 22, 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 November 22, 2017, describing a new three-story, three-unit residential building to replace an existing three-family residence, for view preservation and zoning variance review. Our revised submission consists of the following drawings:

- VP-14 - Site Line Section for Proposed Building with 5'-0" Front Yard Setback
- VP-15 - Site Line Section for Proposed Building with 10'-0" Front Yard Setback
- S-6 - Map of Neighborhood with Front Yard Setbacks at Neighboring Properties,
Photographs of Neighboring Properties showing Existing Driveways
- S-7 Photographs of Existing Driveway at 425 Warburton and neighboring properties

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 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 Zoning Board comments:

1. We are submitting Site Line Sections to compare the proposed building's effect on neighbor's river views with a 5'-0" front yard setback and a 10'-0" front yard setback. Sheet VP-14 shows the proposed building with a 5'-0" setback – the building matches the height and depth of the existing building. This scheme preserves views over the building for the properties uphill from the site. The view from #13 Division Street is highlighted as an example. The owner of #13 Division gave public comment at the Planning Board meetings discussing view preservation for this project, and expressed strongly how important preserving the view over the proposed building is for him personally and for his property values. Keeping the new building the same height and depth of the existing building at #425 Warburton satisfied this neighbor that his view would be preserved.

Sheet VP-15 shows the proposed building with a 10'-0" setback – the rear wall of the building is set back 5'-0" further than existing building. The same line of site that was preserved with a 5'-0" setback is obstructed in this scheme.

2. We are submitting a map and photographs of neighboring properties on the west side of Warburton Avenue, showing front yard setbacks for each property – see Sheet S-6. Out of 21 properties, only 2 have a front yard setback of 10'-0" or more, the minimum required front yard for the MR-O Zone. The average front yard setback for these 21 properties is 6 ft.
3. Sheet S-6 also indicates existing driveways on the west side of Warburton. Of the 21 properties shown, 6 have actively used driveways. Five of these driveways serve multi-family buildings of 3 units or more. Nearly all existing driveways are less than 10'-0" wide.

Please note that the existing 3-unit zero-lot-line building at 425 Warburton has an actively used 9.5 ft. driveway which serves the unpaved parking on the lot. The proposed 3-unit building will replace this driveway with a 12'-0" wide driveway (16'-0" wide at the entrance). Driveway visibility will be increased with the 5'-0" front yard setback proposed, and safety will

be enhanced with the incorporation of sensors, mirrors and a stop sign at the new driveway (see below).

4. With regard to driveway safety, the vehicle / pedestrian sensors and driveway mirrors shown on the previous submission will remain. In addition, a double-sided stop sign will be installed at the top of the driveway as another safety precaution for cars exiting and entering the driveway. We will bring more information on the sensor devices for the Board's review at the December 7th meeting.

