

**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: .....

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: Saw Mill Lofts LLC  
 Property address: Bldg A-423 Saw Mill River Rd, Bldg B-421 Saw Mill River Rd, Bldg C-419 Saw Mill River Rd.  
 Name all streets on which the property is located: Saw Mill River Road  
 Sheet: SBL 4.60-46-3.1 Block: 4.60-46-3.2 Lot/Parcel: 4.60-46-3.3 Zoning District: MUPDD

Applicant: Saw Mill Lofts, LLC  
 Standing of applicant if not owner: \_\_\_\_\_  
 Address: 100 Summit Lake Drive, Valhalla, NY 10595  
 Daytime phone number: (914) 755-0366 Fax number: \_\_\_\_\_  
 E-mail address: pdziegelewski@gdc1lc.com

Total Area of subject Land/property: 7.45 acres  
 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:**

Minor Modifications to approved site plan, Planning Board Resolution dated 4-24-1.  
See attached commentary provided by SESE Engineering



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 17th day  
of February, 2016

Douglas Ramsay  
Signature of the Applicant

Jennifer Tyska  
Notary Public



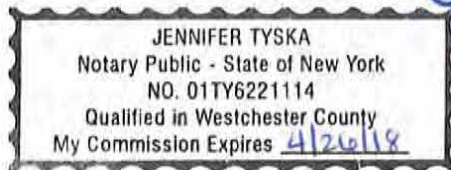
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name: Douglas Ramsay, being duly sworn, deposes and says that he/she resides at 425 Snow Mill River Rd 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 --- Block 460 and Lot 46-1 of the tax map, and that he/she hereby authorized --- 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 17th day  
of February, 2016

Douglas Ramsay  
Signature of the Owner

Jennifer Tyska  
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.

VILLAGE OF HASTINGS-ON-HUDSON  
 Site Plan Approval Application Requirements Checklist



| Code section | Code Section Provisions  | Indicate how the applicable provisions are addressed*  |
|--------------|--|--|
| § 295-106.A  | The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things:<br>(1) The names of all record owners of all adjacent properties and the sheet, lot, block and section number of those properties and the property to be developed.<br>(2) A list of any deviations from the requirements of this chapter.<br>(3) A completed New York State Environmental Quality Review Act assessment form.  | .....<br>COVER SHEET<br>.....<br>NA<br>NA<br>.....   |
| § 295-106.B  | Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.   | SEE DRAWING S-1  |
| § 295-106.C  | A planting plan prepared by an architect or landscape architect certified by the State of New York.  | NA   |
| § 295-106.D  | A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.  | SEE COVER SHEET  |
| § 295-106.E  | A detailed site plan showing, at a scale of not less than 20 feet to the inch on sheets not to exceed 30 inches by 40 inches, the applicant's entire property and adjacent properties and existing streets and indicating:<br>1. The title of the development, if any; the date the plan was prepared; the North point; the scale; and the name and address of the record owner, the engineer, the architect, the land planner, the surveyor and the person who prepared the site plan.<br>2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses.<br>3. All existing municipal school district, zoning district and special district boundaries<br>4. The location of yards required by this chapter and indicating whether and by how much such yards are greater or less than the actual proposed yards.<br>5. The location and dimensions of all existing and proposed buildings and structures, including, without limitation, the height of all buildings and structures and the width of all courts.<br>6. The existing and proposed use of all land and the existing and proposed use and exterior design of all existing and proposed buildings and structures, including, without limitation, the proposed grades, facades and other architectural features, and the location and attachment of mechanical equipment and other appurtenances to the exterior or at the roof.<br>7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy.<br>8. The location of all existing watercourses, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, and all other significant existing land features.<br>9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces.<br>10. The location, size and type of all landscaping, screening and buffer areas. | SEE DRAWINGS<br>S-1A AND S-1B<br>.....<br>SEE COVER SHEET<br>.....<br>SEE DRAWINGS<br>S-1A AND S-1B<br>SEE COVER SHEET<br>.....<br>SEE DRAWINGS<br>S-1 THRU S-1B<br>.....<br>NA<br>.....<br>NA<br>.....<br>SEE DRAWINGS<br>S-1 THRU S-1B<br>.....<br>NA<br>..... |



