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■ Also admitted in D.C.
▪ Also admitted in CT
▲ Also admitted in NJ

October 5, 2017

By Hand Delivery

Hon. Matthew Collins
Chairman of the Village of Hastings-on-Hudson Zoning Board of Appeals
and Members of the Zoning Board
Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706

Re: PTG Development, LLC
Application for Area Variance and View Preservation Approval
For the Proposed Townhomes at Woodbank
0 Warburton Avenue (aka Nodine Street) (the "Project"),
Section 4.10, Block 94, Lots 7 & 8 (the "Property" or "Site")

Dear Chairman Collins and Members of the Zoning Board of Appeals:

Our firm, in coordination with the architectural and engineering firms Christina Griffin Architect PC and Cronin Engineering, P.E., P.C., represents PTG Development LLC ("Applicant" or "PTG") in connection with PTG's proposed development of six (6) townhomes at the Property. On September 28, 2017, the Planning Board recommended our Project to your Board for View Preservation Approval.[1] We are therefore pleased to make this submission in support of PTG's application for View Preservation Approval and for an Area Variance in advance of your Board's October 26, 2017 meeting. A list of the enclosed Application materials is annexed hereto as Exhibit A. We submit that the proposed townhomes will not result in an undesirable or adverse impact on the surrounding neighborhood or views of the Hudson River or Palisades.

[1] PTG's Application for Site Plan Approval is still being processed before the Planning Board.

The Property And The Proposed Townhomes

The Property consists of 0.4 acres, located in the Village of Hastings-on-Hudson ("Hastings"), MR-1.5 District, which has a maximum coverage area of fifteen percent (15%). See Village of Hastings-on-Hudson Zoning Code ("Zoning Code") § 295-72. The Property is presently an unmaintained commercial masonry yard containing several dilapidated structures used for storage. PTG, and its owner Lou Brutto, are well-respected in the community and have successfully developed multi-family buildings in the Village, along with other projects. It has been Mr. Brutto's long-time vision to develop this Property in a sensitive, attractive and productive manner. PTG stands ready to restore the Property to residential use and bring it into harmony with the surrounding neighborhood – which is unquestionably predominantly developed with multi-family dwellings.

PTG proposes to develop the Site to create six (6) townhomes with a below-grade parking garage containing twelve (12) parking spaces for resident use. To the south of the Property is an eleven (11) unit apartment building, also owned by Mr. Brutto. Multi-family housing units surround the Property in both the MR-1.5 and MR-0 zones. Of particular relevance to the instant application, these proximate multi-family structures, all within a 150' radius, have coverages ranging from 30% to 93%. Table 1 contains the lot area and coverage percentage of the proposed townhomes and for the properties adjacent to and across the street from the Property. This information reflects the coverage calculations in Sheet VP-2.

Table 1
Coverage of Proposed Townhomes Compared to Neighboring Properties

Property	Proposed Townhomes	#400 Warburton	#390 Warburton	#388 Warburton	#382 Warburton
Lot Area	15,978 sf	5,547 sf	9,300 sf	5,000 sf	5,000 sf
Total Coverage	5,918 sf	5, 179 sf	2,780 sf	1, 586 sf	3,748 sf
Coverage Percentage	37%	93%	30%	32%	75%

Property	#380 Warburton	#378 Warburton	#374 Warburton	#370 Warburton	#376 Nodine
Lot Area	3,000 sf	3,000 sf	3,838 sf	3,800 sf	10,842 sf
Total Coverage	1,586 sf	1,494 sf	2,432 sf	1,253 sf	6,562 sf
Coverage Percentage	53%	50%	63%	33%	61%

In sum, Table 1 graphically illustrates that the pattern of existing development in the immediate neighborhood drastically exceeds the 15% coverage limitation.

Zoning Compliance and Necessary Variance

The proposed Townhomes are designed to be maximally compliant with the Village's zoning requirements, while at the same time functional, marketable and attractive. The Project will provide 9,294 sf of open space. The proposed open space exceeds the minimum 3,000 sf required by the zoning regulations by 6,294 sf, allowing 30 - 42 feet of rear yard along the Old Croton Aqueduct ("OCA"). At the northwestern corner of the Site, where the L-shaped property extends westward 45 feet from the building (33 feet further than the minimum 12-foot front yard setback), a park-like setting has also been provided for the residents.

Despite the fact that the coverage on the properties surrounding the Site range from 30% to 93%, paradoxically the MR-1.5 zone regulations permit a maximum coverage of only 15%. Given the size and shape of the Site and the character of the surrounding community, and after significant modifications to the Site Plan as set forth below, PTG proposes coverage for the Project of 37% (the "Variance"), requiring a coverage variance from your Board to exceed said 15%. Notably, the Project would still have a significantly lower coverage than many of the properties in the immediate vicinity of the Site.

The Requested Variance Would Not Result In A Detriment To The Community

As your Board knows, in determining whether to grant the requested Variance, the Board must engage in a balancing test. New York Village Law provides that:

> In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

N.Y. Village Law§ 7-712-b(3)(b); see also Zoning Code § 295-146(C).

New York Village Law lists five (5) factors for your Board to consider in making its determination:

> (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Id.; see also Zoning Code § 295-146(C). We respectfully submit that the Project satisfies the balancing test under both New York Village Law and the Village Code for the issuance of the requested Variance.

There Would Be No Undesirable Change To The Community

First, granting the Variance would not result in an undesirable change in the character of the neighborhood. The current commercial use of the Property as a masonry yard is an eyesore and inconsistent with the surrounding residential neighborhood and the multi-family zoning designation. The proposed townhomes would bring the Property into conformity with the surrounding residential uses.

The proposed townhomes have proportions, scale, and massing similar to the traditional buildings in the area (See VP-2). See Cassano v. Zoning Bd. of Appeals of Inc. Vill. of Bayville, 263 A.D.2d 506, 507, 693 N.Y.S.2d 621, 622 (2d Dep't 1999) (reversing denial of variance were at least nine existing houses in immediate neighborhood violated zoning requirements). The building is tiered vertically and broken into two parts horizontally with a large open corridor at the center of the building reducing massing and scale. The proposed townhomes have an elevation of 149.99', which is *below* the OCA elevation of 151.4', and thus do not interfere with the views from the OCA to the Hudson River and Palisades.

The townhomes would have an attractive streetscape, with articulated entrances, roof canopies, fences, and sidewalks providing a pedestrian scale. The current undeveloped paper street -- Nodine Street -- would be transformed, with new paving, curbs, and sidewalks. The street improvements also include a new storm drainage system to prevent the dirt and debris that currently runs off of the Site down onto Warburton Avenue during heavy rains. PTG's proposed installation of a water main and fire hydrant on Nodine Street to serve the townhomes would also improve firefighting capabilities for the townhomes and adjacent buildings. The below-grade garage reduces coverage, conceals residents' cars from view, and ensures vehicles are parked on a safe concrete foundation to minimize environmental impacts. Green space and

evergreen trees along the northern property line will also provide privacy buffers between the development and the properties to the west and north. These proposed improvements will not only drastically improve the current condition of the Site, but will also improve the overall character of the neighborhood.

The Desired Benefit Cannot Be Achieved By Feasible Alternatives

Second, PTG has spent significant time, effort, and financial resources minimizing the coverage on the Property. In connection with its application before the Planning Board, PTG engaged the highly regarding (and award winning) local architectural firm, Christina Griffin Architect. Along with Christina Griffin Architect, Cronin Engineering assisted the development to make substantial changes to the Site Plan to reduce coverage, massing and density, and to ensure adequate stormwater safeguards and the protection of the OCA.

PTG has *inter alia* (i) reduced the building elevation by 5.2'; (ii) moved the garage below grade; (iii) reduced the height of the garage, and first and second floors; (iv) reduced the total floor area by 2,629 sf, reducing the marketable square footage of the units for the owner; (v) created a wide separation at the center of the building of 10' at the first and second floors, and 20' at the third floor, with each building section matching the width of neighboring buildings; (vi) pushed the third floor back 15.7' from the front façade so that the third floor is not visible from the street; (vii) reduced the total finished third floor area by 1,435 sf; and (viii) eliminated roof decks at the rear yard.

In adopting these changes, as well as others, PTG was able to reduce the coverage from 47% as initially proposed, to 37%. These changes also allowed PTG to increase the total open space at the Property by 1,458 sf and to eliminate the need for a rear yard setback variance that would have been required under the initial Plan.

Given the size and shape of the Site, the only way to feasibly develop the property necessitates the requested Variance. The unit sizes of the proposed townhomes range from 1,667 sf to 1,791 sf for the two-bedroom units, and 2,006 sf to 2,023 sf for the three-bedroom units. The unit sizes are comparable to unit sizes in the surrounding neighborhood and the current market demand and further reductions would likely render the unit sizes substandard. Table 2 contains the unit size of the proposed townhomes and for nearby multi-family two, three and four-bedroom unit properties.

Table 2

Unite Size of Proposed Townhomes Compared to Nearby Properties

Property	Unit Size	Unit No.	Completion Date
Proposed Townhomes	1,667 – 2,023 sf	Three 2-Bedroom Units Three 3-Bedroom Units	N/A
32-34 Washington	1,570 - 1,996 sf	Two 2-Bedroom Units Three 3-Bedroom Units	[Approved 2016]
7-15 Ridge Street	1,680 - 2,400 sf	Four 3-Bedroom Units	2000
400 Warburton Ave	1,300 - 2,100 sf	One 2-Bedroom Unit Three 3-Bedroom Units	2016
433-435 Warburton Ave	1,550 - 2,100 sf	Two 3-Bedroom Units	2016
491, 491A, 493, & 493A Warburton Ave	2,397 - 3,300 sf	Two 3-Bedroom Units Two 4-Bedroom Units	1999 (approx.)

PTG does not possess a feasible alternative method to reduce coverage without further reducing the marketability of the current units and/or making the project financially unfeasible. See Tanglewood Shopping Ctr. Co., Inc. v. Cianciulli, 224 A.D.2d 432, 637 N.Y.S.2d 756, 757 (2d Dep't 1996) (upholding grant of area variance because record established, *inter alia*, that the irregular size of the buildable area on the subject property rendered other alternatives economically infeasible).

The Requested Variance Is Not Substantial

Third, PTG acknowledges that the Variance would increase coverage from 15% permitted, to 37%. However, we submit that while numerically large, the requested Variance is not substantial when viewed in the context of the surrounding neighborhood and the fact that there will be no negative impact on the character of the neighborhood.

New York courts have held that a zoning board must consider the actual impact a requested variance would have on the surrounding community when evaluating whether a requested variance is so substantial as to warrant denial. Notably, "[s]ubstantiality cannot be judged in the abstract; rather, the totality of relevant circumstances must be evaluated in determining whether the variance sought is, in actuality, a substantial one." Lodge Hotel, Inc. v. Town of Erwin Zoning Bd. of Appeals, 21 Misc. 3d 1120(A), 873 N.Y.S.2d 512 (Sup. Ct. Steuben Cty. Jan. 24, 2007), aff'd, 43 A.D.3d 1447, 843 N.Y.S.2d 744 (4th Dep't 2007); see also Wambold v. Southampton Zoning Bd. of Appeals, 140 A.D.3d 891, 32 N.Y.S.3d 628 (2d Dep't

2016) ("While we agree with the petitioner that the proposed variance was substantial, there was no evidence that the granting of the variance would have an undesirable effect on the character of the neighborhood, adversely impact physical and environmental conditions, or otherwise result in a detriment to the health, safety, and welfare of the neighborhood or community."); Baxter v. The Town of Yorktown Zoning Board of Appeals, 2009 WL 6920100, 8 (Sup. Ct. Westchester Cty. Mar. 18, 2009) ("consideration of percentage deviations alone, without consideration of the impact of such deviations on the surrounding community, is not an adequate indicator of their substantiality . . . 'a small deviation can have a substantial impact or a large deviation can have little or no impact depending upon the circumstances of the variance application.'") citing Aydelott v. Town of Bedford Zoning Bd. of Appeals, 6/25/2003 N.Y.L.J. 21 (col. 4) (Sup Ct. Westchester Cty. Jun. 25, 2003).

In this case, PTG seeks to more than double the allowable coverage. Even if the Board were to find the requested Variance is numerically substantial in the abstract, the Board must evaluate the Project in the context of the surrounding neighborhood and its impact on the community. (See VP-2). Here, the Project will represent a significant improvement on the current use of the Site, is consistent with the character of the surrounding residential neighborhood, and will provide several improvements, including to the roadway, fire safety and drainage that will benefit the surrounding community as a whole. See Easy Home Program v. Trotta, 276 A.D.2d 553, 714 N.Y.S.2d 509, 510 (2d Dept. 2000) (holding that although the requested variance was "arguably, substantial ... there were 11 lots in the immediate neighborhood that did not comply with the lot area zoning requirements and there was no evidence that granting [it] would have an undesirable effect on the character of the neighborhood"). Accordingly, we submit that the proposed Variance is not substantial.

There Will Be No Adverse Impacts On The Environment

Fourth, PTG has submitted a Long Environmental Assessment Form under the New York State Environmental Quality Review Act ("SEQRA") to the Planning Board and on September 28, 2017 the Planning Board declared its intent to act as Lead Agency. We are confident that the Project will result in no significant adverse environmental impacts and, in fact, PTG's proposed drainage and other Project aspects will *improve* conditions at the Site. See, e.g., Wambold, 140 A.D.3d at 893, 32 N.Y.S.3d at 630 (affirming area variances grant because, *inter alia*, there was no evidence that the variance grant would adversely impact physical and environmental conditions). PTG has also committed to taking significant measure to protect the integrity of the OCA during construction. Representatives of Cronin Engineering will testify before your Board about the measures taken to ensure that all potential adverse environmental impacts are adequately addressed and mitigated in accordance with prudent engineering practices.

A Self-Created Hardship Is Not Determinative

Fifth, we submit that the necessity of this variance is a result of the unique size and shape of the Property and the coverage requirement that is inconsistent with the character of the neighborhood, and is not self-created. This condition existed long before PTG owned the Property, and is evidenced by the dilapidated and under-developed condition of the Site. To the

extent your Board considers the alleged hardship concerning coverage to be self-created, however, such a determination does not preclude the granting of the requested Variance. See N.Y. Village Law § 7-712-b(3)(b) ("whether the alleged difficulty was self-created . . . shall not necessarily preclude the granting of the area variance."); see also De Sena v. Bd. of Zoning Appeals of Inc. Vill. of Hempstead, 45 N.Y.2d 105, 408 N.Y.S.2d 14, 15 (1978) ("A finding of self-created hardship normally should not in and of itself justify denial of an application for an area variance"); Sasso v. Osgood, 86 N.Y.2d 374, 633 N.Y.S.2d 259, 265 (1995) (holding the granting of an area variance was proper even when a parcel with a substandard lot size was purchased by an applicant who knew variances would be required). Therefore, while we contend that the harm was not self-created, even if your Board considers the Variance to be self-created, this does not necessitate that the Variance should be rejected.

For the foregoing reasons, under the totality of the circumstances, the benefit to the Applicant if the Variance is issued, as well as to the surrounding community, would easily outweigh any speculative detriments the Project could be argued to pose.

