

November 6, 2015

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

Re: Accessory Apartment at the
Tarricone Residence
11 Summit Street
Hastings-on-Hudson
NY 10706

Dear Members of the Planning Board:

Please find attached the following drawings describing a two bedroom accessory apartment at 11 Summit Street for your review.

S-1 Site Plan & Zoning Data
A-1 Plan of Accessory Apartment
A-2 First & Second Floor Plans Showing Existing Conditions

We are requesting waivers for parking and floor area of the accessory apartment. I look forward to discussing our proposal at the November 19, 2015 Planning Board meeting.

Thank you for your time and consideration to review our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" being larger and more prominent than the last name "Griffin".

Christina Griffin AIA LEED AP

cc: Anthony Tarricone

VILLAGE OF HASTINGS-ON-HUDSON
 Application for the Planning Board Review/Action
 for Site Plan, Subdivision
Steep Slopes, View Preservation, Special Use Permit Advisory



Case number: Date of application: 11/6/15

Planning Board action requested for: Site Plan (§295-104) Subdivision (Article XIII)
 (Check all that apply) Special Use Permit (Article X) Steep Slopes (§295-147) View Preservation (§295-82)

Property owner: Anthony Tarricone
 Property address: 11 Summit Street
 Name all streets on which the property is located: Goodwin Street
 Sheet: 42 Block: 748 Lot/Parcel: 24 Zoning District: R-10

Applicant: Anthony Tarricone
 Standing of applicant if not owner:
 Address: 11 Summit Street
 Daytime phone number: 914-760-6334 Fax number:
 E-mail address: ajt918@aol.com

Total Area of subject Land/property: 34,573 sf
 Is the subject Property in View Preservation District? yes No
 Does Property currently contain or will contain Steep Slopes? yes No
 Is the subject property within 500 ft. of any other jurisdiction? yes No
 Will the project affect (remove or injure) any designated trees? yes No

Please provide brief description of proposed work:

Convert existing finished basement
into accessory apartment.

VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this 2 day
of NOV, 2015



Signature of the Applicant

MARTIN PALAIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6323566
Qualified in Westchester County
My Commission Expires 4/20/19



Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : Anthony Tarricone, being duly sworn, deposes and says that he/she resides at 11 Summit Street 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 42 Block 748 and Lot 24 of the tax map, and that he/she hereby authorized Christina Griffin to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Sworn to before me this 2 day
of NOV, 2015



Signature of the Owner

MARTIN PALAIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6323566
Qualified in Westchester County
My Commission Expires 4/20/19



Notary Public

Submit eleven (13) sets of this application with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

LIST of DRAWINGS

DATES

LOCATION MAP
SCALE: 1" = 200'