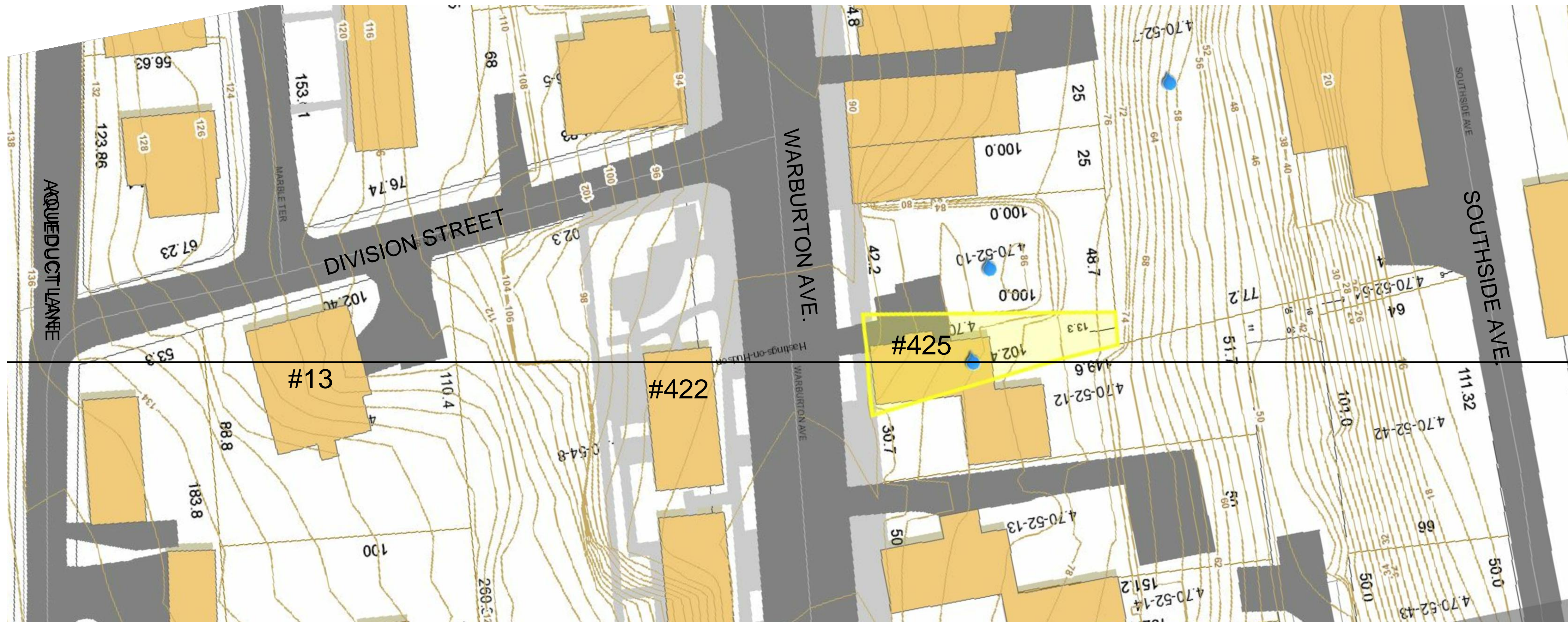
I look forward to presenting these drawings at the Planning Board meeting on December 7th.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" and last name "Griffin" clearly distinguishable.