VILLAGE OF HASTINGS-ON-HUDSON  
 Site Plan Approval Application Requirements Checklist



|                                 |  |   |
|---------------------------------|--|---|
| <p>§ 295-106.E<br/>(Cont'd)</p> | <p>11. The location of all existing and proposed outdoor storage areas, including snow storage in parking areas.<br/>         12. The location of all proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway, the location and width of all sidewalks and the location and size of utility lines.<br/>         13. The location of all existing and proposed water mains, valves, hydrants, culverts, drains and sewer lines, or alternate means of water supply and sewer disposal and treatments, with pipe sizes, grades, direction of flow and location of connection to public utilities.<br/>         14. The location, height and design of all existing and proposed fences and retaining walls.<br/>         15. The location, direction, power, design and time of all existing and proposed exterior lighting.<br/>         16. The location, design and size of all existing and proposed signs.<br/>         17. The location of all other existing and proposed site improvements.<br/>         18. Existing soils and existing and proposed topography of the site, including existing and proposed contours, with intervals of five feet or less, referred to a datum satisfactory to the Planning Board. Where the variations in the proposed elevation above or below the average level of the street in front of the property exceed 10 feet, the application shall be accompanied by a map, certified by a licensed surveyor, showing the contours at two-foot intervals.<br/>         19. All other pertinent information</p> | <p>SEE DRAWINGS<br/>         S-1 THRU 1B<br/>         NA<br/>         SEE DRAWINGS<br/>         G-1 THRU G-1B<br/>         SEE DRAWINGS<br/>         G-1 THRU G-1B<br/>         NA<br/>         NA<br/>         DRAWINGS S-1 THRU G-1B<br/>         SEE DRAWINGS<br/>         G-1 THRU G-1B</p> |
| <p>§ 295-106.F</p>              | <p>A fee in the amount set by the Board of Trustees pursuant to § 295-152 of this chapter. The application shall not be considered as complete or officially submitted until all of the information, documents and fees required by this section have been received, in proper form, by the Building Inspector.</p>  | <p>.....<br/>         .....<br/>         .....</p>  |
| <p>§ 295-106.G</p>              | <p>Any other information or documents required by the Planning Board for a review of the site plan</p>   | <p>.....<br/>         .....</p>   |
| <p>§ 295-106.H</p>              | <p>A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.</p>  | <p>NA<br/>         .....</p>  |

\*Indicate by notes such as, "see Note/Detail on Dwg #\_\_\_\_", "See PE certification/note in the attached letter", or "NA", etc. where "NA" stands for "Not applicable".

Signature *[Signature]* Date 02-18-16 Name \_\_\_\_\_ Title \_\_\_\_\_

Information provided by SESI Engineering





VILLAGE OF HASTINGS-ON-HUDSON  
Municipal Building  
7 Maple Avenue  
Hastings-on-Hudson, New York 10706  
(914) 478-3400  
Fax: (914) 478-4624  
hastings@hastingsgov.org <http://hastingsgov.org>

## LEGAL NOTICE

### **NOTICE OF HEARING BEFORE THE PLANNING BOARD OF THE VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK**

**Pursuant to Section 295-105 and 295-143 of the Village of Hastings-on-Hudson Zoning Code  
Notice is hereby given that:**

A Public Hearing will be held by the Planning Board on **Thursday, March 17, 2016 at 8:15 PM**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Ginsburg Development Companies, LLC for Amendments to the Previously Approved Site Plan for the development of a 7.45 acre tract of land situated on the westerly side of Saw Mill River Road (State Route 9A) immediately south of the municipal boundary with the unincorporated area of the Town of Greenburgh, and approximately 0.3 mile south of the intersection of Lawrence Street and Saw Mill River Road, into a public space and a multi-family dwelling complex with a total of 66 dwelling units, 12 of which are proposed to be affordable units. The Amendments proposed make modifications to certain site improvements.