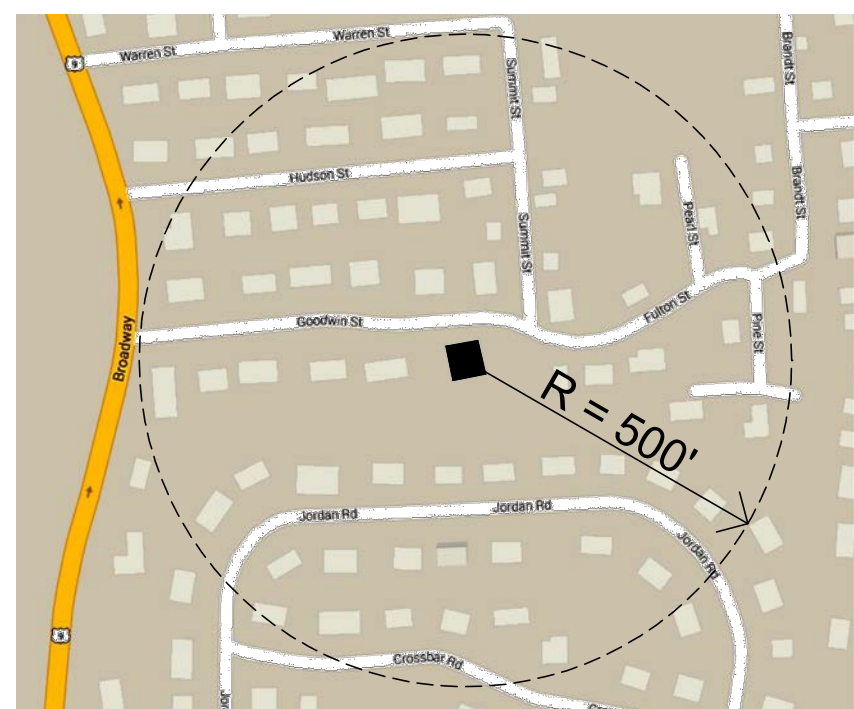


TABLE OF ZONING DATA

ZONING DISTRICT: R-10

TAX ID # 07 / 12 / 42 / 0748 / 24
SHEET 42 BLOCK 748 LOT 24

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	34,573 SF	34,573 SF
LOT WIDTH	100 FT	200 FT	200 FT
BUILDING COVERAGE	25% (8,643 SF)	7.6% (2,618 SF)	7.6% (2,618 SF)
DEVELOPMENT COVERAGE	35% (12,100 SF)	16.7% (5,774 SF)	16.7% (5,774 SF)
NORTH FRONT YARD SETBACK	30 FT	13'-7"	13'-7"
EAST FRONT YARD SETBACK	30 FT	56'-0"	56'-0"
SOUTH REAR YARD SETBACK	30 FT	94'-9"	94'-9"
WEST SIDE YARD SETBACK	12 FT	77'-4"	77'-4"
PRINCIPAL DWELLING FLOOR AREA	N/A	3,208 SF	3,208 SF
ACCESSORY APARTMENT MAXIMUM FLOOR AREA	1,000 SF OR 25% OF PRINCIPAL DWELLING (802 SF), WHICH EVER IS LESS	N/A	33.5% (1,617 SF) WAIVER REQUIRED
PARKING	2 FOR PRINCIPAL DWELLING 2 FOR ACCESSORY APT.	4	4 WAIVER REQUIRED
MAXIMUM DRIVEWAY AREA	960 SF	1,750 SF	1,750 SF

S-1 SITE PLAN, ZONING COMPLIANCE,
LIST OF DRAWINGS, DATES

A-1 PLAN of ACCESSORY APARTMENT
at BASEMENT LEVEL

A-2 EXISTING CONDITIONS
FIRST FLOOR & SECOND FLOOR PLANS

DESIGN DRAWINGS 9-28-15

BUILDING PERMIT SUB 10-13-15

ZONING SUBMISSION 11-5-15



SITE PLAN
SCALE: 1/16" = 1'-0"