Christina Griffin AIA LEED AP

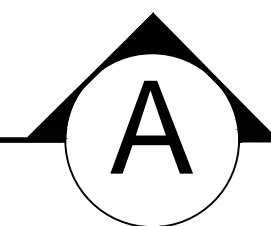
cc: Tabi Realty LLC



AREA MAP

SCALE: NTS

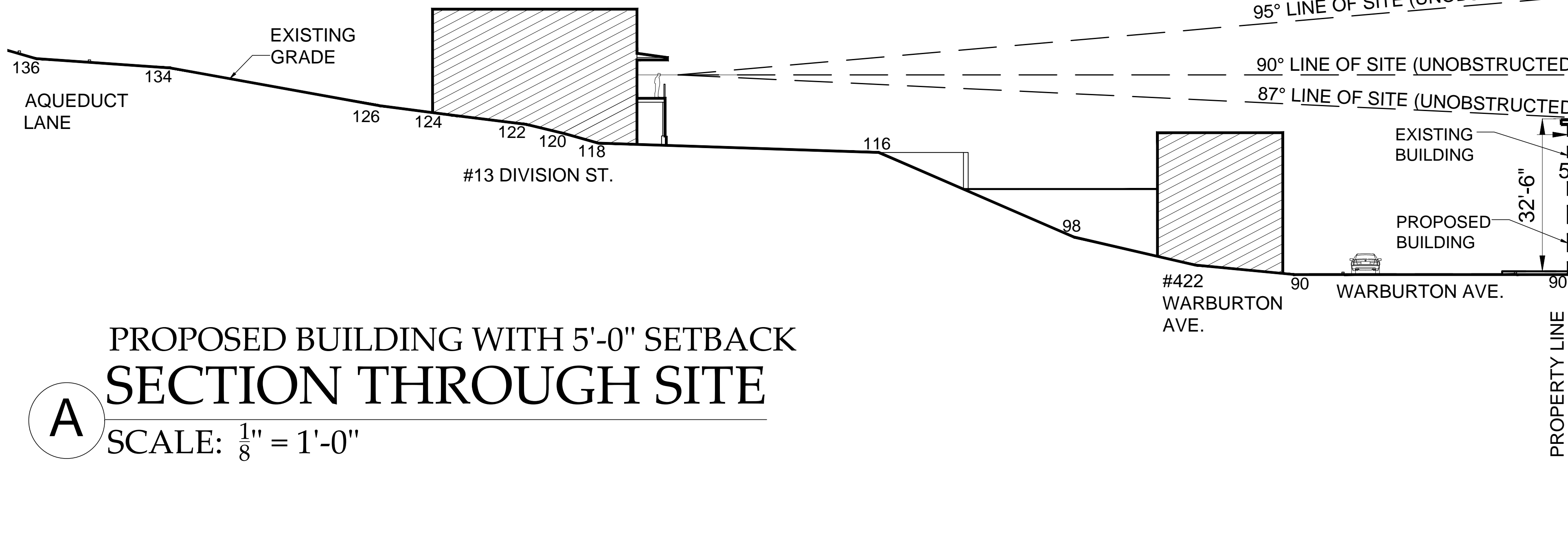
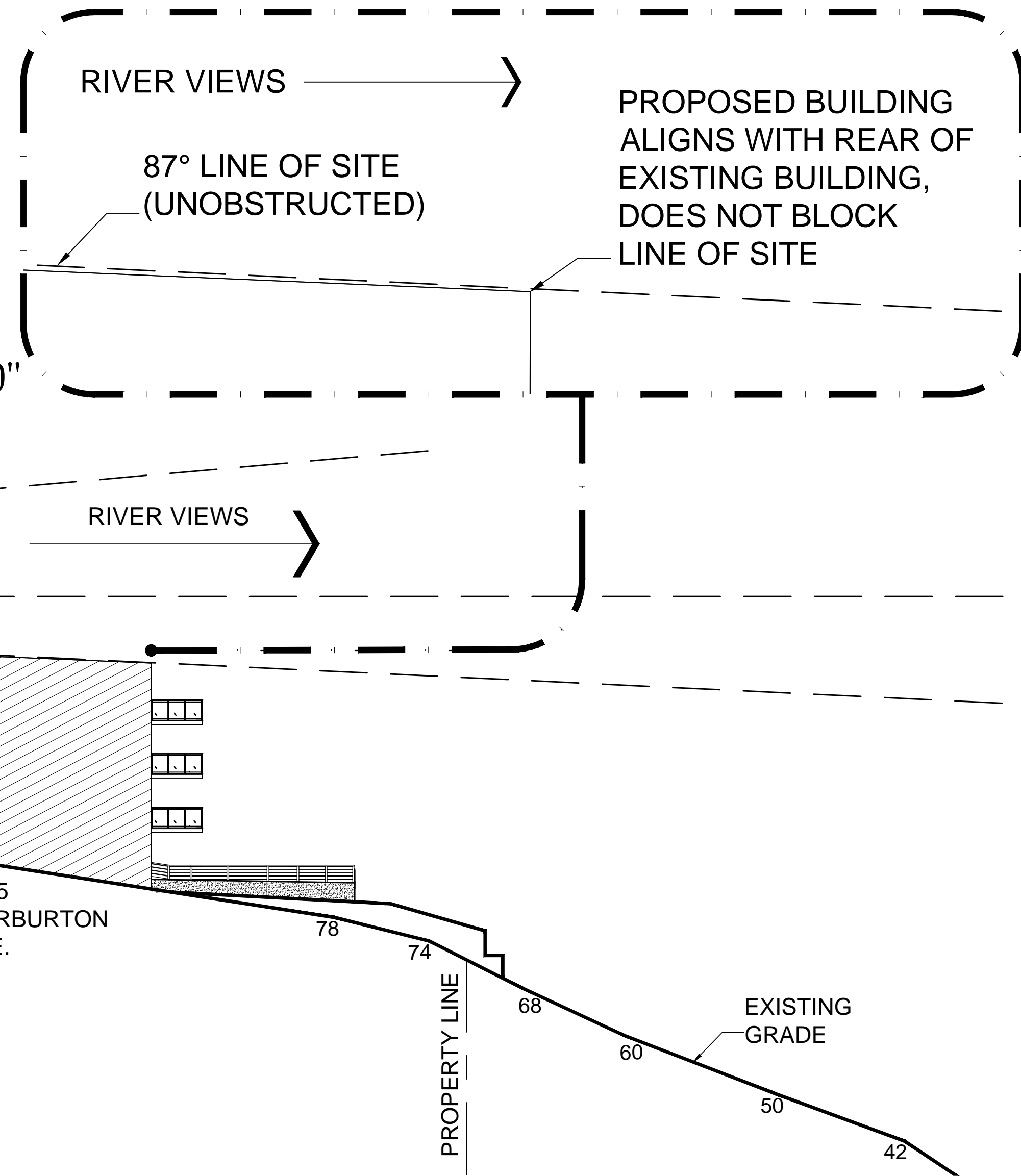
SOURCE:
TOWN OF GREENBURGH GIS