Subject tract of land is situated in the Village's Mixed Use Planned Development District (MUPDD) as designated on the zoning map of the Village of Hastings-on-Hudson. The property is designated as Lots 4.60-46-3.1, 3.2, 3.3 & 3.4 on the Village Assessment Roll.

The Planning Board will at this time and place hear all persons in support of such matter and any objections thereto.

Plans are available for review at the office of the Building Department or on the Village web site [Hastingsgov.org](http://Hastingsgov.org)

PUBLISH: THE RIVERTOWNS ENTERPRISE  
March 4, 2016



Geotechnical  
Foundations  
Land Planning  
Geo-Structural  
Environmental  
Water Resources

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*Principals:*

Steven P. Byszewski, PE, PP  
Anthony Castillo, PE  
Roger Hendrickson  
Kenneth Quazza, PE  
Michael St. Pierre, PE  
Christopher F. Zwingle, PE, LSRP

February 18, 2016  
N-8346

Charles Minozzi  
Office of the Building Inspector  
7 Maple Avenue  
Hasting on Hudson, NY 10706

**RE: Site Plan Modification Summary  
Saw Mill Lofts  
Route 9A  
Village of Hastings-on-Hudson, Westchester County NY**

Dear Mr. Minozzi:

Modifications to the approved Site Plan Package dated 11/12/14 for Saw Mill Lifts have been made as the architectural design and construction documents were developed. The following is a brief description of design changes made to enhance Saw Mill Lofts living and recreation experiences.

- Decorative pavers have been added at both the north and south entrances to enhance the entrance statement. Although not permeable, these pavers match the color and style of the other onsite permeable pavers. This modification to the plans have no effect on the site drainage.
- The refuse area southwest of Building C has been relocated to the back of the parking area. The two parking spaces previously located at new refuse area have been relocated north in the same parking lot. This modification to the plan will have no effect on the grading or drainage of this lot or the function of the refuse area.
- The two stone retaining walls located north of Building A on the approved plans have been combined to form one continuous wall. This additional fifty feet of wall is approximately three feet tall.
- A concrete walk has been added to the north side of Building B to allow access to the water meter room as well as provide residential egress.
- The amenity area has been relocated from between Buildings A and B between Buildings B and C. This area now includes a fire pit at the intersection of several meandering paths.



- In addition to the meandering paths which overlook the Saw Mill River a circular blue stone path has been added in the relatively flat area overlooking the Saw Mill River. These bluestone will be placed flush to existing grade and offer no negative impact to the Saw Mill River 100 year flood plains.

Sincerely,

**SESI CONSULTING ENGINEERS, P.C.**



Anthony Castillo, PE  
Vice President

*cc: Mr. William Paul, GDC*  
*cc: Mr. Frank Centore, GDC*  
*cc: Dan Mulvey, GDC*  
*cc: Joe Dziegelewski, GDC*