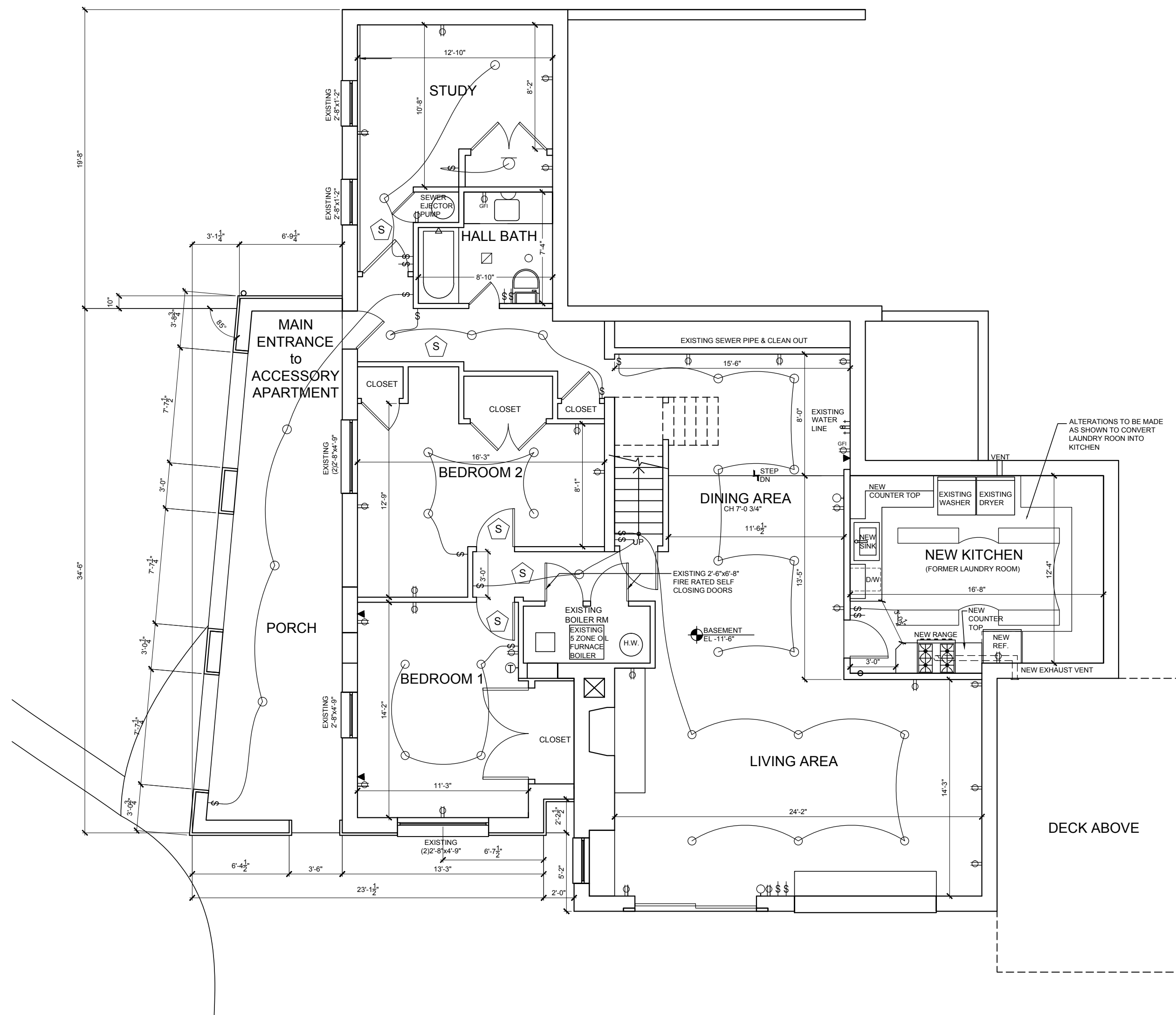
ACCESSORY APARTMENT AT THE
TARRICONE RESIDENCE
11 SUMMIT STREET, HASTINGS-ON-HUDSON, NY 10706

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: _____
DESIGN DRAWINGS: 9-28-15
BUILDING PERMIT SUBMISSION: 10-13-15
PLANNING BOARD SUBMISSION: 11-5-15

Drawing Title: SITE PLAN
Scale: AS SHOWN

S-1



NOTES:
 1. ALL ROOMS ARE EXISTING, EXCEPT KITCHEN, WILL BE LOCATED IN THE EXISTING LAUNDRY ROOM
 2. ALL ELECTRICAL ITEMS & SMOKE DETECTORS ARE EXISTING