Requested Variance Comparable
To Variances Board Granted in Past

Your Board should also approve the requested Variance because the Board has previously granted at least three applications for area variances for properties that are in or subject to the MR-1.5 zoning district regulations, are in the same residential neighborhood as the Site, and that requested area variances from the prohibitive 15% set forth in the Zoning Code similar to or greater than the Variance requested in the instant application. See Tall Trees Const. Corp. v. Zoning Bd. of Appeals of Town of Huntington, 97 N.Y.2d 86, 94, 761 N.E.2d 565, 571 (2001) ("because the benefit of granting the requested variances to petitioner is great and any detriment to the community and neighborhood is de minimis, and because nearly identical variance applications have been approved in the past, we conclude that the Board acted arbitrarily in failing to grant the requested variances"); Knight v. Amelkin, 68 N.Y.2d 975, 977, 503 N.E.2d 106, 106 (1986) (holding zoning boards of appeal, in exercising a quasi-judicial function, must conform its decisions to agency precedent absent an explanation).

For example, in 2000 the ZBA approved a lot coverage of 31% for 7-20 Ridge Street, which was subject to the MR-1.5 District requirements under a use variance. Similar to this application, almost all residential uses on Ridge Street exceed the required 15% coverage maximum so the request for 31% coverage was consistent with the neighborhood. It was also not economically feasible for the owner to further reduce the number of units.

In 2016, the Board approved coverage of 39.8% for 32-34 Washington Avenue, in the MR-1.5 Zone. In granting the variance, the Board noted that the surrounding properties had substantial lot coverage and the 15% coverage limitation was not representative of the character of the community. The Board considered a density study of 117 properties in the MR-1.5, MR-0 and MR-C zones finding on average these properties had coverage of 45.5%. These 117 properties also surround the Property in the instant application.

In 2012, the Board also approved lot coverage of 36% for 52 Washington Avenue, which is also located in the MR-1.5 zone. As such, the ZBA should grant the instant requested Variance.

The Project Complies With View Preservation

PTG has successfully demonstrated to the Planning Board that the proposed townhomes "cause the least possible obstruction of the view of the Hudson River and the Palisades." Zoning Code § 295-82. On September 28, 2017, the Planning Board referred the Project to the ZBA for View Preservation Approval. To achieve the "least possible obstruction" with views of the Hudson River and Palisades, PTG has *inter alia* (i) reduced the height of the building by 5.2'; (ii) surveyed points at the OCA and neighboring properties to provide the Planning Board with elevations of the OCA trailway, Nodine Street and heights of surrounding buildings; (iii) sloped the third floor roof line to improve site lines from the OCA; (iv) reduced the total finished floor area at the third floor; (v) separated the third floor structure with a 20' wide corridor; (vi) pushed the front wall of the third floor back toward the rear yard; (vii) reduced the height of the garage, and first and second floors; (viii) moved the garage below grade; and (viv) reduced the starting street elevation to 112.6', despite the fact that lowering the building will result in higher costs to the builder due to additional excavation and foundation costs.

To demonstrate the impact of these modifications, PTG constructed a mock-up using poles, ropes, tarps and cable to show the third-floor rear and front walls. PTG also installed ropes and cable to represent the second floor elevation, with horizontal poles (painted orange) representing the outer edges of the second floor. PTG also used spray paint on the ground to show the outline of the third floor (orange paint) and second floor (blue paint). Enclosed are photographs taken from the OCA at eye-level for the average female (4'-11'') before and after the mock-up was constructed at the Site; aerial photographs of the mock-up; and videos taken of the mock-up at the eye level for the average female from both a straight-on and angled view to accurately represent what someone would experience if they were walking on the OCA trail and looked out over the top of the proposed townhomes to the Hudson River and Palisades.

These photographs and videos represent the second iteration of the mock-up, after PTG further reduced the massing and scale of the building at the Planning Board's request. The visual representations demonstrate that the proposed townhomes are *below* the OCA and will not obstruct the view of the Hudson River and Palisades.

Conclusion

Accordingly, PTG respectfully requests that your Board place the Project on its October 26, 2017 agenda for consideration of the requested Variance and View Preservation Approval. We look forward to answering any questions the Board may have at that time. If you have any questions or comments in the meantime, please do not hesitate to contact me or my colleague, Katelyn Ciolino.

Thank you for your consideration.

Respectfully submitted,

ZARIN & STEINMETZ

By: _____
David S. Steinmetz
Katelyn E. Ciolino

DSS/kec
Encls.

cc: PTG Development, LLC (by email)
Charles Minozzi, Jr. (by email)
Linda Whitehead, Esq. (by email)
Christina Griffin (by email)
Jim Annicchiarico (by email)

Exhibit A

List of Application Materials

1. Zoning Board of Appeals Application Form
2. View Preservation Approval Application Requirements Checklist
3. List of Drawings
    a. Title Sheet
    b. Work Zone Plan, dated 9/13/2017 (Sheet SP-2.1)
    c. Section Through Site, Zoning Compliance, dated 10/5/2017 (S-1)
    d. Site Plan, dated 10/5/2017 (S-2)
    e. Steep Slopes Analysis, dated 10/5/2017 (S-3)
    f. Site Lines from Aqueduct – Sections, dated 10/5/2017 (S-5; S-8)
    g. Garage Plan, dated 10/5/2017 (A-1)
    h. First Floor Plan, dated 10/5/2017 (A-2)
    i. Second and Third Floor Plans, dated 10/5/2017 (A-3)
    j. Exterior Elevations, dated 10/5/2017 (A-4)
    k. Exterior Elevations, dated 10/5/2017 (A-5)
    l. View Preservation & Massing Studies, dated 10/5/2017 (VP1 – VP13)
4. Videos of Mock-Up From Old Croton Aqueduct
5. Long Environmental Assessment Form.
6. Flash Drive with Application Materials
7. Application Fee

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for Variance/Interpretation/View Preservation

Case number:..... Date of application: 10-5-17

Property owner: PTG Development LLC

Property address: 0 Warburton Avenue

Name all streets on which the property is located: Nodine Street

Sheet: 4.1000 Block: 94 Lot/Parcel: 7 & 8 Zoning District: MR 1.5

Applicant: PTG Development LLC

Standing of applicant if not owner:

Address: 61 Southside Avenue, Bldg. B, Hastings-on-Hudson, NY 10706

Daytime phone number: 914-423-8814 Fax number:

E-mail address: loubrutto@pacifictransglobal.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*
295-72 E (2)	15% maximum coverage	undeveloped *	37%

*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……

* Pre-existing non-conforming commercial masonry yard with storage sheds.

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

ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	12 FT	N/A	12 FT
REAR	30 FT	N/A	30 FT
SIDE ONE	12 FT	N/A	12 FT
SIDE TWO	13.5 FT	N/A	18.3 FT
TOTAL OF TWO SIDES	25.5 FT	N/A	30.3 FT

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	3	N/A	3
FEET	40 FT	N/A	37.4 FT

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	1,500 SF MIN.	15,978 SF	15,978 SF
BLDG. COVERAGE/ % OF LOT AREA	N/A in MR-1.5	N/A	N/A
DEVELOPMENT COVERAGE / % OF LOT AREA	15%	N/A	37%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Multi-family, Hotels	Commercial - Storage	Multi-family

** 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

- 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:
  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 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 3rd day of October, 2017

Notary Public

EMILY B. MINER
Notary Public, State of New York
No. 02MI6169657
Qualified in Westchester County
Commission Expires June 25, 2019

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
Variance/Interpretation/View Preservation

STATE OF NEW YORK COUNTY OF
WESTCHESTER VILLAGE OF
HASTINGS ON HUDSON

Name : Louis Brutto, being duly sworn, deposes and says that he/~~she resides at~~ owns 0 Warburton Avenue 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 4.100 Block 94 and Lot 7 & 8 of the tax map, and that he/she hereby authorized Christina Griffin Architect PC to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Owner

SWORN TO BEFORE ME THIS 3rd DAY
OF October 20 17

Notary Public

EMILY B. MINER
Notary Public, State of New York
No. 02MI6169657
Qualified in Westchester County
Commission Expires June 25, 2019

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.

TOWNHOMES at WOODBANK

NODINE STREET, HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC

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

GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
2. All construction shall comply fully with the 2015 International Residential Code and 2016 NYS Supplement, 2015 International Energy Conservation Code, local building code, fire department regulations, and all other agencies having jurisdiction over project.
3. Approved stamped set of building plans must be present on site for all inspections.
4. A current Westchester County licensed and insured contractor must be on file with current building permit untill Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued untill a new Westchester County licensed and insured contractor is retained.
5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
6. Licensed electrician to file electrical permit.
7. Licensed plumber to file plumbing permit.
8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
14. All construction sites shall conform to the 2010 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
18. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
20. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
24. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
26. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
28. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
29. New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2010 Energy Conservation Construction Code of New York, prepared by the Architect.
31. If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, data and post the certificate in a conspicuous location on the job site per N1101.5 of the 2010 Resiential Code of New York State and submit an original signed copy for the Building Departments records.
32. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
33. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions , piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
34. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
35. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
    a) Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
    b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
    c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
    d) Final cleaning of all chrome and aluminum metal work.
    e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.
36. Finish materials and paint colors shall be reviewed and approved by the homeowner.
37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

Energy Notes R-Values & U-Factors

2015 International Energy Conservation Code

Climate Zone 4A

	Required	Proposed
Ceiling	R-49	R-38 foam*
Wall	R-20	R-21
Glazing	0.40	0.32
Floor	R-19	R-30

Design Criteria:

5750 Degree Days

15% Maximum Glazing

R402.2.1 CEILINGS WITH ATTIC SPACES

* Installing R-38 over 100% of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.

Certification

I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2015 International Residential Code, and the 2015 International Energy Conservation Code.

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4A	0.35	0.55	0.40	49*	20 OR 13+5[h]
	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
	8/13	19	10/13	10, 2FT	10/13

a. R-VALUE ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FT, WHICHEVER IS LESS.

e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION

i. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

* R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.

R402.2.2 CEILINGS WITHOUT ATTIC SPACES - WHERE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLY SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENT SHALL BE LIMITED TO 500 SQURE FEET OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.

DESIGN REQUIREMENTS for the 2015 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

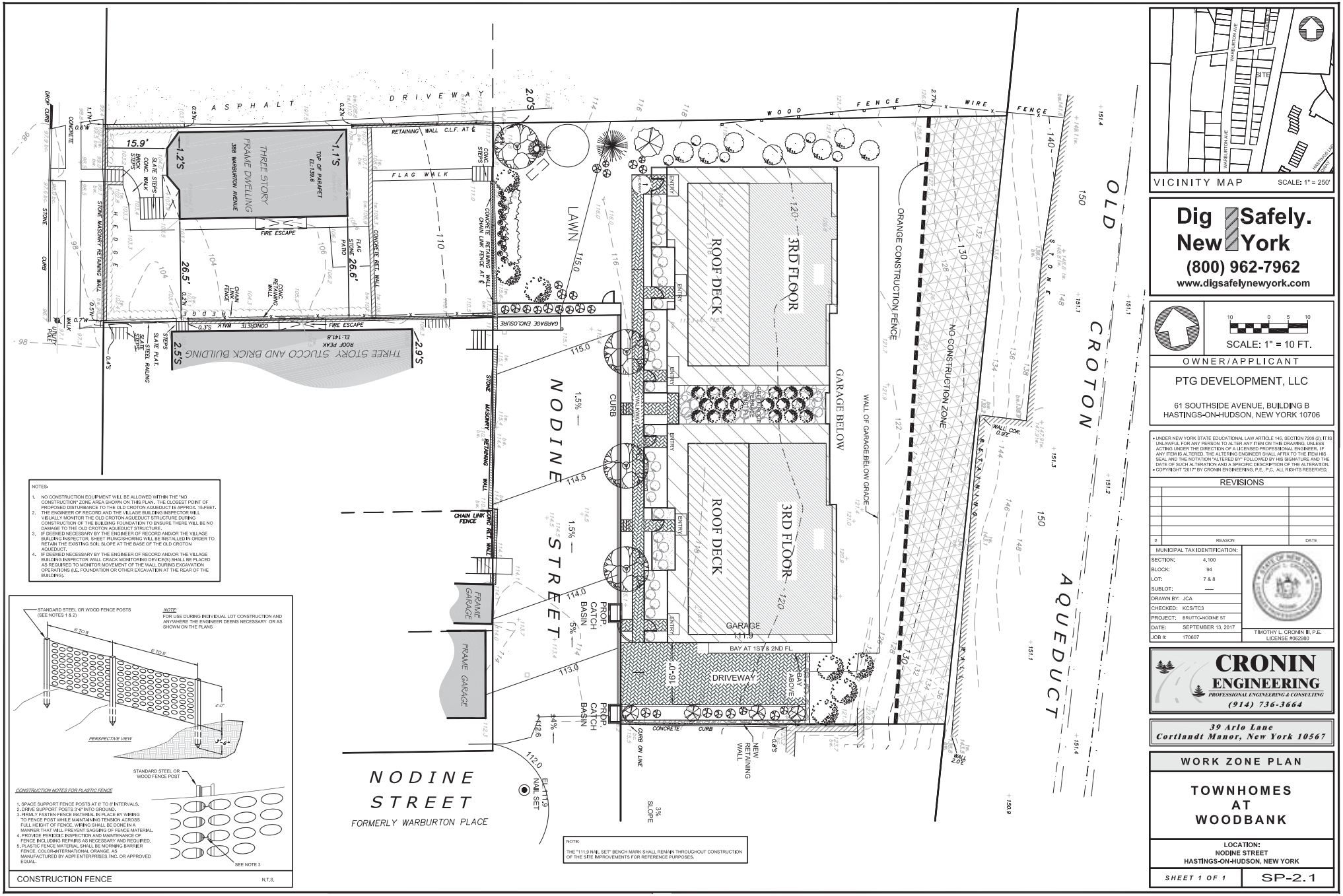
GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	CLIMATE ZONE	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	115-125 MPH	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	N/A	2000	51.6

DATES

PLANNING BOARD SUBMISSION	12-15-16
PLANNING BOARD REVISIONS	1-19-17
PLANNING BOARD SUBMISSION	2-2-17
PLANNING BOARD SUBMISSION	3-1-17
REVISED PLANNING BOARD SUB.	5-4-17
REVISED PLANNING BOARD SUB.	6-1-17
REVISED PLANNING BOARD SUB.	7-6-17
REVISED PLANNING BOARD SUB.	8-3-17
REVISED PLANNING BOARD SUB.	9-14-17
ZONING BOARD SUBMISSION	10-5-17

LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, INSULATION & FENESTRATION REQUIREMENT, CLIMATIC & GEOGRAPHIC CRITERIA, LIST OF DRAWINGS, DATES
SP-2.1	WORK ZONE PLAN
S-1	SECTION THROUGH SITE, ZONING COMPLIANCE
S-2	SITE PLAN
S-3	STEEP SLOPES ANALYSIS
S-5 - S-8	SITE LINES FROM AQUEDUCT - SECTIONS
A-1	GARAGE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND AND THIRD FLOOR PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
VP1 - VP13	VIEW PRESERVATION & MASSING STUDIES



NOTES:

1. NO CONSTRUCTION EQUIPMENT WILL BE ALLOWED WITHIN THE "NO CONSTRUCTION" ZONE AREA SHOWN ON THIS PLAN. THE CLOSEST POINT OF PROPOSED DISTURBANCE TO THE OLD CROTON AQUEDUCT IS APPROX. 15-FEET.
2. THE ENGINEER OF RECORD AND THE VILLAGE BUILDING INSPECTOR WILL VISUALLY MONITOR THE OLD CROTON AQUEDUCT STRUCTURE DURING CONSTRUCTION OF THE BUILDING FOUNDATION TO ENSURE THERE WILL BE NO DAMAGE TO THE OLD CROTON AQUEDUCT STRUCTURE.
3. IF DEEMED NECESSARY BY THE ENGINEER OF RECORD AND/OR THE VILLAGE BUILDING INSPECTOR, SHEET PILING/SHORING WILL BE INSTALLED IN ORDER TO RETAIN THE EXISTING SOIL SLOPE AT THE BASE OF THE OLD CROTON AQUEDUCT.
4. IF DEEMED NECESSARY BY THE ENGINEER OF RECORD AND/OR THE VILLAGE BUILDING INSPECTOR WALL CRACK MONITORING DEVICE(S) SHALL BE PLACED AS REQUIRED TO MONITOR MOVEMENT OF THE WALL DURING EXCAVATION OPERATIONS (I.E. FOUNDATION OR OTHER EXCAVATION AT THE REAR OF THE BUILDING).