n:\Projects\8346\letters\t8346minozzi021816.doc

# CONSTRUCTION PACKAGE SAW MILL LOFTS

## SAW MILL RIVER ROAD VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY, NEW YORK

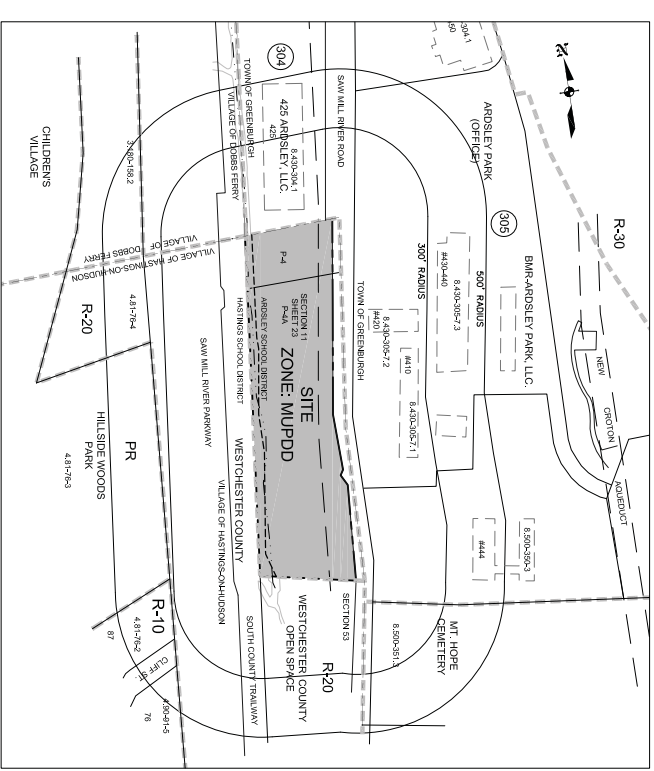
**TITLE**  
DRAWING INDEX

**SHEET NO.**

- COVER SHEET
- NOTES
- RESOURCES SURVEY AND EXISTING CONDITIONS PLAN
- DEMOLITION PLAN AND TREE PRESERVATION PLAN
- OVERALL SITE PLAN
- ENLARGED SITE PLAN
- ENLARGED GRADING & UTILITIES PLAN
- ENLARGED GRADING & UTILITIES PLAN
- SOIL BROUHOUGH PLAN
- SLOPE ANALYSIS PLAN
- LIGHTING PLAN
- DISTANCE PLAN
- DETAILS & NOTES
- DETAILS & NOTES
- DETAILS & NOTES
- DETAILS & NOTES
- CONSTRUCTION PHASING PLAN
- WATER MAIN PLAN AND PROFILE
- WATER MAIN DETAILS AND NOTES
- WORK ZONE TRAFFIC CONTROL PLAN
- FLOOD PLAIN FILL CROSS SECTION
- FLOOD PLAIN FILL CROSS SECTION
- PLANTING PLAN
- PLANTING PLAN
- FINAL SUBMISSION MAP

**SAW MILL RIVER ZONING ANALYSIS (MUPDD ZONE)**

| ZONING DISTRICT | PERCENTAGE | PERCENTAGE | PERCENTAGE | PERCENTAGE | PERCENTAGE |
|-----------------|------------|------------|------------|------------|------------|
| ZONING DISTRICT | PERCENTAGE | PERCENTAGE | PERCENTAGE | PERCENTAGE | PERCENTAGE |
| MUPDD           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-10            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-20            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-30            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-40            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-50            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-60            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-70            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-80            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-90            | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-100           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-110           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-120           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-130           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-140           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-150           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-160           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-170           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-180           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-190           | 100%       | 100%       | 100%       | 100%       | 100%       |
| R-200           | 100%       | 100%       | 100%       | 100%       | 100%       |



NOTES:  
SITE LOCATED ON STATE ROUTE 9A, AT THE CORNER OF SA 8973 2912 AND  
SA 8973 2912. SEE ATTACHED ZONING MAP FOR MORE DETAILS.  
RESORT SPECIFICATIONS AND RESORT STANDARD SHEET 9800C.

- LEGEND**
- TOWN LINE
  - - - ZONE BOUNDARY
  - LOT LINE
  - MUPDD MIXED USE PLANNED DEVELOPMENT DISTRICT
  - PR PUBLIC PARK, RECREATION & PLAYGROUND ZONE
  - R-20 ONE FAMILY RESIDENTIAL ZONE (20,000 SF)
  - R-10 ONE FAMILY RESIDENTIAL ZONE (10,000 SF)
  - Pd PARCEL NUMBER
  - 87 LOT NUMBER
  - 84-300-1.1 STREET NUMBER



**ANTHONY A. DI LORO P.E.**  
PROFESSIONAL ENGINEER  
N.Y. LIC. NO. 0684421

| NO. | DATE     | DESCRIPTION                             | BY |
|-----|----------|---|----|
| 1   | 02/18/18 | VILLAGE SUBMISSION - SITE MODIFICATIONS | YY |
| 2   | 07/07/18 | BUILDING DEPARTMENT ZONING REVIEW       | YY |
| 3   | 07/07/18 | FINAL ZONING MAPS                       | YY |
| 4   | 07/07/18 | FINAL ZONING MAPS                       | YY |
| 5   | 07/07/18 | FINAL ZONING MAPS                       | YY |