PLAN OF ACCESSORY APARTMENT at BASEMENT LEVEL

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

ELECTRICAL LEGEND

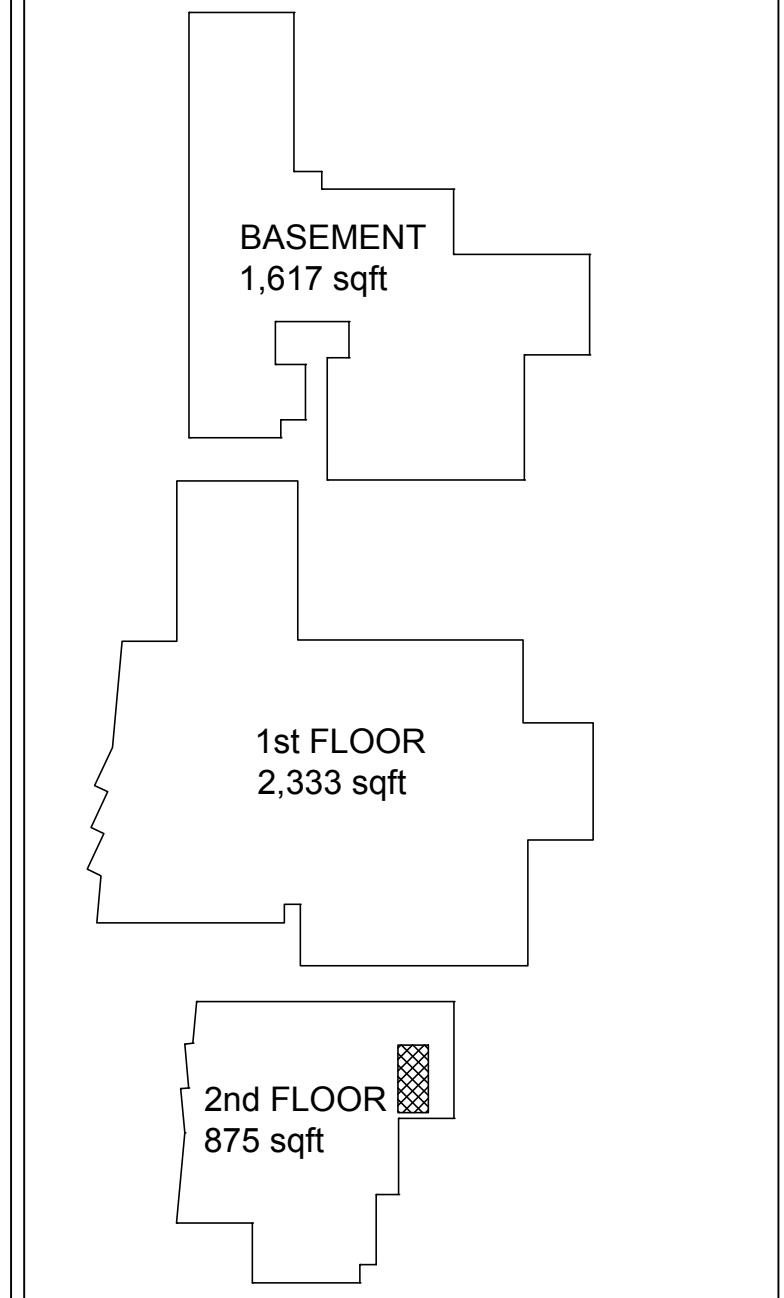
	DUPLEX		HARDWIRED SMOKE DETECTOR
	QUAD OUTLET		MONOXIDE DETECTOR
	BRASS FLOOR OUTLET		HEAT DETECTOR
	DIRECT LINE		SPEAKER OUTLET
	TELEPHONE/DATA OUTLET		THERMOSTAT
	GROUND FAULT INTERRUPTER OUTLET		HARDWIRED DOOR BELL
	SWITCH		GRADE LEVEL LANDSCAPE LIGHT
	DIMMER		FLOOD LIGHTS
	EXISTING		CAT5 TELEPHONE OUTLET
	RECESSED LT FIX		CAT5 COMPUTER OUTLET/ RJ6 RECEPTACLE
	LOW VOLTAGE MR16 ADJUSTABLE REC. LT. FIXTURE		HVAC GRILLE
	TRACK LT FIX		ADJUSTABLE RECESSED LIGHT FIXTURE
	CLG MTD LT FIX		RECESSED SHOWER LIGHT FIXTURE
	WALL MTD LT FIX		UNDER CAB. LT FIX
	PORCELAIN LT FIX		FLUORESCENT LT FIX
	PENDANT LT FIX		EXHAUST FAN
	LOW VOLTAGE PENDANT LT FIX		