CONSTRUCTION FENCE N.T.S.

NOTE:
THE "111.9 NAIL SET" BENCH MARK SHALL REMAIN THROUGHOUT CONSTRUCTION OF THE SITE IMPROVEMENTS FOR REFERENCE PURPOSES.

Dig Safely. New York
(800) 962-7962
www.digsafelynewyork.com

SCALE: 1" = 10 FT.

OWNER/APPLICANT

PTG DEVELOPMENT, LLC

61 SOUTHSIDE AVENUE, BUILDING B
HASTINGS-ON-HUDSON, NEW YORK 10706

REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	4,100
BLOCK:	94
LOT:	7 & 8
SUBLOT:	—
DRAWN BY:	JCA
CHECKED:	KCS/TCS
PROJECT:	BRUTTO-NODINE ST
DATE:	SEPTEMBER 13, 2017
JOB #:	170607

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

WORK ZONE PLAN

TOWNHOMES AT WOODBANK

LOCATION:
NODINE STREET
HASTINGS-ON-HUDSON, NEW YORK

SHEET 1 OF 1 | SP-2.1

COVERAGE CALCULATIONS	
LOT AREA	15,978 SF / 0.40 AC
WALLS	+/- 70 SF (TO BE DETERMINED)
SIDEWALKS	555 SF
DRIVEWAY (OVER 960 SF) TOTAL DRIVEWAY AREA IS 766 SF	NOT INCLUDED
PRINCIPAL BUILDING FOOTPRINT	5,293 SF
TOTAL COVERAGE	5,918 SF (37%)

SIDE 1 YARD CALCULATION
15.6 FT = WALL HT. FROM AVG. EXIST. GRADE

15.6 / 2 = 7.8 FT
(MIN. 12'-0" REQUIRED SIDE YARD SETBACK)

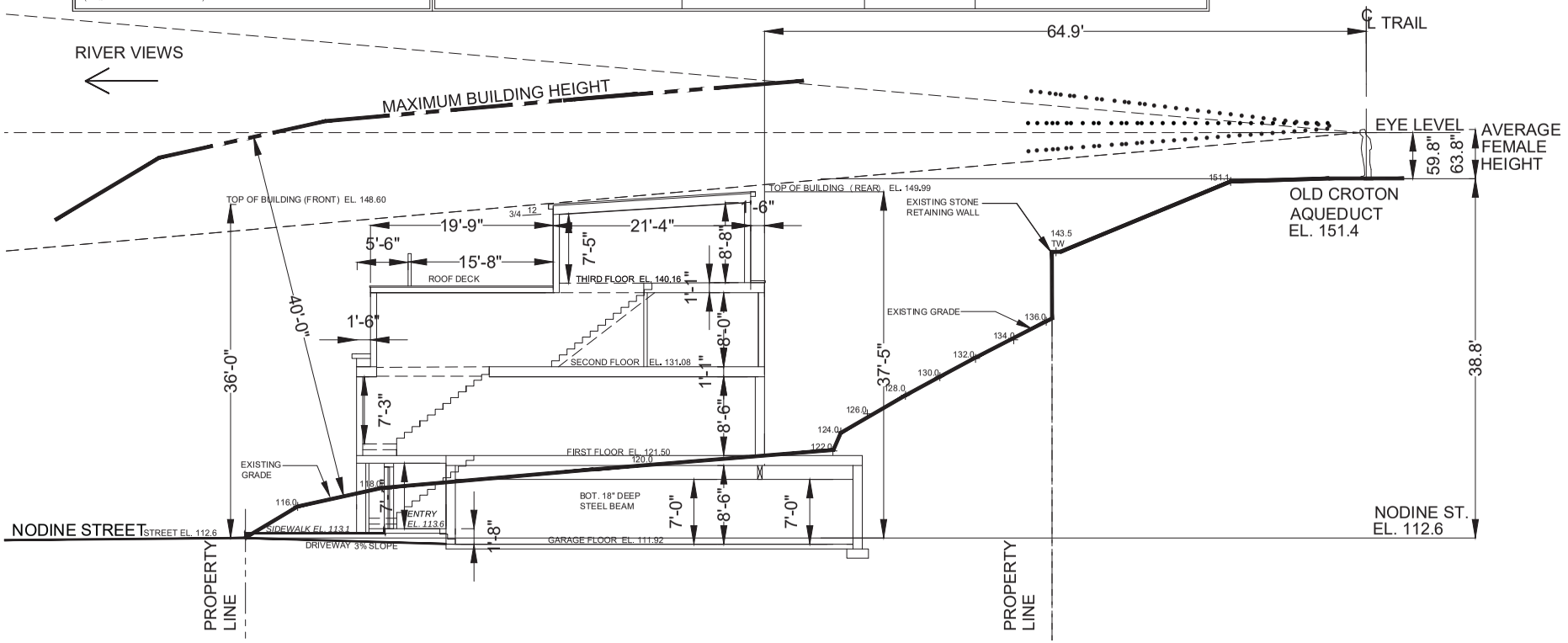
SIDE 2 YARD CALCULATION
27.0 FT = WALL HT. FROM AVG. EXIST. GRADE

27.0 / 2 =13.5 FT
(REQUIRED SIDE YARD SETBACK)

FRONT YARD CALCULATION
21.8 FT = WALL HT. FROM AVG. EXIST. GRADE

21.8 / 2 = 10.9 FT
(MIN. 12'-0" REQUIRED FRONT YARD SETBACK)

TABLE of ZONING DATA	ZONING DISTRICT: MR 1.5	TAX DESIGNATION: SECTION 4.1000, BLOCK 94, LOTS 7 & 8	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	1,500 SF / .034 AC	15,978 SF / 0.4 AC	15,978 SF / 0.4 AC
NUMBER OF DWELLING UNITS	10	0	6
MINIMUM LOT AREA PER DWELLING UNIT (DENSITY)	1,500 SF PER UNIT	N/A	2,663 SF PER UNIT
MAXIMUM COVERAGE	15% / 2,397 SF	N/A	37% / 5,918 SF **VARIANCE REQUIRED**
MINIMUM LOT WIDTH FRONTAGE	50 FT	105.6 FT	105.6 FT
MAXIMUM BUILDING LENGTH	160 FT	N/A	1256 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	N/A	3 STORIES / 37.4 FT (36.0 FT AT FRONT OF BLDG.)
MAXIMUM DRIVEWAY SLOPE	3% W/I 30 FT OF PROPERTY LINE	N/A	3%
MAXIMUM CURB CUT	24.0 FT	N/A	16.0 FT
FRONT YARD SETBACK	12 FT	N/A	12.0 FT
REAR YARD SETBACK	30.0 FT	N/A	30.0 FT
SIDE ONE	12.0 FT	N/A	12.0 FT
SIDE TWO	13.5 FT	N/A	18.3 FT
TOTAL OF TWO SIDES	25.5 FT	N/A	30.3 FT
FRONT PARKING SETBACK	10 FT	N/A	12.0 FT (TO GARAGE)
REAR PARKING SETBACK	5 FT	N/A	30.0 FT (TO GARAGE ABOVE GRADE)
SIDE PARKING SETBACK	5 FT	N/A	18.3 FT (TO GARAGE)
PARKING SUMMARY - TOTAL SPACES PROVIDED	12 SPACES	N/A	12 SPACES
OPEN SPACE	3,000 SF PER ZONING CODE (295-71A), OPEN SPACE IS CALCULATED 200 SF FOR EACH BEDROOM. (6) TOWNHOUSES: (3) 3-BEDROOM UNITS + (3) 2-BEDROOM UNITS = 15 BEDROOMS X 200 = 3000 SF	+/-13,402 SF	9,294 SF



A BUILDING SECTION

SCALE: $\frac{3}{16}$" = 1'-0"

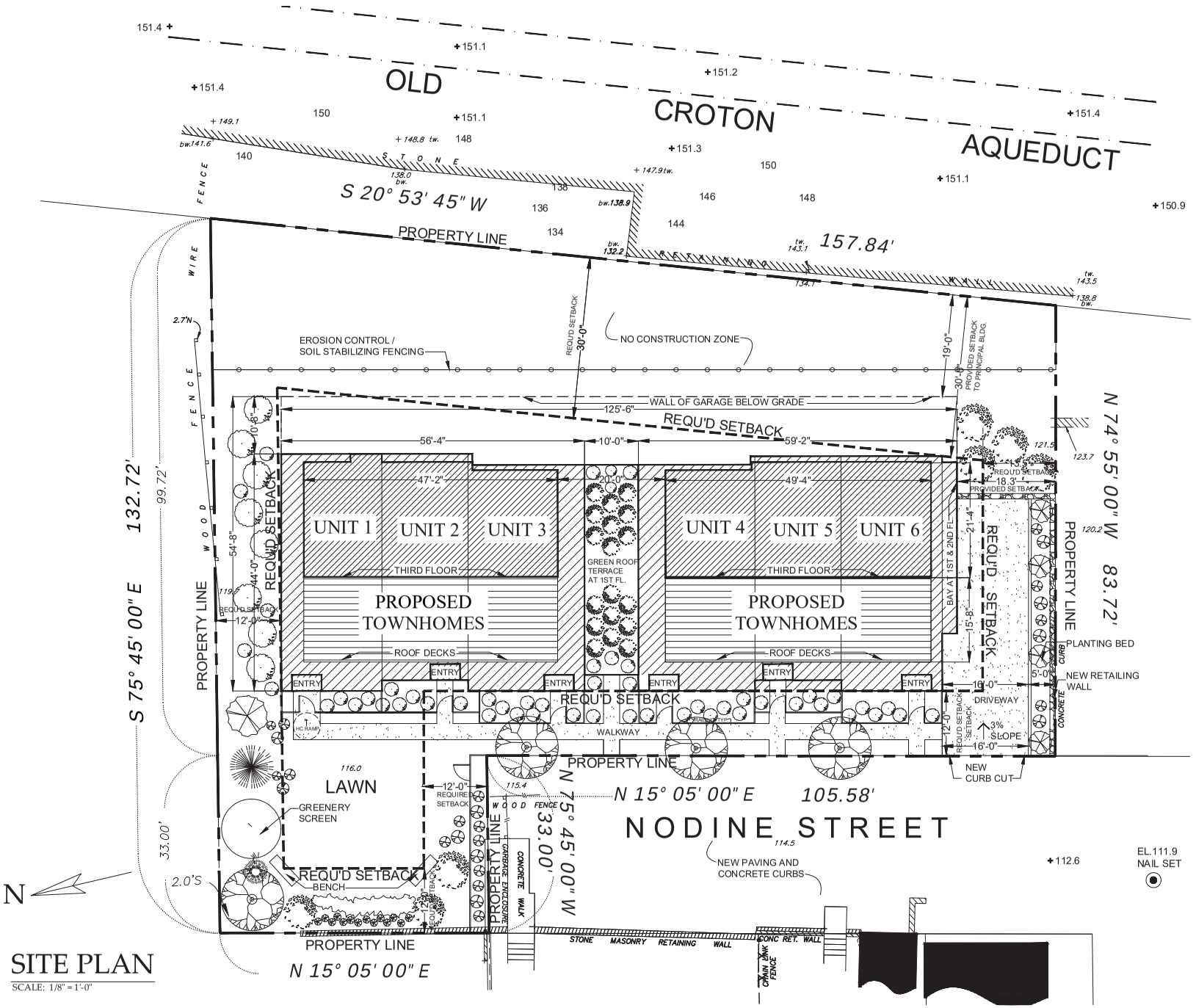
TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Date	
PLANNING BOARD SUBMISSION	12.15.16
PLANNING BOARD SUBMISSION	2.9.17
ZONING BOARD SUBMISSION	3.1.17
REVISED PLANNING BOARD SUB.	5.4.17
REVISED PLANNING BOARD SUB.	6.5.17
ZONING BOARD SUBMISSION	10.6.17