**DATE:** 4/30/13      **JOB NO.:** 8346

**172A MAPLE AVE. / FINE BROOK, N.J. 07058    PH: 973-308-0050**

**ENGINEERS, P.C.**

**SOILS / FOUNDATIONS**

**ENVIRONMENTAL**

**APPLICANT OWNER:**  
GHSBURG DEVELOPMENT PARTNERS, LLC  
SAW MILL LOFTS  
100 SUMMIT LAKE DRIVE SUITE 100  
VALHALLA, NY 10988  
PH: (914) 747-3800 FAX: (914) 747-1808

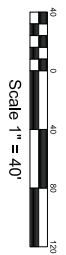
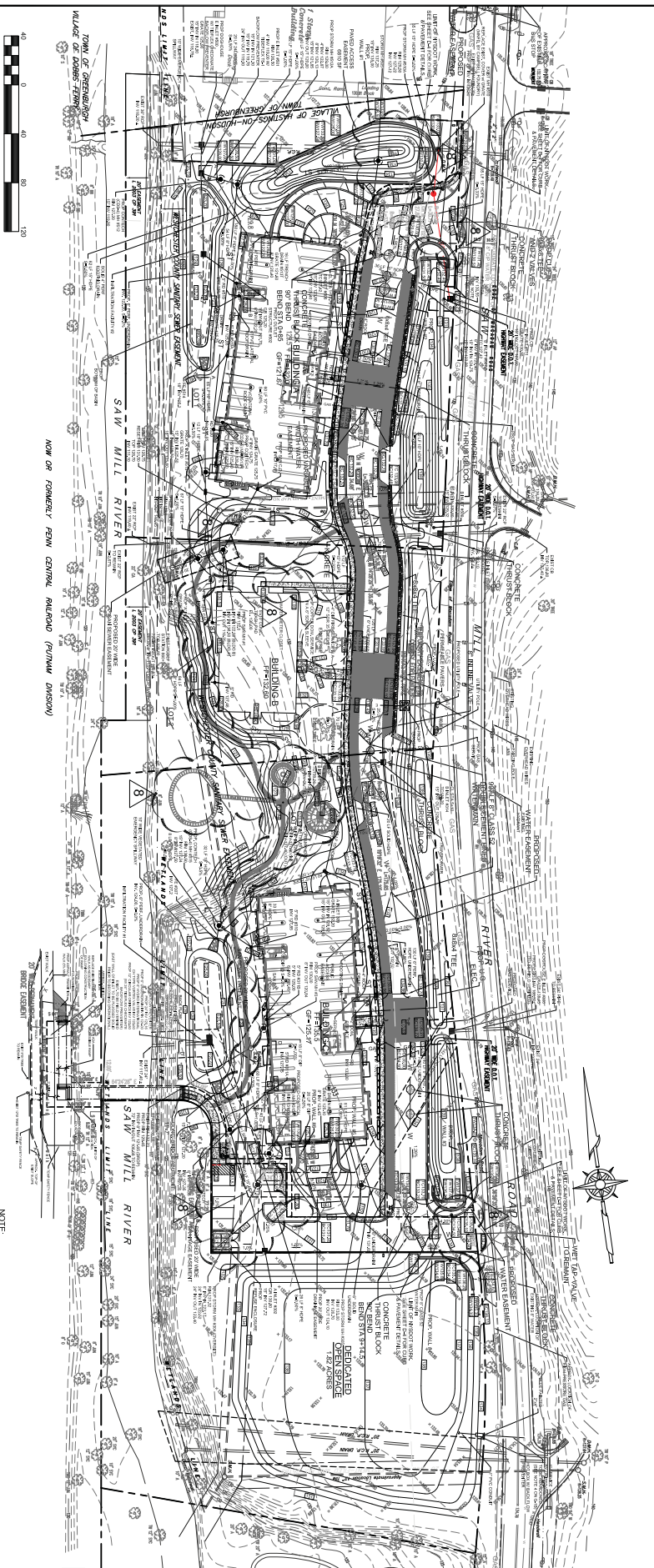
**CIVIL AND GEOTECHNICAL ENGINEER:**  
SESI CONSULTING ENGINEERS, PC  
124 MAPLE AVE.  
FINE BROOK, NJ 07058  
PH: (973) 808-8050 FAX: (973) 884-0099