FLOOR AREA CALCULATIONS

FLOOR AREAS:

ACCESSORY APARTMENT	1,617 SF
MAIN HOUSE	3,208 SF
TOTAL FLOOR AREA OF HOUSE	4,825 SF

FLOOR AREA OF ACCESSORY APARTMENT IS 33.5 % OF TOTAL FLOOR AREA OF THE HOUSE



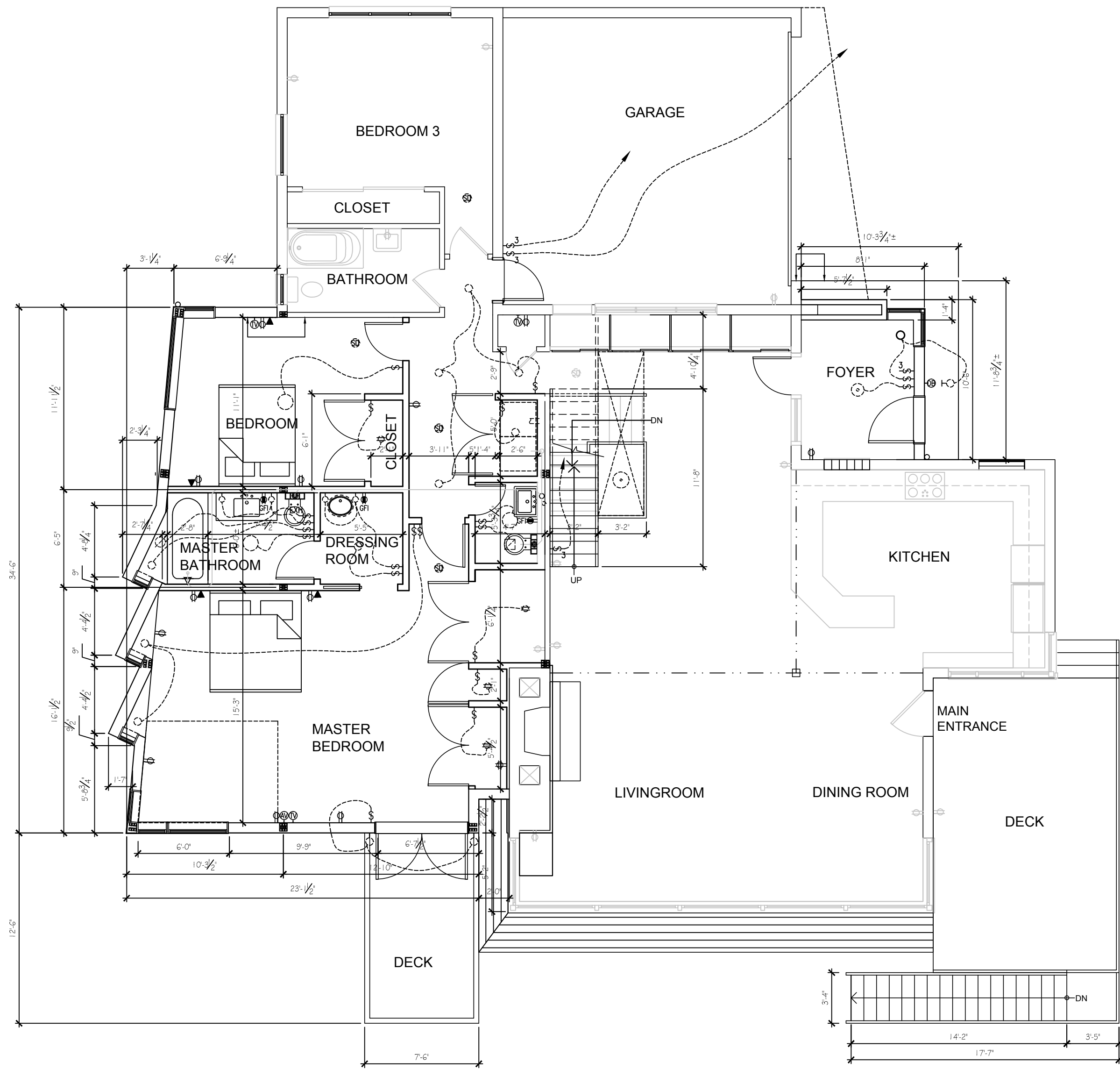
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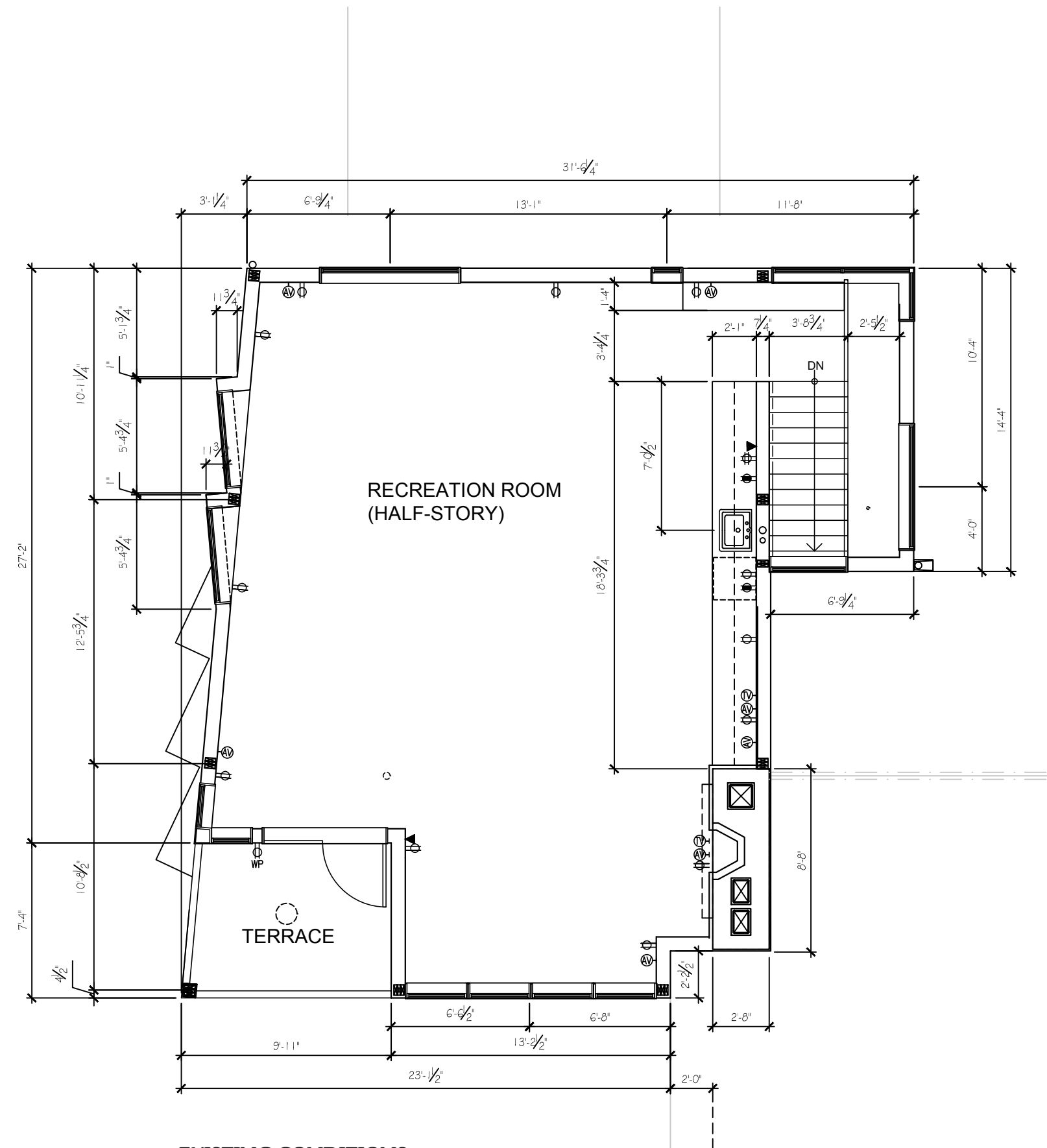
Date: _____
 DESIGN DRAWINGS 9-28-15
 BUILDING PERMIT SUBMISSION 10-13-15
 PLANNING BOARD SUBMISSION 11.6.15