Drawing Title: SITE PLAN
Scale: AS SHOWN

S-1



SITE PLAN

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

TOWNHOMES at WOODBANK

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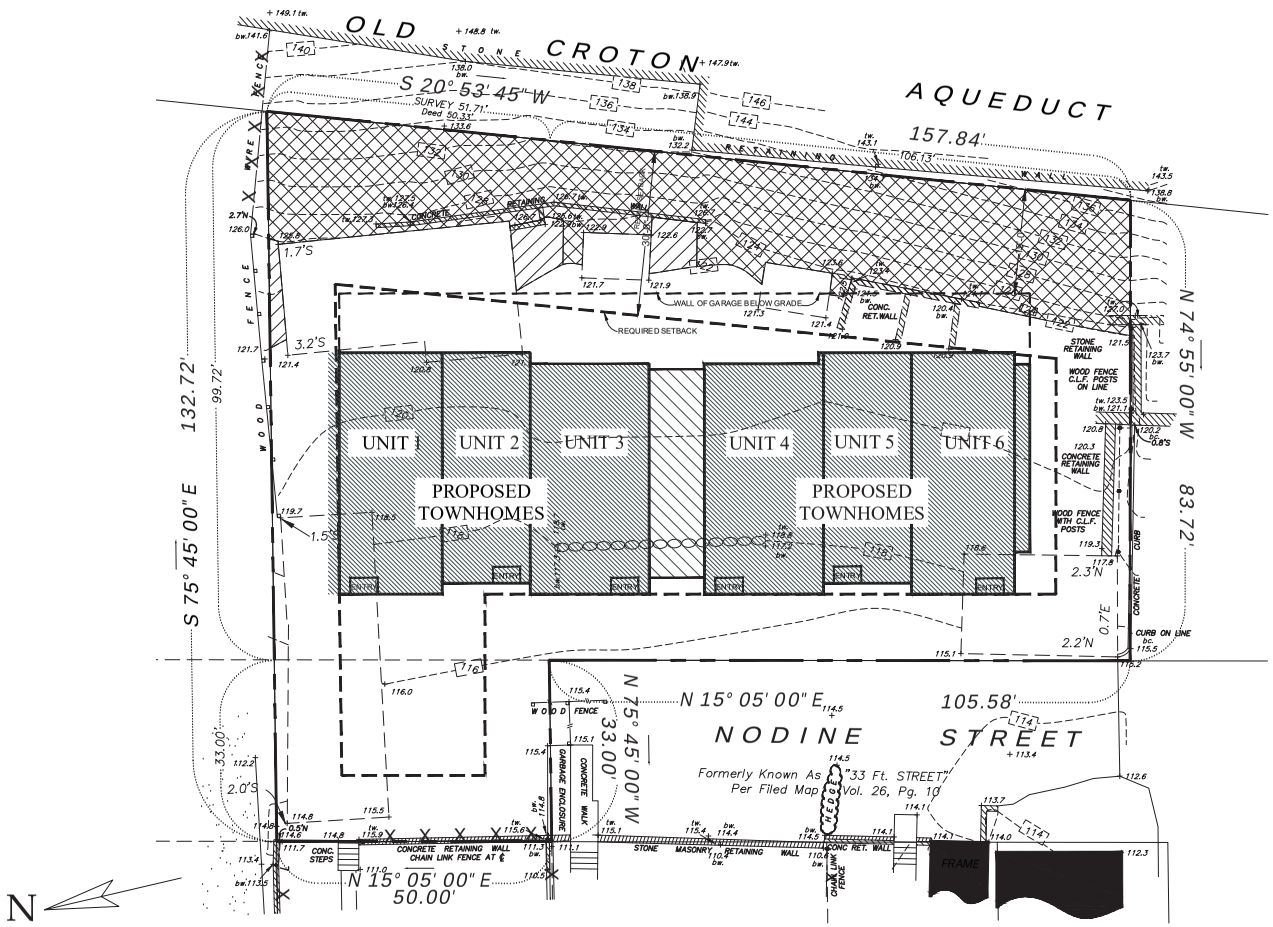
Date	
PLANNING BOARD SUBMISSION	12-15-16
PLANNING BOARD SUBMISSION	3-14-17
ZONING BOARD SUBMISSION	3-14-17
Drawing Title: SITE PLAN	
REVISED PLANNING BOARD SUB.	5-4-17
REVISED PLANNING BOARD SUB.	6-5-17
REVISED PLANNING BOARD SUB.	6-14-17
REVISED PLANNING BOARD SUB.	8-14-17
ZONING BOARD SUBMISSION	10-5-17
Scale: AS SHOWN	

S-2



STEEP SLOPES ANALYSIS

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

STEEP SLOPE ANALYSIS	15%-25% 216 SF	<25% 3,062 SF
MAXIMUM SQUARE FOOTAGE OF DEVELOPMENT AND DISTURBANCE ALLOWED	35%=75.6 SF	25%=765.5 SF
PROPOSED SQUARE FOOTAGE OF DISTURBANCE (5'-0" ASSUMED DISTURBANCE BUFFER)	30 SF	250 SF

Restrictions on steep slope disturbances.

A. For any lot that contains a slope in excess of 15% but not greater than 25%, not more than a total of 35% of such steep slope shall be:

(1) Developed;

(2) Paved;

(3) Regraded; or

(4) Stripped of vegetation without appropriate measures to prevent erosion.

B. For any lot that contains a slope in excess of 25%, not more than a total of 25% of such steep slope shall be:

(1) Developed;

(2) Paved;

(3) Regraded; or

(4) Stripped of vegetation without appropriate measures to prevent erosion.

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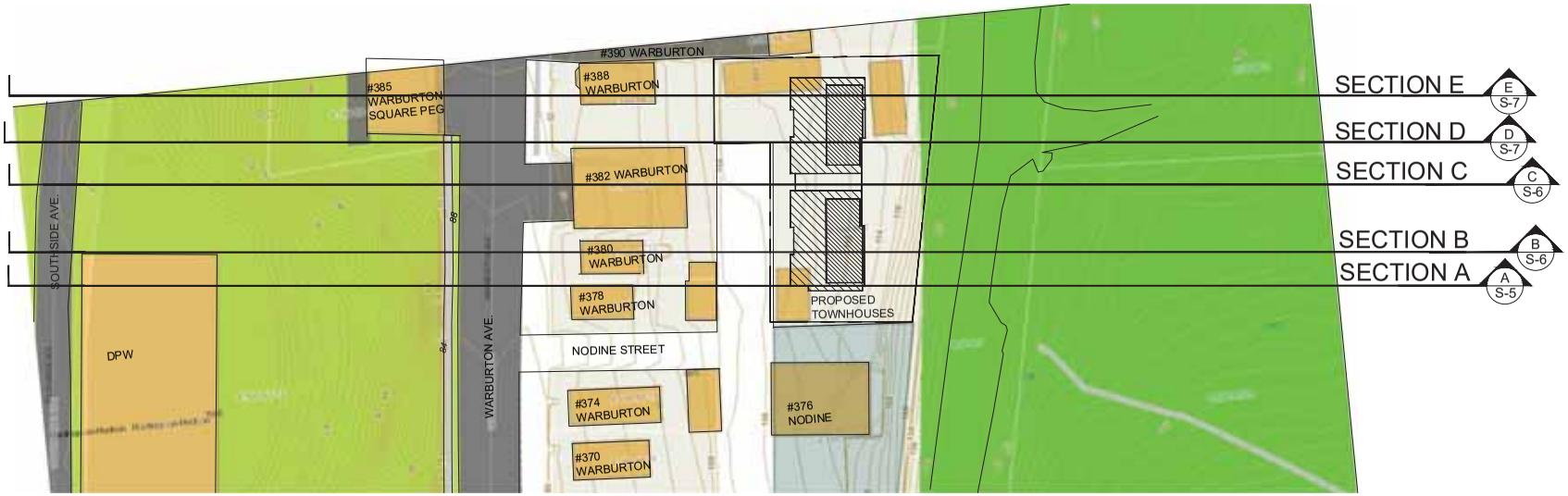
Date
PLANNING BOARD SUBMISSION 2-3-17
PLANNING BOARD SUBMISSION 4-7-17
REVISED PLANNING BOARD SUB. 5-5-17
ZONING BOARD SUBMISSION 10-5-17

Drawing Title
STEEP SLOPES

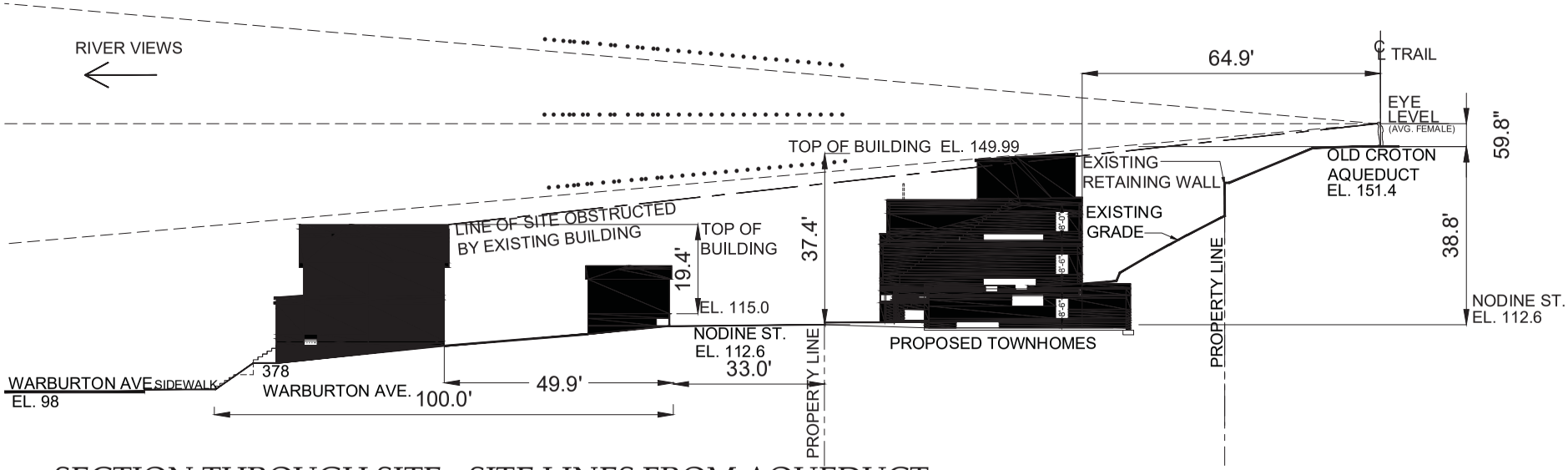
Scale:
AS SHOWN

S-3



AREA MAP

SCALE: $\frac{1}{32}$" = 1'-0"



A SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT

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

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Date	
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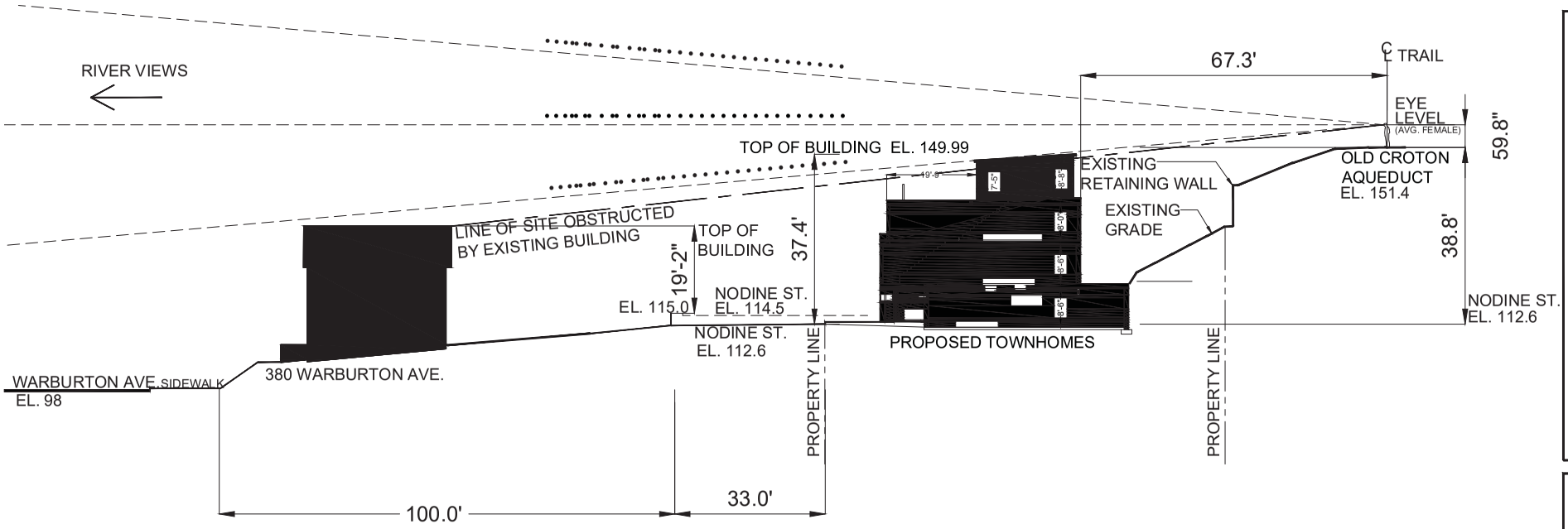
REVISED PLANNING BOARD SUB.	6.5.17
PLANNING BOARD SUBMISSION	7.5.17
REVISED PLANNING BOARD SUB.	7.5.17
BOARD BOARD SUBMISSION	10.6.17

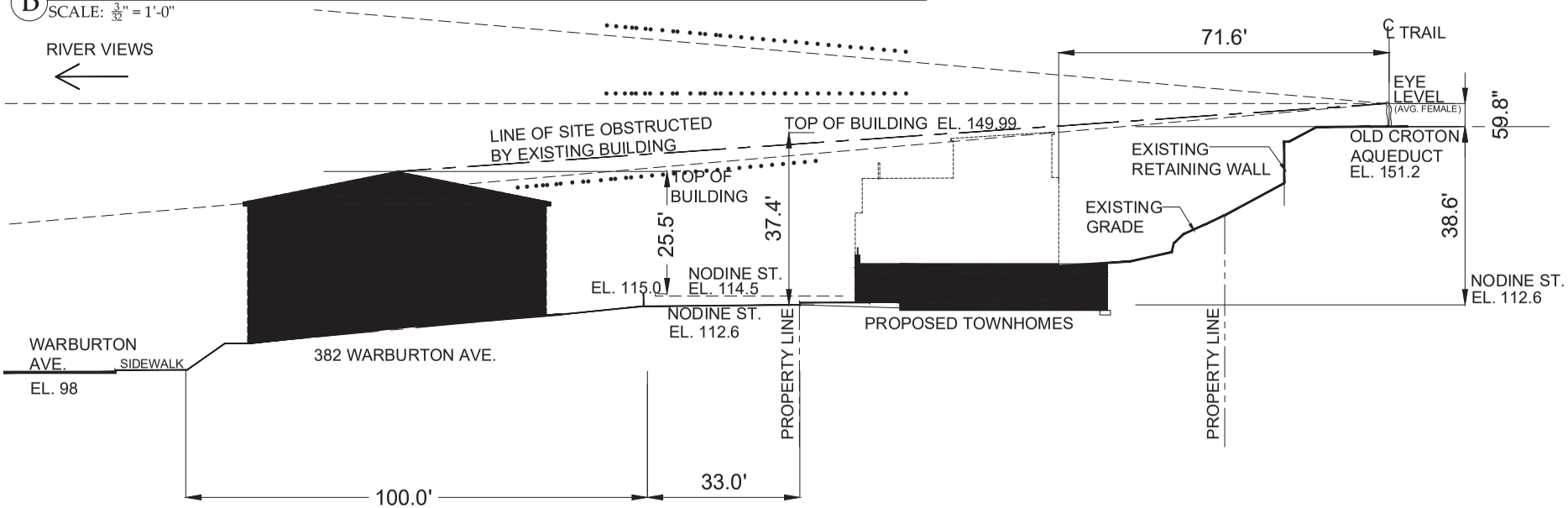
Drawing Title: SITE PLAN
Scale: AS SHOWN