**LANDSCAPE ARCHITECT:**  
BEDFORD VILLAGE LANDSCAPE ARCHITECTS  
848 HOLIDAY ROAD  
BEDFORD VILLAGE, NY 10506  
PH: (914) 234-8666 FAX: (914) 234-8682

**CONTRACTORS: LINE & GRADE SOUTH LLC**  
9 NORTH GOODWIN AVE. SUITE #3  
PH: (914) 347-5114 FAX: (914) 347-3120

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THE CONSULTING ENGINEERING PROFESSIONAL SOCIETY  
MEMBER OF THE PROFESSIONAL ENGINEERS AND ARCHITECTS ASSOCIATION OF NEW YORK STATE  
SESI CONSULTING ENGINEERS, PC IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER  
E-MAIL: info@sesi.com    WEBSITE: www.sesi.com    PHONE: 973-308-0050





**REVISIONS**

|   |                   |
|---|-------------------|
| 1 | ISSUE FOR PERMITS |
| 2 | REVISED PERMITS   |
| 3 | REVISED PERMITS   |
| 4 | REVISED PERMITS   |
| 5 | REVISED PERMITS   |
| 6 | REVISED PERMITS   |
| 7 | REVISED PERMITS   |

**LEGEND**

|          |                           |         |                         |
|----------|---------------------------|---------|-------------------------|
| —        | PROPOSED CURB             | — W —   | PROPOSED WATER SERVICE  |
| —        | EXISTING EDGE OF PAVEMENT | — W —   | EXISTING WATER MAIN     |
| —        | PROPERTY LINE             | — GAS — | PROPOSED GAS SERVICE    |
| —        | EXISTING CONTOUR          | —       | PROPOSED E INLET        |
| —        | PROPOSED CONTOUR          | —       | PROPOSED MANHOLE        |
| + 117.20 | EXISTING SPOT ELEVATION   | —       | EXISTING MANHOLE        |
| + 117.20 | PROPOSED SPOT ELEVATION   | —       | PROPOSED CONC. FLATWORK |
| —        | EXISTING STORM LINE       | —       | PERMEABLE PAVERS        |
| —        | PROPOSED STORM LINE       | —       |                         |
| —        | EXISTING SANITARY LINE    | —       |                         |
| —        | PROPOSED SANITARY LINE    | —       |                         |
| —        | PROPOSED DECORATIVE FENCE | —       |                         |