#13 DIVISION ST. -
PORCH VIEW WITH
PROPOSED BUILDING

DETAIL

SCALE: 3/8" = 1'-0"



PROPOSED BUILDING WITH 5'-0" SETBACK
SECTION THROUGH SITE

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

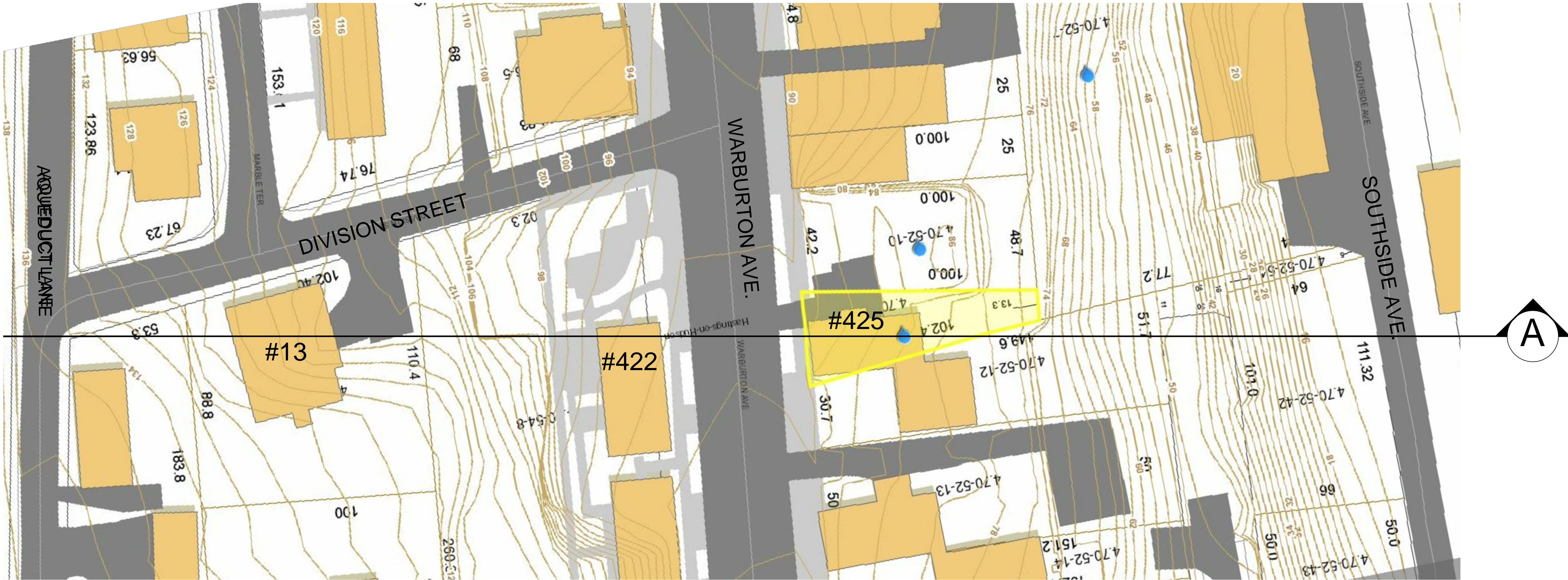
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NEW 3-UNIT RESIDENTIAL BUILDING AT
425 WARBURTON AVENUE
HASTINGS-ON-HUDSON, NY 10706