S-5



B SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT

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



C SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT

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

TOWNHOMES at WOODBANK

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Date	
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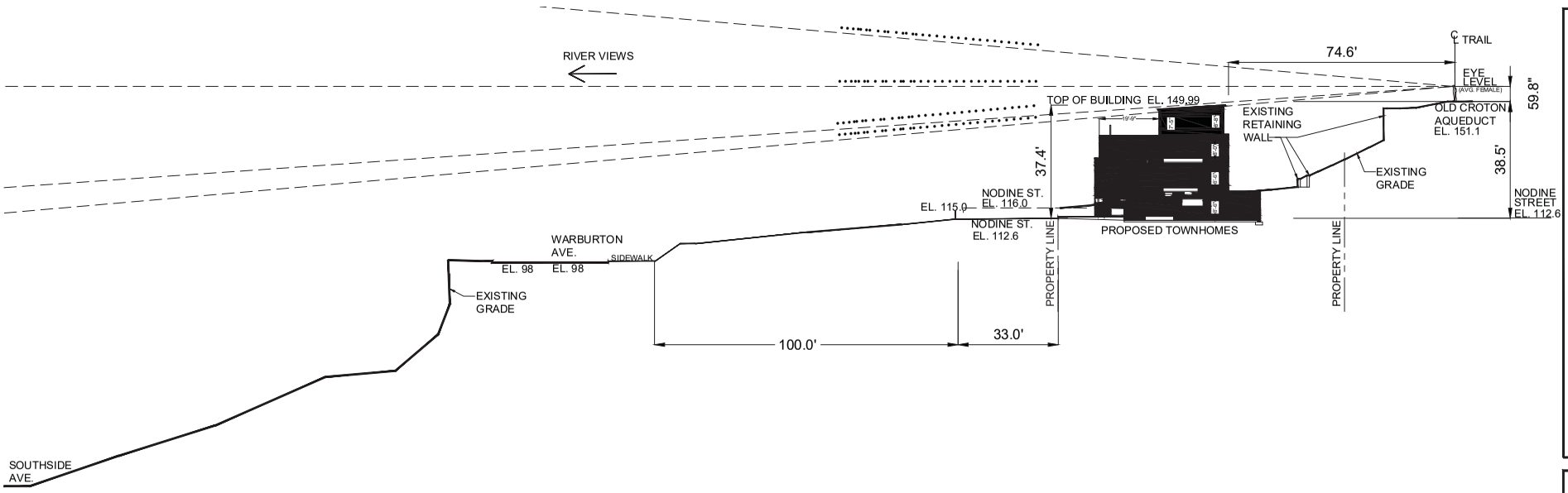
PLANNING BOARDS SUBMISSION	3.1.17
REVISED PLANNING BOARDS SUB.	5.1.17
REVISED PLANNING BOARDS SUB.	7.5.17
REVISED PLANNING BOARDS SUB.	7.5.17
BOARD BOARDS SUBMISSION	10.6.17

Drawing Title: SITE PLAN

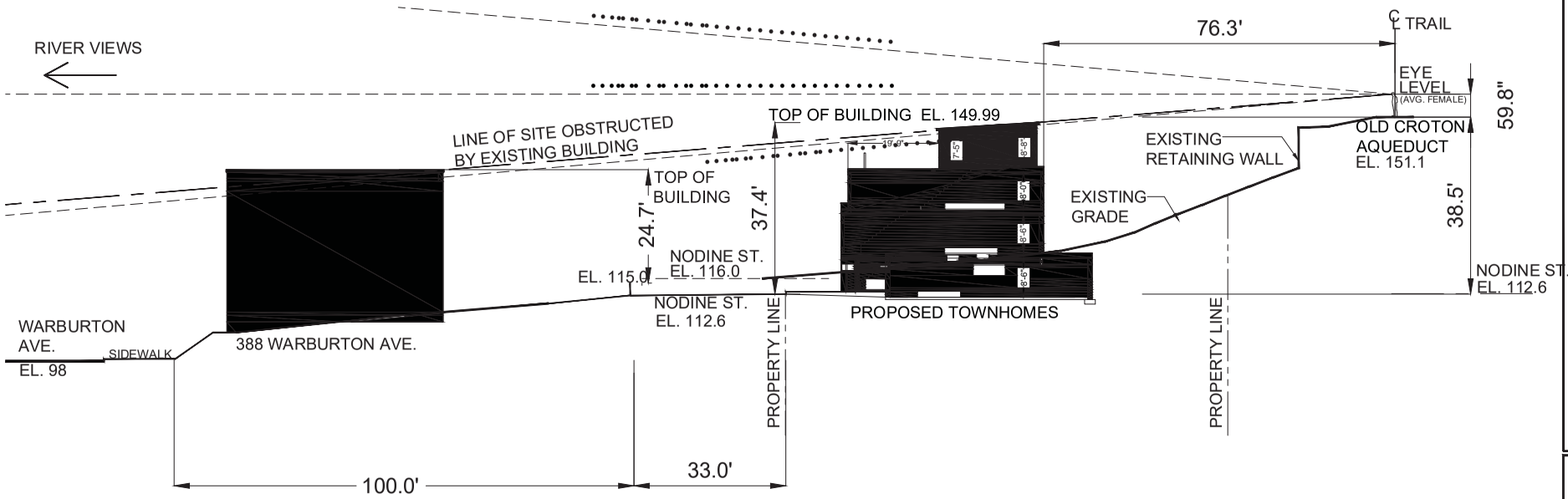
Scale: AS SHOWN

S-6



D SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT

SCALE: $\frac{1}{16}$" = 1'-0"



E SECTION THROUGH SITE - SITE LINES FROM AQUEDUCT

SCALE: $\frac{1}{16}$" = 1'-0"

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Date	
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PLANNING BOARD RESUBMISSION	3-1-17
PLANNING BOARD SUBMISSION	3-1-17
REVISED PLANNING BOARD SUB.	5-1-17
REVISED PLANNING BOARD SUB.	7-5-17
PLANNING BOARD SUBMISSION	10-5-17

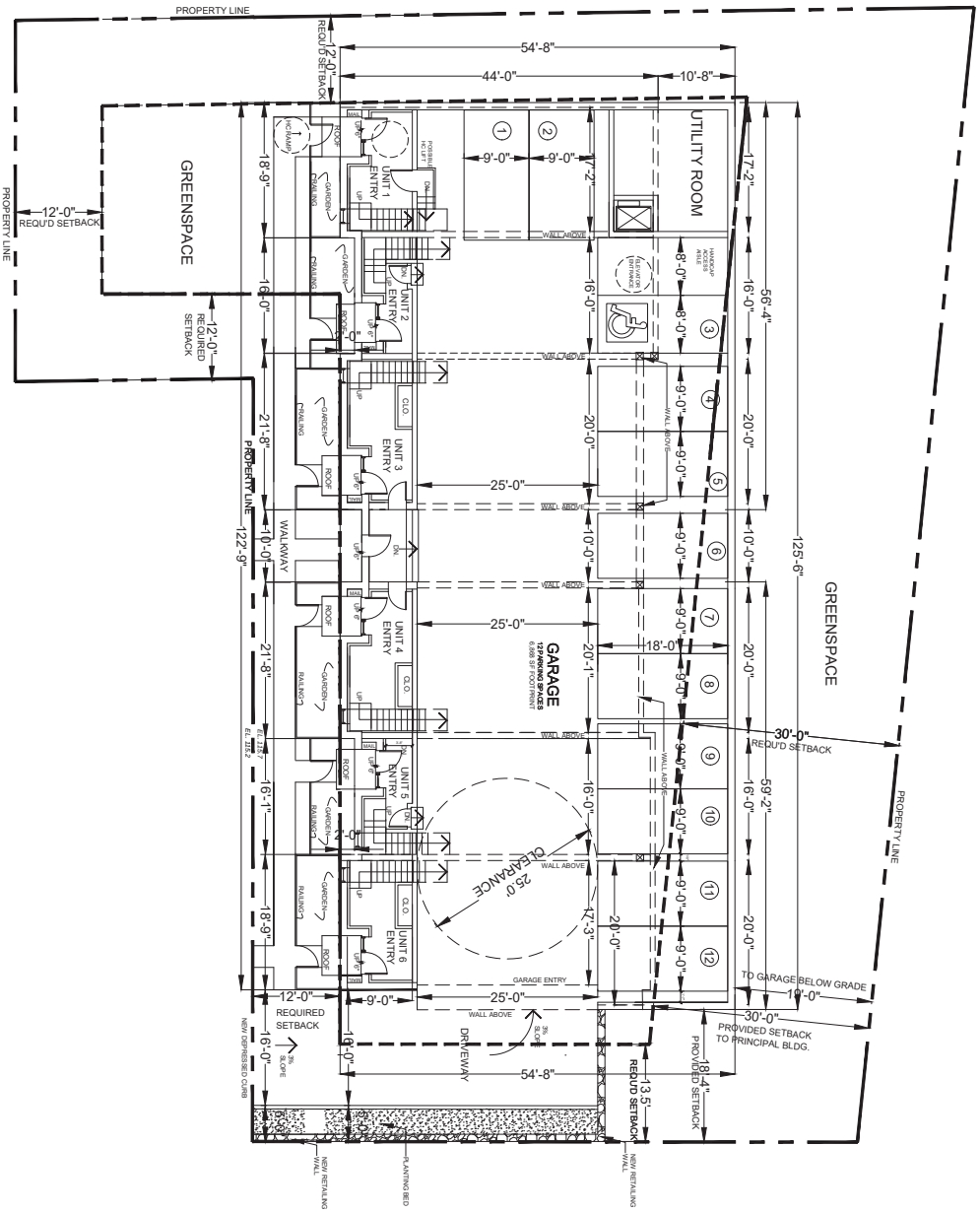
Drawing Title: SITE PLAN

Scale: AS SHOWN

S-7

GARAGE PLAN

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



A-1

Drawing Title: GARAGE PLAN

Scale: AS SHOWN

Date	
PLANNING BOARD SUBMISSION	12-15-16
PLANNING BOARD SUBMISSION	2-2-17
PLANNING BOARD SUBMISSION	3-1-17
REVISIONS	4-17-17
REVISED PLANNING BOARD SUB.	5-4-17
9-5-17	
REVISED PLANNING BOARD SUB.	9-14-17
ZONING BOARD SUBMISSION	10-5-17

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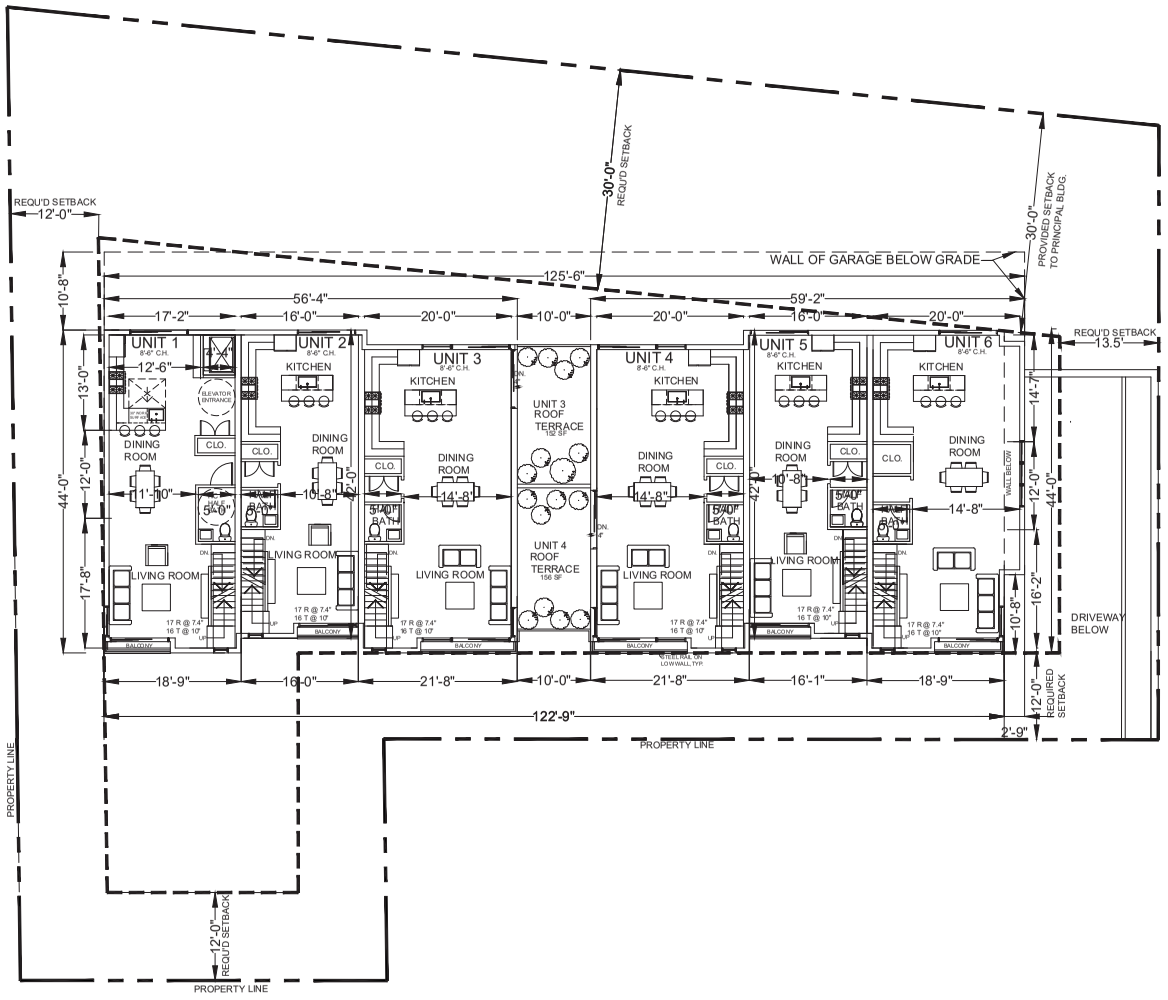
www.christinagriffinarchitect.com

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706



FIRST FLOOR PLAN

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

FIN. FLOOR AREA CALCULATIONS

	ENTRY	1ST FL.	2ND FL.	3RD FL.	TOTAL FIN. FLOOR AREA
UNIT 1	120 SF	721 SF	683 SF	267 SF	1,791 SF
UNIT 2	82 SF	638 SF	627 SF	320 SF	1,667 SF
UNIT 3	148 SF	796 SF	784 SF	278 SF	2,006 SF
UNIT 4	148 SF	796 SF	784 SF	278 SF	2,006 SF
UNIT 5	82 SF	638 SF	627 SF	320 SF	1,667 SF
UNIT 6	122 SF	806 SF	795 SF	300 SF	2,023 SF
TOTAL FINISHED FLOOR AREA					11,160 SF

TOWNHOMES at WOODBANK

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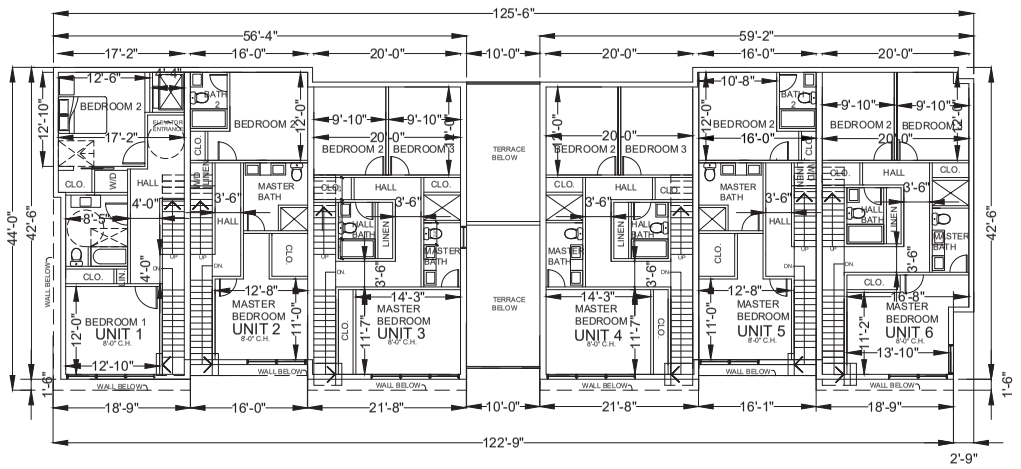
Date
PLANNING BOARD SUBMISSION 12-15-16
PLANNING BOARD SUBMISSION 2-21-17
PLANNING BOARD SUBMISSION 3-1-17
REVISED PLANNING BOARD SUB. 5-4-17
5-5-17
REVISED PLANNING BOARD SUB. 5-14-17
ZONING BOARD SUBMISSION 10-5-17