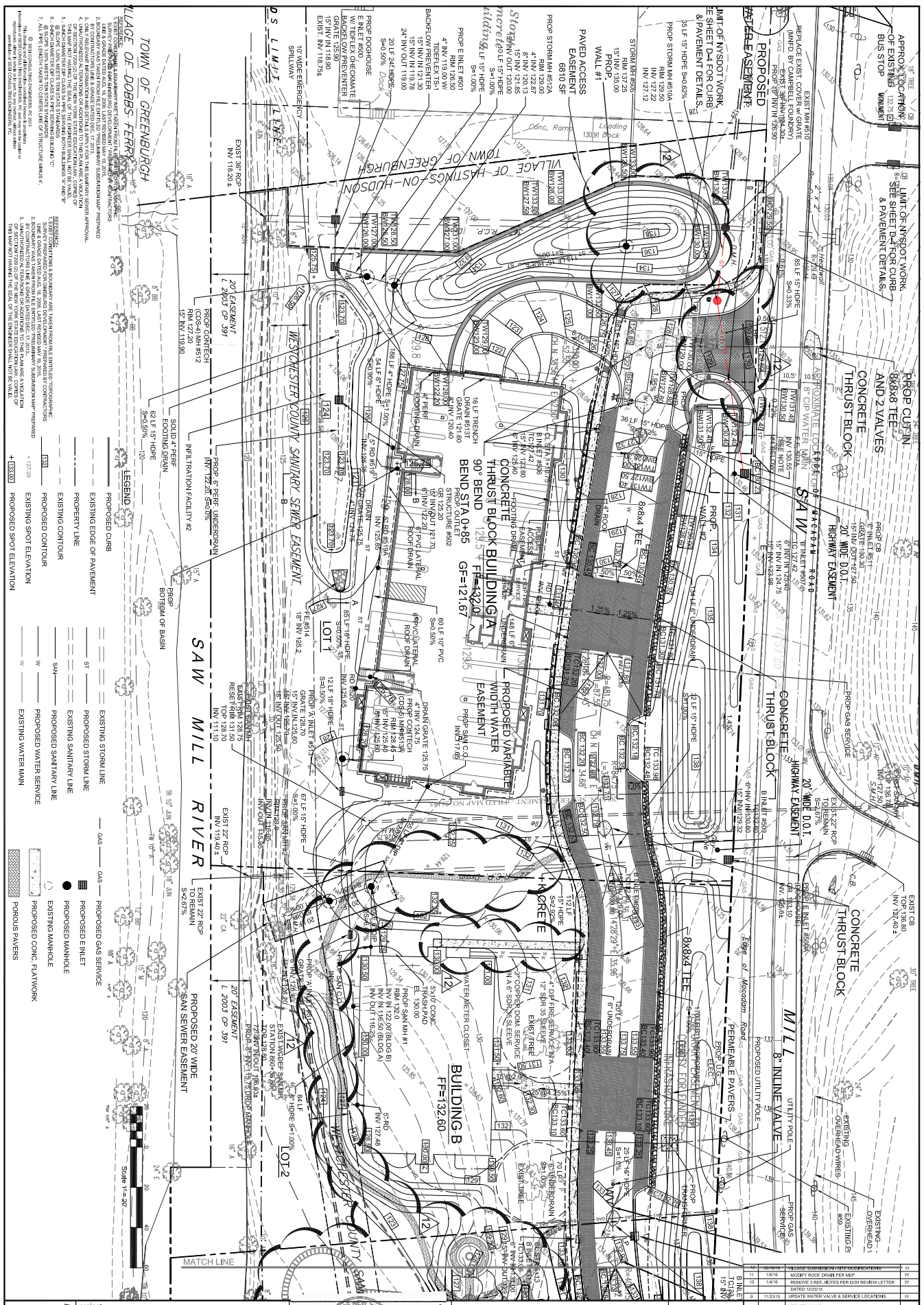
**NOTE:**

1. RIVER BANK SHALL BE PLANTED WITH NATIVE PLANTS MATIVE TO THE NORTHEAST U.S. & SUITED FOR THE ANTICIPATED HYDRAULIC CONDITION.
2. ALL PIPE LENGTHS ARE TO EDGE OF STRUCTURES NOT CENTER LINE.
3. SHALL RECEIVE 6" OF TOPSOIL AND SEEDED WITH MEADOW SEED MIX.
4. FLARED END SECTION #607A SHALL BE CONSTRUCTED USING GALVANIZED END SECTION.