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VP-14

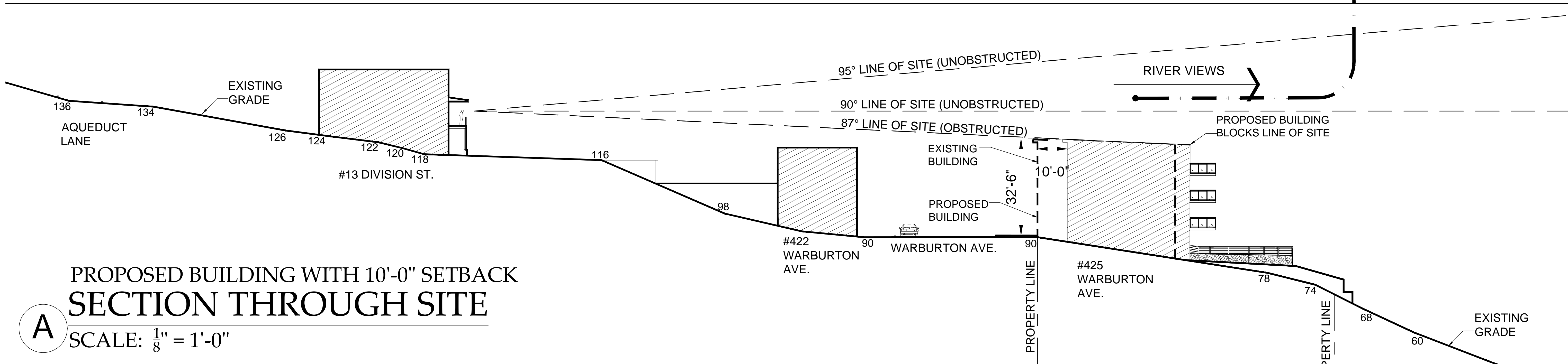
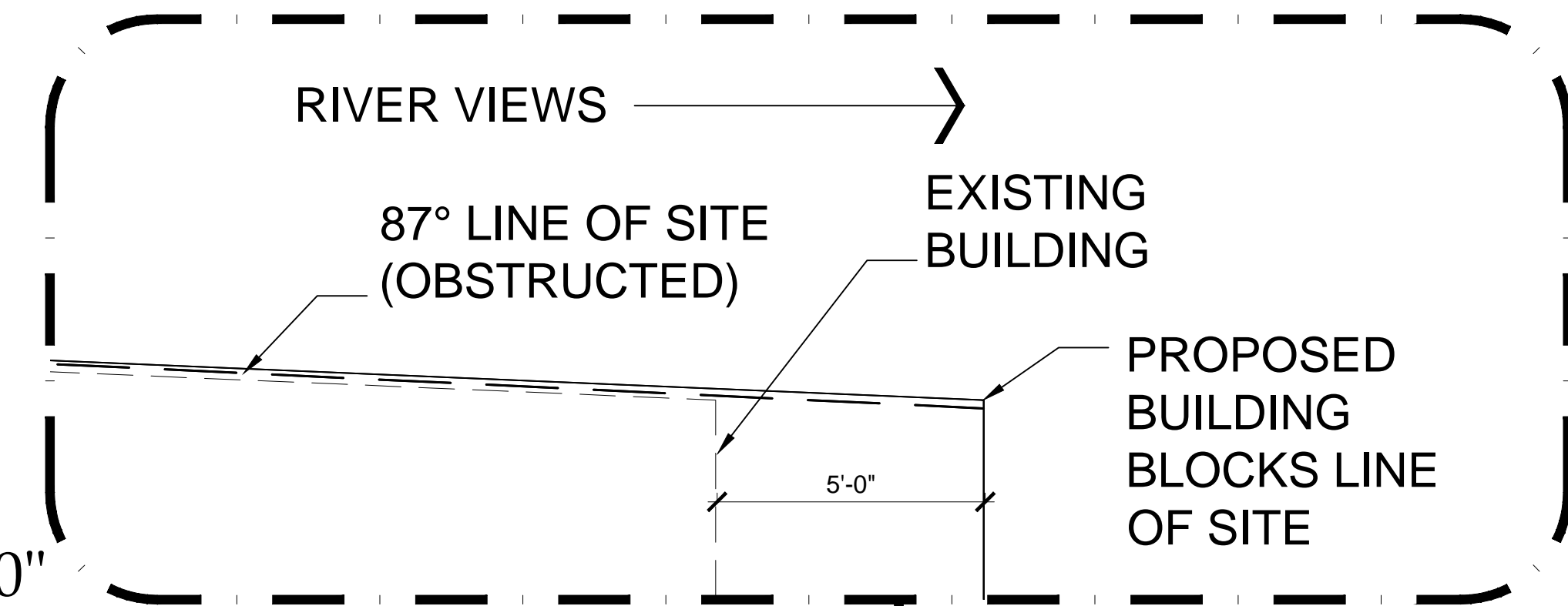