Drawing Title

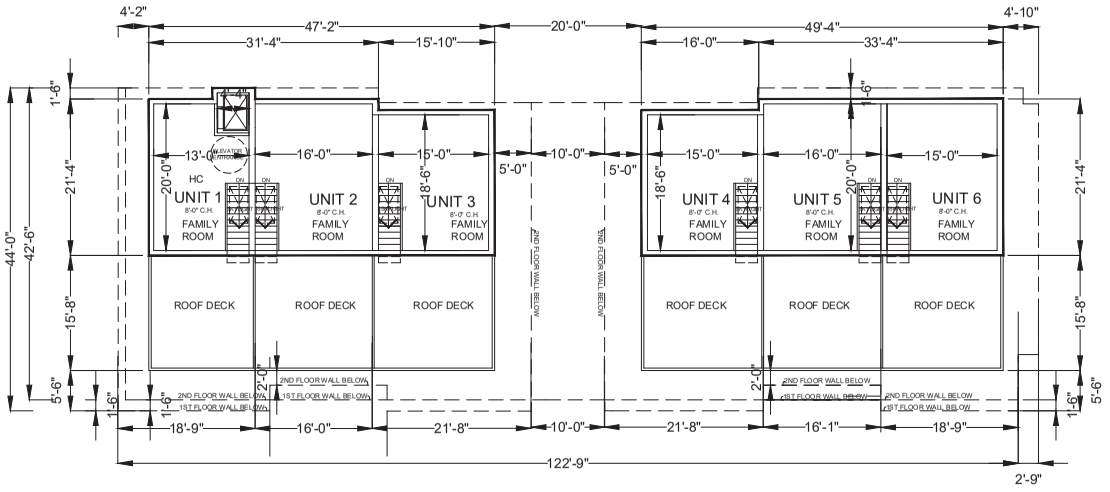
Scale: AS SHOWN

A-2



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

TOWNHOMES at WOODBANK

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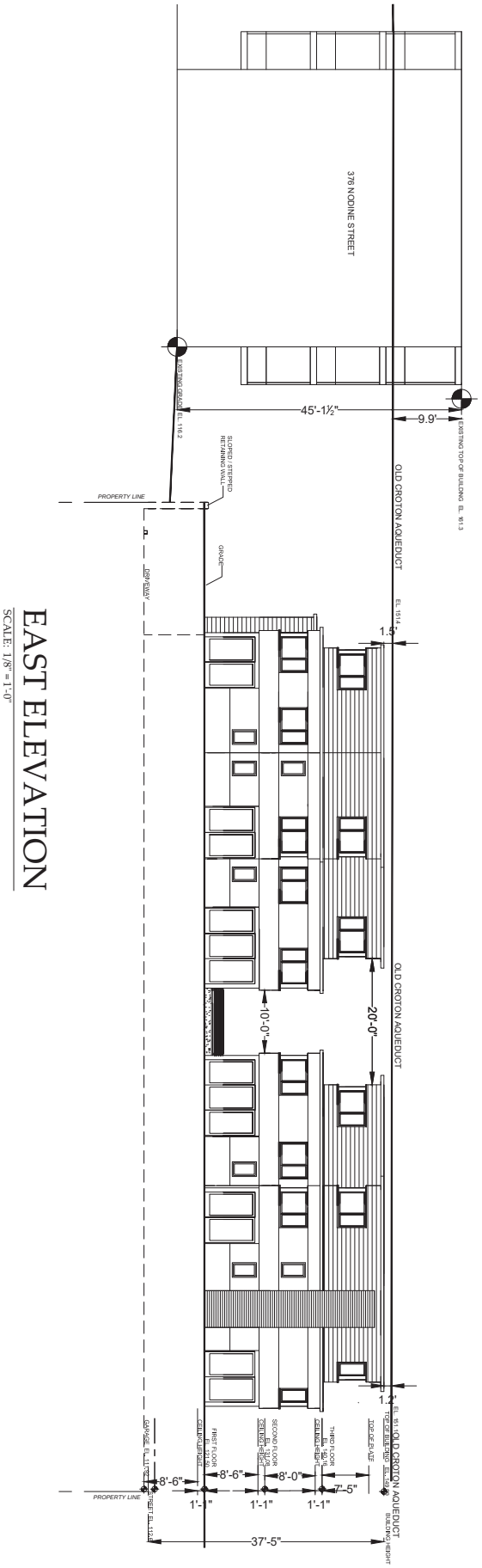
Drawing Title
SECOND FLOOR PLAN
THIRD FLOOR PLAN

Date
PLANNING BOARD SUBMISSION 12-15-16
PLANNING BOARD SUBMISSION 2-17-17
PLANNING BOARD SUBMISSION 3-17-17
REVISED PLANNING BOARD SUB. 5-4-17
5-8-17
REVISED PLANNING BOARD SUB. 5-14-17
ZONING BOARD SUBMISSION 10-5-17

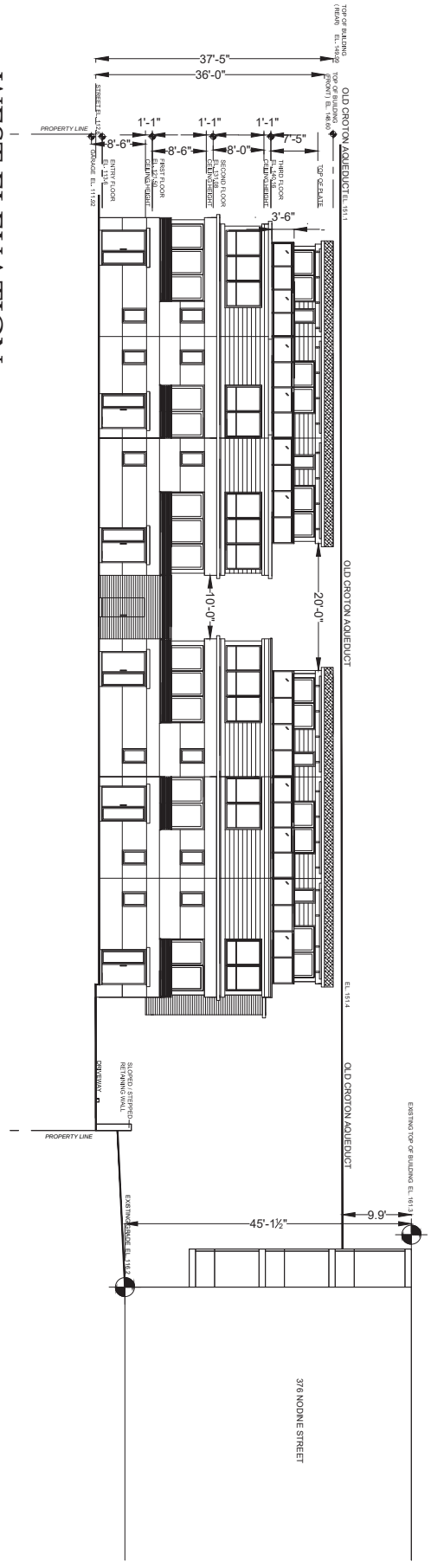
Scale:
AS SHOWN

A-3



EAST ELEVATION

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



WEST ELEVATION

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

A-4

Drawing Title: EXTERIOR ELEVATION

Scale: AS SHOWN

Date	
PLANNING BOARD SUBMISSION	12-15-16
PLANNING BOARD SUBMISSION	2-2-17
PLANNING BOARD SUBMISSION	3-1-17
REVISED PLANNING BOARD SUB.	5-4-17
REVISED PLANNING BOARD SUB.	5-1-17
REVISED PLANNING BOARD SUB.	5-14-17
ZONING BOARD SUBMISSION	10-5-17

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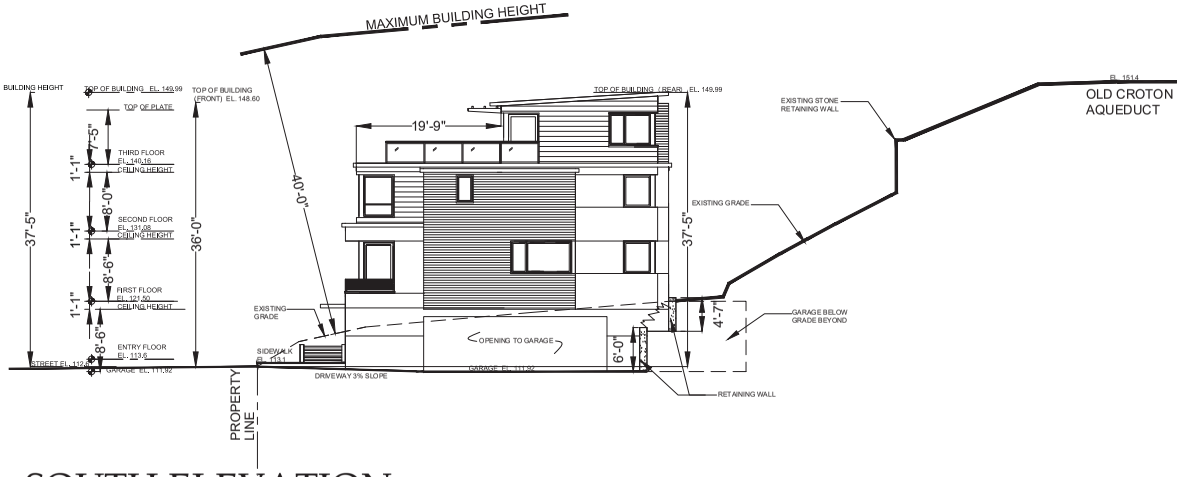
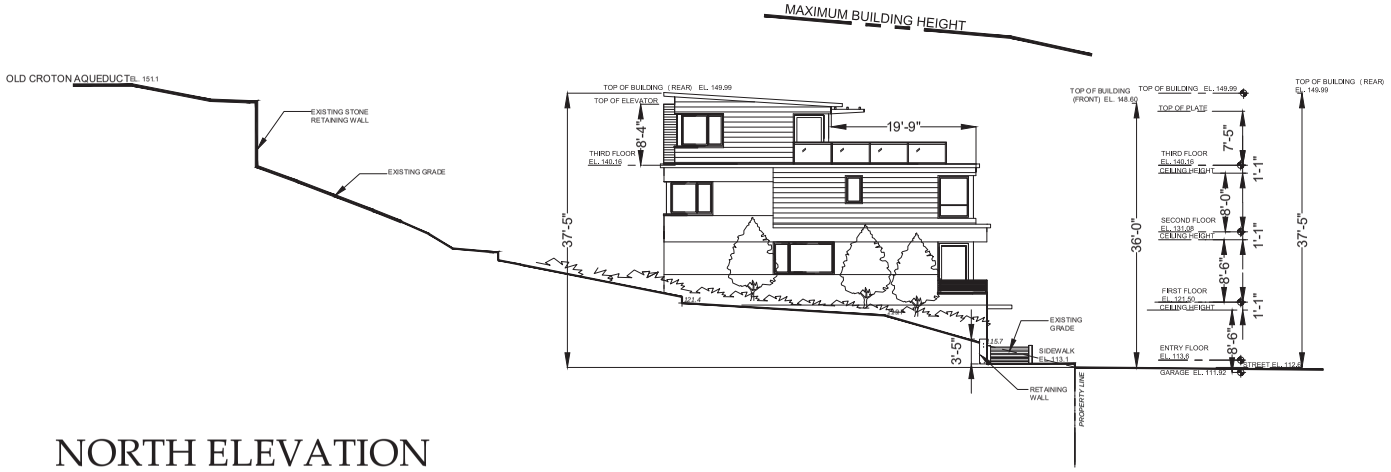
TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706



SOUTH ELEVATION

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



NORTH ELEVATION

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

TOWNHOMES at WOODBANK

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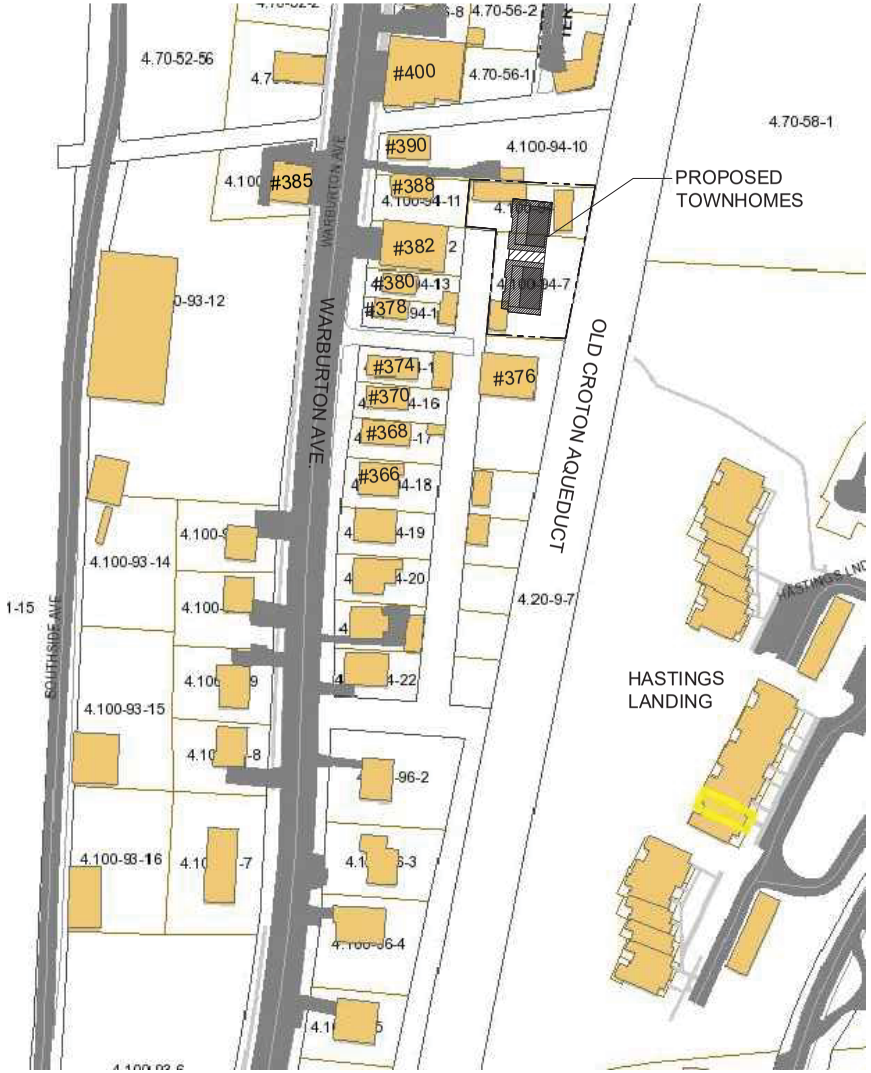
Drawing Title	Date
EXTERIOR ELEVATION	PLANNING BOARD SUBMISSION 04.25.16 PLANNING BOARD SUBMISSION 5.1.17 PLANNING BOARD SUBMISSION 5.1.17 REVISED PLANNING BOARD SUB. 8.14.17 REVISED PLANNING BOARD SUB. 9.14.17 ZONING BOARD SUBMISSION 10.5.17
Scale: AS SHOWN	