Drawing Title: PLAN OF ACCESSORY APARTMENT AT BASEMENT LEVEL
 Scale: AS SHOWN

A-1



EXISTING CONDITIONS
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



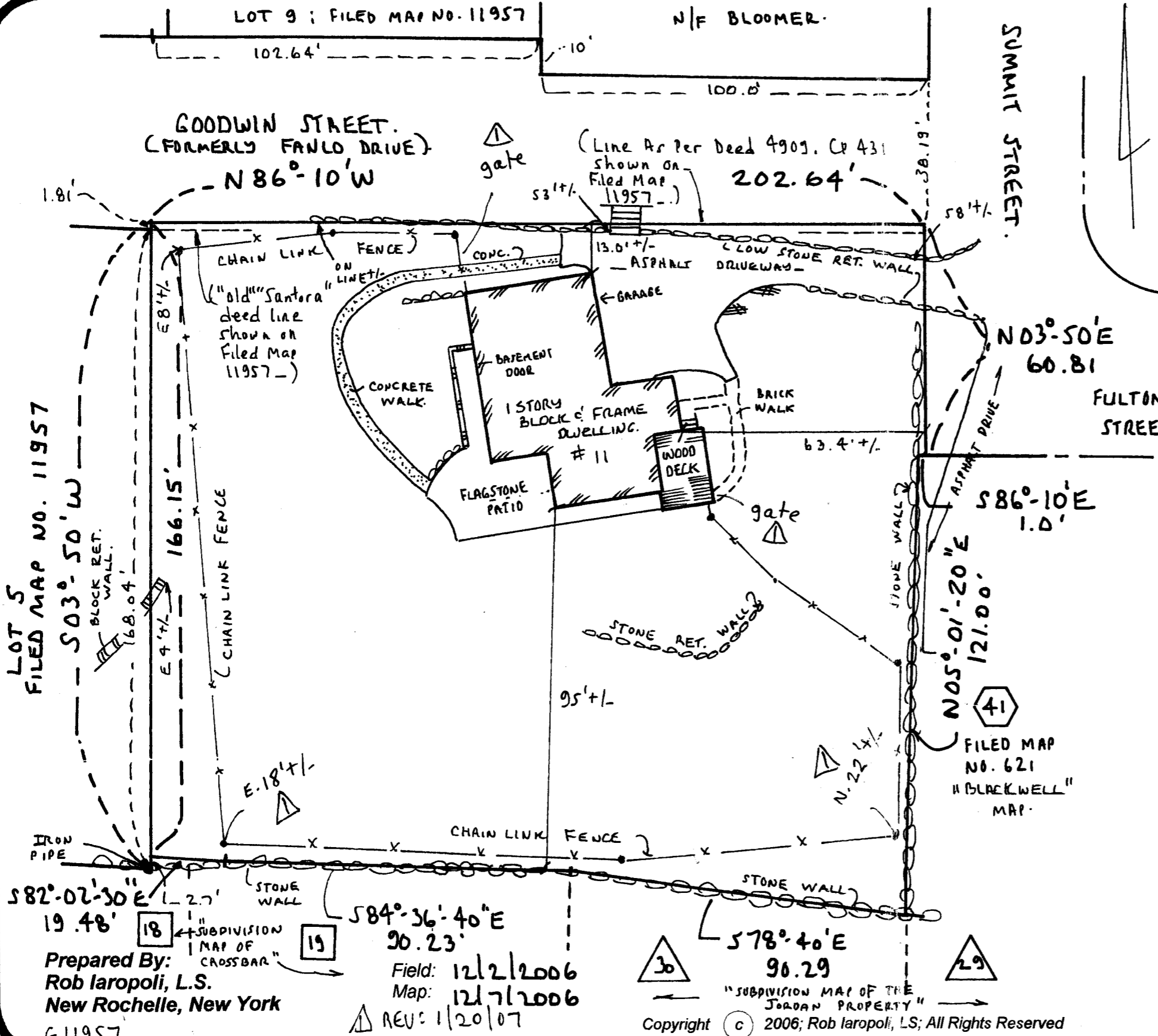
EXISTING CONDITIONS
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ACCESSORY APARTMENT AT THE
TARRICONE RESIDENCE
 11 SUMMIT STREET, HASTINGS-ON-HUDSON, NY 10706