AREA MAP

SCALE: NTS
SOURCE: TOWN OF GREENBURGH GIS

DETAIL

SCALE: 3/8" = 1'-0"



PROPOSED BUILDING WITH 10'-0" SETBACK
SECTION THROUGH SITE

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

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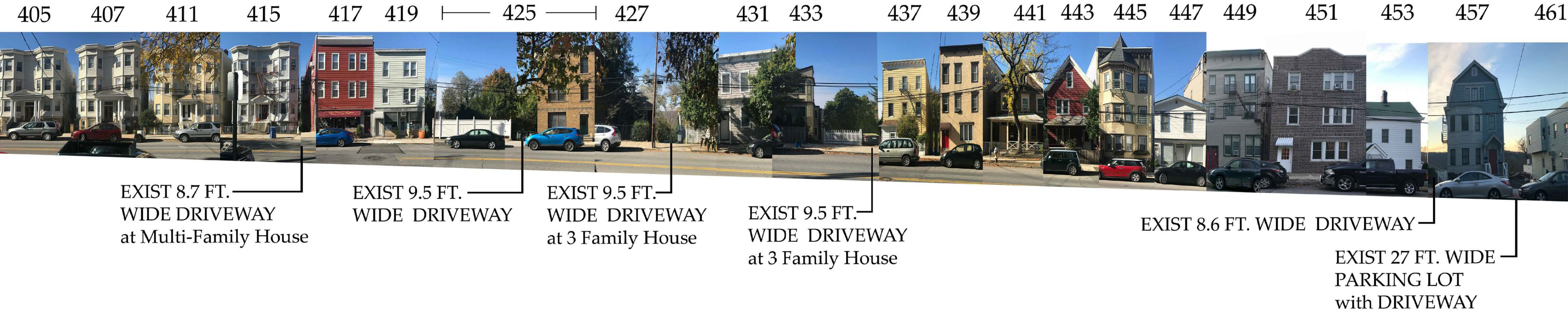
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VP-15

MAP of WEST SIDE of WARBURTON AVENUE SHOWING FRONT YARD SETBACKS



EXISTING DRIVEWAYS on WARBURTON AVENUE



EXISTING DRIVEWAY at 425 WARBURTON AVENUE



SIGHT LINE AT 5 FOOT FRONT YARD SETBACK (View of Sidewalk from Car at 457 Warburton Avenue)



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S-7

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