A-5

VIEW PRESERVATION / MASSING STUDIES



AREA MAP
SCALE: NTS

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

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Drawing Title: VIEW PRESERVATION
Date: REVISED PLANNING BOARD SUB. 2.6.17; REVISED PLANNING BOARD SUB. 3.6.17; ZONING BOARD SUBMISSION 10.5.17
Scale: AS SHOWN

VP-1

COVERAGE OF PROPOSED TOWNHOMES COMPARED TO NEIGHBORING PROPERTIES

COVERAGE CALCULATIONS

PROPERTY	PROPOSED TOWNHOMES AT WOODBANK	#400 WARBURTON	#390 WARBURTON	#388 WARBURTON	#382 WARBURTON	#380 WARBURTON	#378 WARBURTON	#374 WARBURTON	#370 WARBURTON	#376 NODINE
LOT AREA	15,978 SF	5,547 SF	9,300 SF	5,000 SF	5,000 SF	3,000 SF	3,000 SF	3,838 SF	3,600 SF	10,842 SF
WALLS	+/- 70 SF	0 SF	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED	NOT DETERMINED
SIDEWALKS AND STEPS	555 SF	0 SF	475 SF	446 SF	885 SF	383 SF	284 SF	255 SF	310 SF	656 SF (INCL. STORAGE SHED)
DRIVEWAY (OVER 960 SF) TOTAL DRIVEWAY AREA IS 766 SF	NOT INCLUDED (TOTAL DRIVEWAY = 766 SF)	NOT INCLUDED (TOTAL DRIVEWAY = 951 SF)	1,080 SF (TOTAL DRIVEWAY = 2,340 SF)	NONE	NONE	NONE	NOT INCLUDED (TOTAL DRIVEWAY = 120 SF)	217 SF (TOTAL DRIVEWAY = 1,171 SF)	NONE	3,232 SF (TOTAL DRIVEWAY = 4,212 SF)
PRINCIPAL BUILDING FOOTPRINT INCL. GARAGES, PATIOS AND DECKS, WHERE APPLICABLE	5,293 SF	5,179 SF	1,225 SF	1,140 SF	2,863 SF	1,203 SF	1,210 SF	1,960 SF	943 SF	2,672 SF
TOTAL COVERAGE	5,918 SF (37%)	5,179 SF (93%)	2,780 SF (30%)	1,586 SF (32%)	3,748 SF (75%)	1,586 SF (53%)	1,494 SF (50%)	2,432 SF (63%)	1,253 SF (33%)	6,562 SF (61%)

TOWNHOMES at WOODBANK
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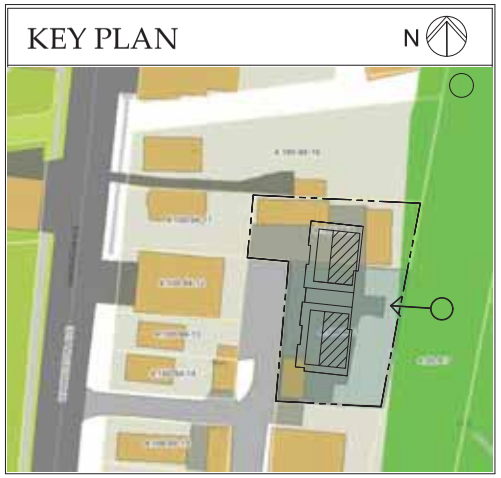
VP-2



EXISTING VIEW

VIEW OF PROPOSED BUILDING FROM OLD CROTON AQUEDUCT

TOWNHOMES at WOODBANK

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Drawing Title
VIEW
PRESERVATION

Date
PLANNING BOARD SUBMISSION 11-15-16
REVISED P.B. SUBMISSION 1-31-17
REVISED P.B. SUBMISSION 3-1-17
REVISED P.B. SUBMISSION 4-5-17
REVISED PLANNING BOARD SUB. 5-4-17
REVISED PLANNING BOARD SUB. 6-5-17
ZONING BOARD SUBMISSION 10-5-17

Scale
AS SHOWN

VP-3

MOCK-UP OF 3RD FLOOR
AT PROPOSED BUILDING -
VIEW FROM NODINE STREET

VP-4

Drawing Title
VIEW
PRESERVATION

Date
ZONING BOARD SUBMISSION 10-5-17

Scale
AS SHOWN

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TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

MOCK-UP OF PROPOSED BUILDING - AERIAL VIEW

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

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Drawing Title
VIEW
PRESERVATION

Date
ZONING BOARD SUBMISSION 10-5-17

Scale
AS SHOWN

VP-5

MOCK-UP OF PROPOSED BUILDING - AERIAL VIEW

VP-6

Drawing Title
VIEW
PRESERVATION

Date
ZONING BOARD SUBMISSION 10-5-17

Scale:
AS SHOWN

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TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

MOCK-UP OF 3RD FLOOR AT PROPOSED BUILDING -
AERIAL VIEW LINES ON SITE HIGHLIGHTED

VP-7

Drawing Title
VIEW
PRESERVATION

Date
ZONING BOARD SUBMISSION 10-5-17

Scale
AS SHOWN

CHRISTINA GRIFFIN ARCHITECT PC
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Hastings-on-Hudson, New York 10706
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TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

MOCK-UP OF 3RD FLOOR
AT PROPOSED BUILDING -
VIEW* FROM OLD CROTON AQUEDUCT

* 4'-11" EYE LEVEL

TOWNHOMES at WOODBANK

HASTINGS-ON-HUDSON, NY 10706

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Drawing Title
VIEW
PRESERVATION

Date
ZONING BOARD SUBMISSION 10-5-17

Scale
AS SHOWN

VP-8

MOCK-UP OF 3RD FLOOR
AT PROPOSED BUILDING -
VIEW* FROM OLD CROTON AQUEDUCT

* 4'-11" EYE LEVEL

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

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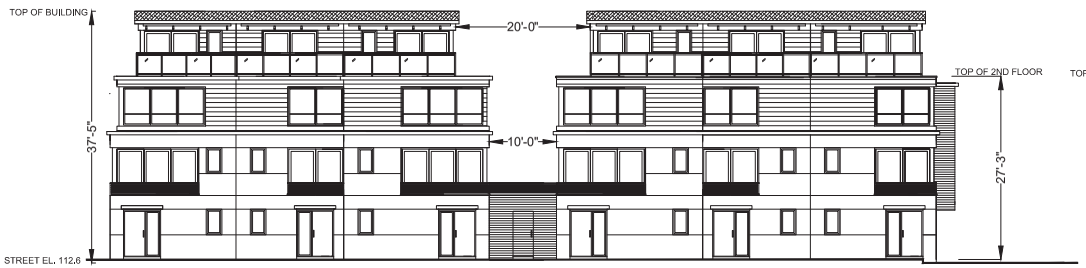
Drawing Title
VIEW
PRESERVATION

Date
ZONING BOARD SUBMISSION 10-5-17

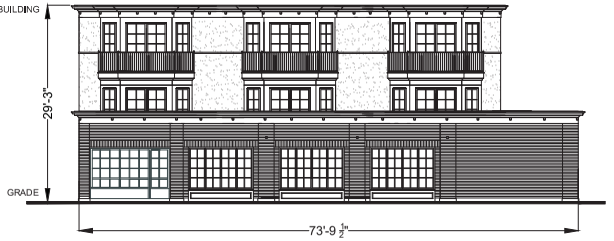
Scale
AS SHOWN

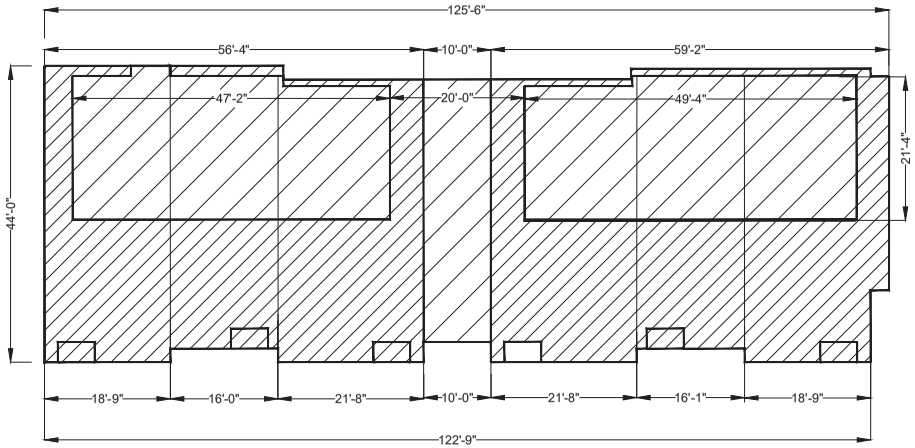
VP-9

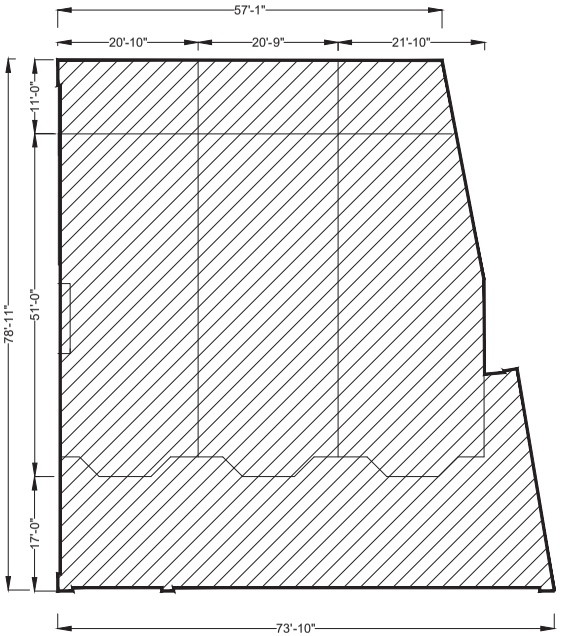
PROPOSED TOWNHOMES



#400 WARBURTON







MASSING COMPARISON TO NEIGHBORING PROPERTIES

SCALE: $\frac{1}{8}$" = 1'-0"

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

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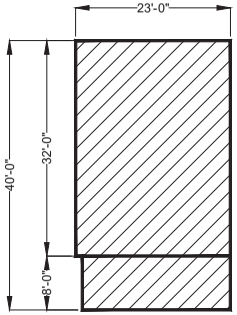
Date
REVISED PLANNING BOARD 6.8. 2.6.17
REVISED PLANNING BOARD 5.8. 4.5.17

Drawing Title
VIEW
PRESERVATION

Scale
AS SHOWN

VP-10

#390 WARBURTON



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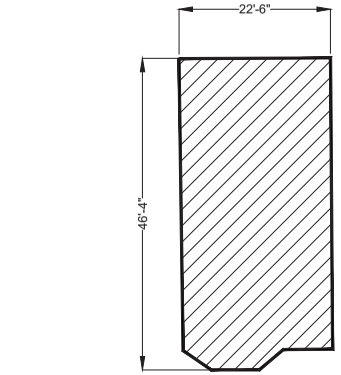

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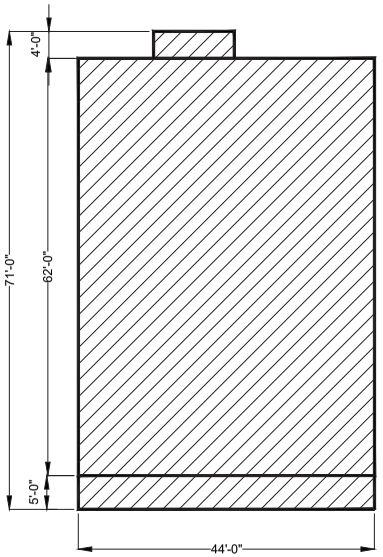

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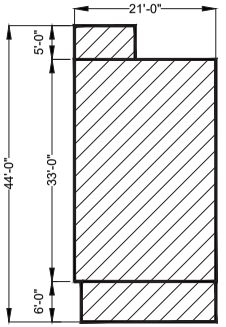

MASSING COMPARISON TO NEIGHBORING PROPERTIES

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

TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

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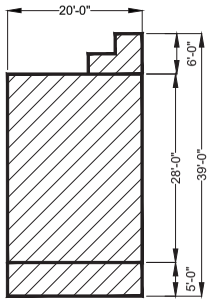
Date
REVISED PLANNING BOARD SUB. 2.6.17
REVISED PLANNING BOARD SUB. 2.5.17

Drawing Title
VIEW PRESERVATION

Scale
AS SHOWN

VP-11

#378 WARBURTON



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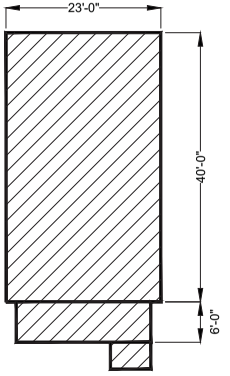

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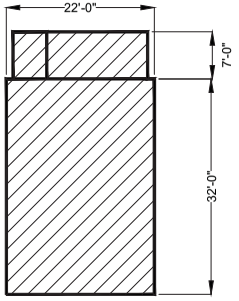
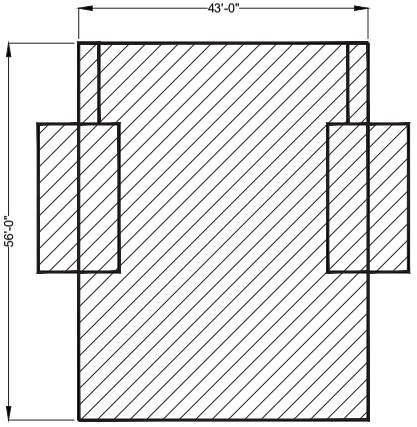


#376 NODINE



MASSING COMPARISON TO NEIGHBORING PROPERTIES

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

TOWNHOMES at WOODBANK
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Date
REVISED PLANNING BOARD SUB. 2.6.17
REVISED PLANNING BOARD SUB. 2.5.17