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 10 Spring Street
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Date	PLANNING BOARD SUBMISSION 1.6.15
Drawing Title	1ST FLOOR PLAN 2ND FLOOR PLAN
Scale	AS SHOWN

A-2



- ALL NEW YORK
TITLE AGENCY, INC
TIME # ANY2006-4477
- General Notes:
- 1) The sole intent for the preparation of this map was for: PURPOSES - It shall not be used for any other purposes. It shall not be used to erect fences or any other improvements. Some items shown hereon may be graphic and distorted to clarify a particular condition. This drawing should not be scaled from or electronically scanned for site development plans, etc. Use of this map for reasons other than stated shall invalidate this certification.
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 - 3) Encroachments below grade and or sub grade features are not shown or located hereon.
 - 4) 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.
 - 5) 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 others can and may exist.
 - 6) Certifications shown hereon are not transferable to subsequent owners, etc. Only copies bearing an embossed seal and signature of the Land Surveyor who prepared are to be considered true and valid copies.
 - 7) Unauthorized alteration and or addition to this map is a violation of Section 7209, Subdivision 2 of the NYS Education Department Law.
 - 8) NO STAKES WERE SET -
 - 9) AREA = 0.794 ACRES +/-

Certified to: ALL NEW YORK TITLE AGENCY, INC. (ANY2006-4477); FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK; ANTHONY J. TARRICONE.

This map is to be considered unauthorized if not signed and sealed with an embossed seal.

NYS LS LIC. NO. 050126

"TITLE SURVEY" PREPARED FOR ANTHONY J. TARRICONE OF NO. 11 SUMMIT STREET IN THE VILLAGE OF MASTINGS-ON-HUDSON; TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK.

PREMISE SHOWN HEREON BEING THE LANDS N/F FERRY SHOWN ON FILED MAP NO. 11957.

Also Being: SECTION 12; SHEET 42; BLOCK 748; LOT 24.

Date: 12/7/06 Scale: 1" = 30' Drawn By: R. I.

Prepared By:
Rob Iaropoli, L.S.
New Rochelle, New York
G11957.

Field: 12/2/2006
Map: 12/7/2006
REV: 1/20/07

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