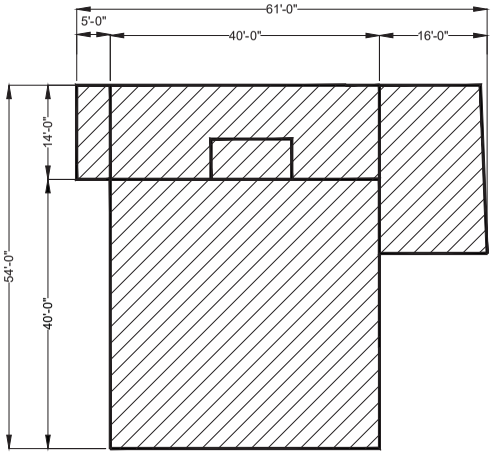
Drawing Title
VIEW PRESERVATION

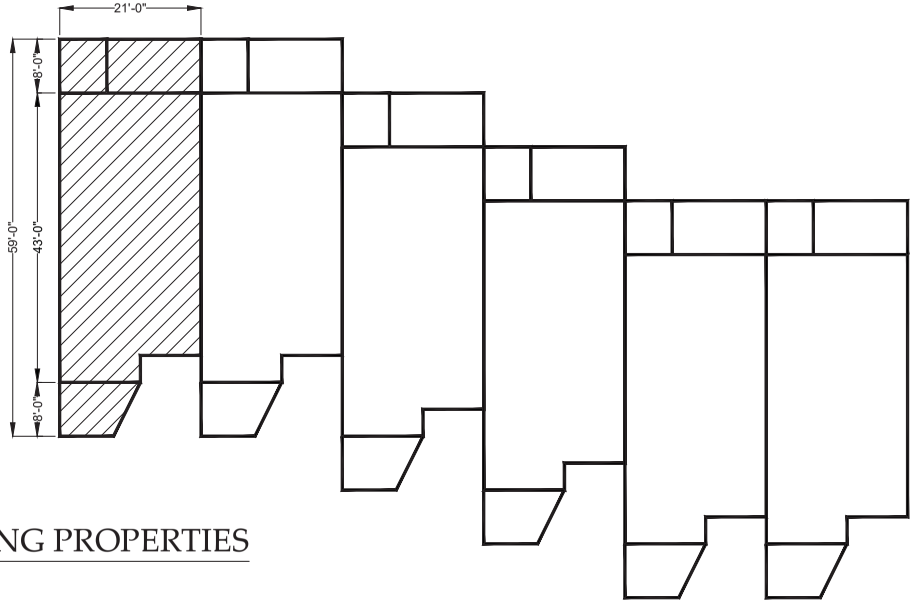
Scale
AS SHOWN

VP-12

#385 WARBURTON

HASTINGS LANDING





MASSING COMPARISON TO NEIGHBORING PROPERTIES

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

TOWNHOMES at WOODBANK
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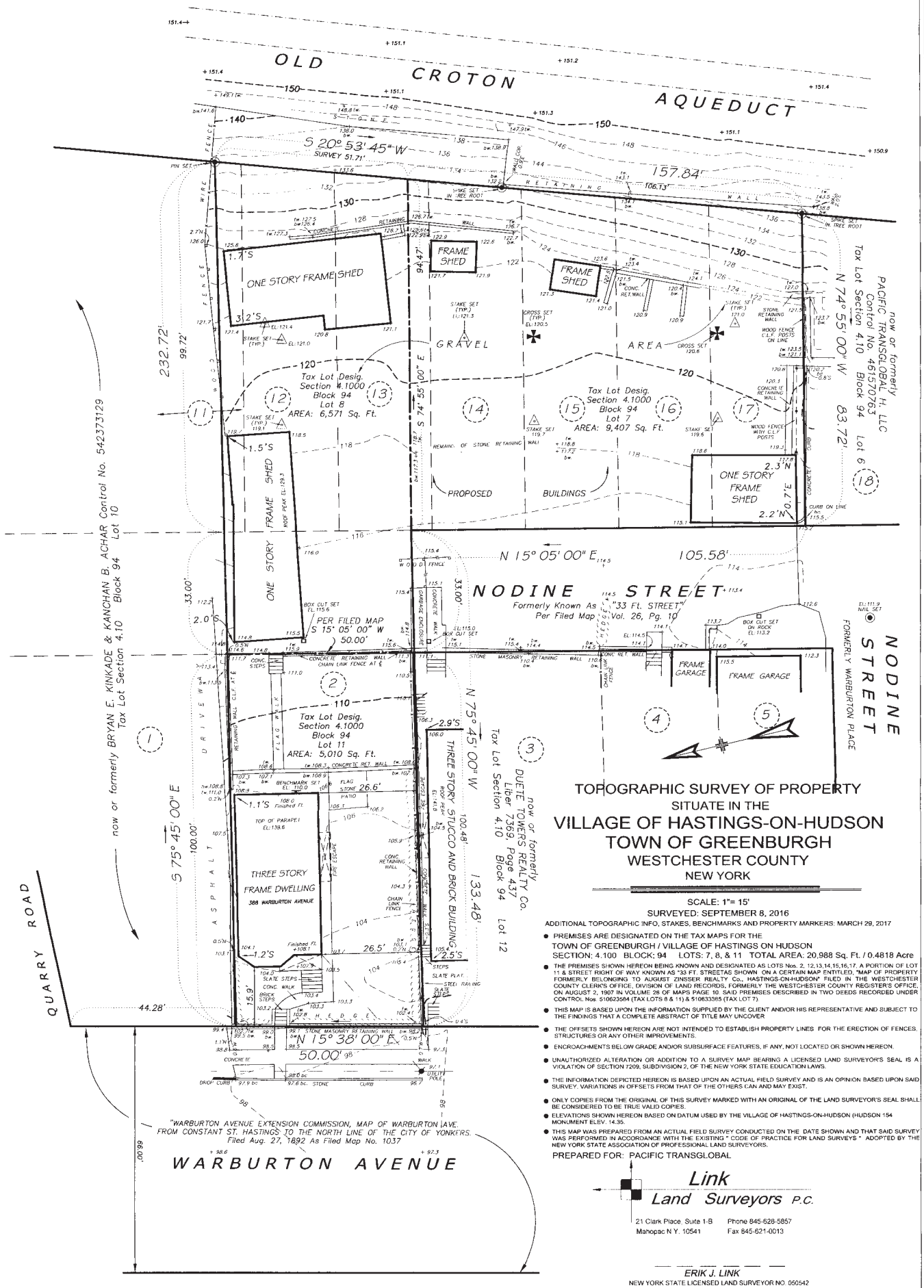
Date
REVISED PLANNING BOARD SUB. 2.6.17
REVISED PLANNING BOARD SUB. 2.5.17

Drawing Title
VIEW PRESERVATION

Scale
AS SHOWN

VP-13

7625



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

SCALE: 1"= 15'
SURVEYED: SEPTEMBER 8, 2016

ADDITIONAL TOPOGRAPHIC INFO, STAKES, BENCHMARKS AND PROPERTY MARKERS: MARCH 29, 2017

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH / VILLAGE OF HASTINGS ON HUDSON SECTION: 4.100 BLOCK: 94 LOTS: 7, 8, & 11 TOTAL AREA: 20,988 Sq. Ft. / 0.4818 Acre
- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOTS Nos. 2, 12,13,14,15,16,17, A PORTION OF LOT 11 & STREET RIGHT OF WAY KNOWN AS "33 FT. STREETAS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF PROPERTY FORMERLY BELONGING TO AUGUST ZINSSER REALTY Co., HASTINGS-ON-HUDSON" FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE, ON AUGUST 2, 1907 IN VOLUME 26 OF MAPS PAGE 10. SAID PREMISES DESCRIBED IN TWO DEEDS RECORDED UNDER CONTROL Nos. 510633564 (TAX LOTS 8 & 11) & 510633385 (TAX LOT 7)
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- 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.
- ELEVATIONS SHOWN HEREON BASED ON DATUM USED BY THE VILLAGE OF HASTINGS-ON-HUDSON (HUDSON 154 MONUMENT ELEV. 14.35.
- 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.

PREPARED FOR: PACIFIC TRANSGLOBAL

Link Land Surveyors P.C.
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N Y. 10541 Fax 845-621-0013

ERIK J. LINK
NEW YORK STATE LICENSED LAND SURVEYOR NO. 050542

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	Attached
Application Fee	Prescribed fee for the requested review/action	Attached
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	See Drawings S-1 - S-8 & A-1 - A-5
	A plan showing the location from where the photos were taken and general direction of the field of vision	See Sheets VP-1 - VP-9
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	See Sheets VP-1 - VP-9
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	See Sheets VP-1 - VP-9
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	Mock-up on site, See Sheets VP-4 - VP-9 ....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 | Date: 10-5-17 | Name: Christina Griffin AIA | Title: Architect

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Townhomes at Woodbank		
Project Location (describe, and attach a general location map): Nodine Street (off Warburton Avenue), Village of Hastings-on-Hudson (Also known as 0 Warburton Avenue)		
Brief Description of Proposed Action (include purpose or need): Construction of a three-story, 6-unit townhouse building with parking garage at the basement level.		
Name of Applicant/Sponsor: PTG Development, LLC	Telephone: (914) 423-0814 E-Mail: loubrutto@pacifictransglobal.com	
Address: 61 Southside Avenue, Building B		
City/PO: Hastings-on-Hudson	State: New York	Zip Code: 10706
Project Contact (if not same as sponsor; give name and title/role): Cronin Engineering, P.E., P.C.	Telephone: (914) 736-3664 E-Mail: jim@croninengineering.net	
Address: 39 Arlo Lane		
City/PO: Cortlandt Manor	State: New York	Zip Code: 10567
Property Owner (if not same as sponsor): PTG Development, LLC	Telephone: (914) 423-0814 E-Mail: loubrutto@pacifictransglobal.com	
Address: 61 Southside Avenue, Building B		
City/PO: Hastings-on-Hudson	State: New York	Zip Code: 10706

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Village of Hastings PB - Site Plan, View Preservation & Steep Slopes Approvals	February 2017
c. City Council, Town or Village Zoning Board of Appeals ☑Yes☐No	Village of Hastings ZBA - Coverage Variance & View Preservation	November 2017
d. Other local agencies ☑Yes☐No	Village of Hastings Building Department	March 2018
e. County agencies ☑Yes☐No	WCDH - Water & Sewer Main Extensions	December 2017
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MR-1.5 Multi-Family Residence (1,500 SF per Dwelling Unit)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Village of Hastings-on-Hudson School District

b. What police or other public protection forces serve the project site?
Village of Hastings-on-Hudson Police Department

c. Which fire protection and emergency medical services serve the project site?
Village of Hastings-on-Hudson Volunteer Fire Department

d. What parks serve the project site?
Reynolds Field Park, Draper Park & Warburton Avenue Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 0.5 acres
b. Total acreage to be physically disturbed? 0.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				6
At completion of all phases				6

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? construction of foundation, utilities

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 800 cyds
- Over what duration of time? +/-10 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes☐No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes☐No
If Yes:

i. Total anticipated water usage/demand per day: 1,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes☐No
If Yes:

- Name of district or service area: Suez Water Westchester - Pocantico System
- Does the existing public water supply have capacity to serve the proposal? ☑Yes☐No
- Is the project site in the existing district? ☑Yes☐No
- Is expansion of the district needed? ☐Yes☑No
- Do existing lines serve the project site? ☐Yes☑No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extension of the existing water main in Nodine Street/Warburton Avenue
- Source(s) of supply for the district: New York City Aqueduct System

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes☐No
If Yes:

i. Total anticipated liquid waste generation per day: 1,020 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Domestic Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes☐No
If Yes:

- Name of wastewater treatment plant to be used: Westchester County Yonkers Treatment Plant
- Name of district: Village of Hastings Sanitary Sewer System
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes☐No
- Is the project site in the existing district? ☑Yes☐No
- Is expansion of the district needed? ☐Yes☑No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will line extension within an existing district be necessary to serve the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extension of the nearest existing sanitary sewer main in Nodine Street/Warburton Avenue

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Heavy equipement, delivery vehicles during project construction

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00am - 5:00pm
- Saturday: 8:00am - 5:00pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise from heavy equipment, at various times and durations of the day during construction of the project, that will adhere to local noise requirements and work day/time restrictions.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Proposed building lighting to illuminate walkway areas, entrance to parking garage. Direction/aim will be down toward ground. Existing residential apartment building to the south will be approx. 45-ft. away, existing multi-family residential buildings to the west approx. 60-ft. away.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Predominantly Residential (Multi-Family)

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.06	0.15	+0.09
• Forested	0.01	0.03	+0.02
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0.41	0.30	-0.11
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): 360015A, 360015 , 360022 , V00728, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

It is believed the sites listed are in various stages of remediation (i.e. on-going, completed with on-going monitoring, completed)

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2 to 5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Udorthents	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >8 feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	30 % of site
☑	10-15%:	55 % of site
☑	15% or greater:	15 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
squirrels, mice, birds

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

It is believed the site proper does not contain any species of plant or animal that is listed. The presence of the bald eagle along the Hudson River could be the reason for the "yes" autofill answer.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑Yes ☐No
If Yes:
i. CEA name: Hudson River, County & State Park Lands
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Old Croton Aqueduct

iii. Brief description of attributes on which listing is based:

Recreational walking & biking trail with scenic views at points of the Hudson River and Palisades

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Old Croton Aqueduct

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): considered a state park with state historic trail

iii. Distance between project and resource: (adjacent to site) 0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

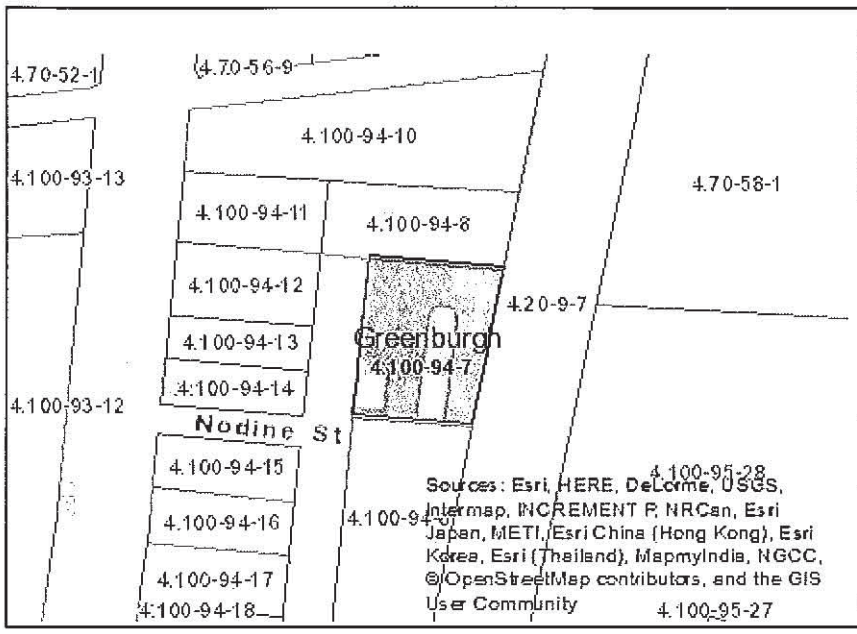
Applicant/Sponsor Name James C. Annicchiarico/Cronin Engineering Date September 11, 2017, Revised October 5, 2017

Signature  Title Project Engineer

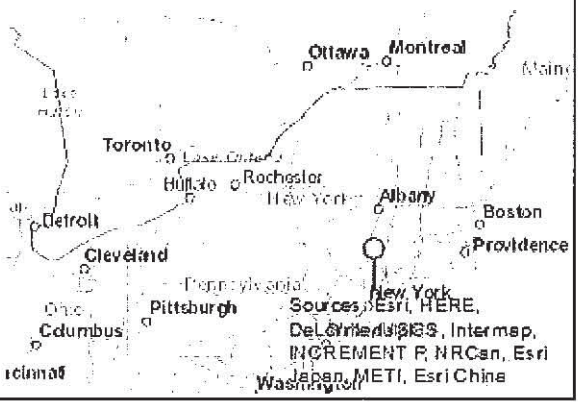
PRINT FORM

EAF Mapper Summary Report

Tuesday, September 12, 2017 1:21 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360015A, 360015 , 360022 , V00728, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Old Croton Aqueduct
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No