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|   |  |   |  |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
|---|--|---|--|---|----|----------|---|----|---|----------|---------------|----|---|----------|------------------------------|----|---|----------|------------------|----|---|----------|------------------------------|----|---|----------|------------------------------|----|---|----------|---------------------|----|-----|------|-------------|----|
|   | <b>project</b><br>SAW MILL LOFTS<br>SECTION 11, SHEET 23, PARCELS 4 & 4A<br>HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY | <b>SOILS / FOUNDATIONS</b><br><b>SES I</b><br>CONSULTING ENGINEERS, P.C.<br><b>SITE DESIGN</b><br>ENVIRONMENTAL | <b>chp by:</b> YY<br><b>chk by:</b> RH<br><b>scale:</b> 1" = 40'<br><b>date:</b> 4/30/15 | <table border="1"> <tr> <td>4</td> <td>10/20/16</td> <td>REVISED DRAWINGS FOR VILLAGE SUBMISSION</td> <td>YY</td> </tr> <tr> <td>3</td> <td>11/16/15</td> <td>REPLACE WALLS</td> <td>YY</td> </tr> <tr> <td>2</td> <td>09/20/15</td> <td>AS NOT BULLDOG # 12, TO 102A</td> <td>YY</td> </tr> <tr> <td>1</td> <td>07/22/15</td> <td>REVISION PERMITS</td> <td>YY</td> </tr> <tr> <td>2</td> <td>07/06/15</td> <td>REV PER INTSCT JULY COMMENTS</td> <td>YY</td> </tr> <tr> <td>1</td> <td>06/11/15</td> <td>REV PER INTSCT JULY COMMENTS</td> <td>YY</td> </tr> <tr> <td>1</td> <td>05/19/15</td> <td>PERMITS PERMITS SET</td> <td>YY</td> </tr> <tr> <td>rev</td> <td>date</td> <td>description</td> <td>by</td> </tr> </table> | 4  | 10/20/16 | REVISED DRAWINGS FOR VILLAGE SUBMISSION | YY | 3 | 11/16/15 | REPLACE WALLS | YY | 2 | 09/20/15 | AS NOT BULLDOG # 12, TO 102A | YY | 1 | 07/22/15 | REVISION PERMITS | YY | 2 | 07/06/15 | REV PER INTSCT JULY COMMENTS | YY | 1 | 06/11/15 | REV PER INTSCT JULY COMMENTS | YY | 1 | 05/19/15 | PERMITS PERMITS SET | YY | rev | date | description | by |
|   | 4  |   | 10/20/16   | REVISED DRAWINGS FOR VILLAGE SUBMISSION   | YY |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| 3   | 11/16/15   | REPLACE WALLS   | YY   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| 2   | 09/20/15   | AS NOT BULLDOG # 12, TO 102A  | YY   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| 1   | 07/22/15   | REVISION PERMITS  | YY   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| 2   | 07/06/15   | REV PER INTSCT JULY COMMENTS  | YY   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| 1   | 06/11/15   | REV PER INTSCT JULY COMMENTS  | YY   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| 1   | 05/19/15   | PERMITS PERMITS SET   | YY   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| rev   | date   | description   | by   |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |
| <b>drawing title:</b><br>OVERALL GRADING & UTILITIES PLAN | <b>job no.:</b> 8346<br><b>drawing no.:</b> G-1  | 12A MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9050  |  |   |    |          |   |    |   |          |               |    |   |          |                              |    |   |          |                  |    |   |          |                              |    |   |          |                              |    |   |          |                     |    |     |      |             |    |





**PROPOSED**  
**EXISTING**  
**PROPOSED CONCRETE THRUST BLOCK**  
**PROPOSED SPOT ELEVATION**  
**PROPOSED WATER MAIN**  
**PROPOSED WATER SERVICE**  
**PROPOSED SANITARY LINE**  
**PROPOSED SANITARY MANHOLE**  
**PROPOSED GAS SERVICE**  
**PROPOSED E/LET**  
**PROPOSED MANHOLE**  
**PROPOSED CONC. FLATWORK**  
**PROPOSED PAVERS**

**LEGEND**

PROPOSED CURB  
 EXISTING EDGE OF PAVEMENT  
 PROPERTY LINE  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 EXISTING SPOT ELEVATION  
 PROPOSED SPOT ELEVATION  
 EXISTING WATER MAIN  
 PROPOSED WATER SERVICE  
 PROPOSED SANITARY LINE  
 PROPOSED SANITARY MANHOLE  
 PROPOSED GAS SERVICE  
 PROPOSED E/LET  
 PROPOSED MANHOLE  
 PROPOSED CONC. FLATWORK  
 PROPOSED PAVERS

**NOTES**

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING PROFESSIONAL LAW AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.
2. THE CLIENT HAS PROVIDED ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED WORK.
3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING PROFESSIONAL LAW AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.
4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING PROFESSIONAL LAW AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.
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8. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING PROFESSIONAL LAW AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.
9. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING PROFESSIONAL LAW AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.
10. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING PROFESSIONAL LAW AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS.

**REVISIONS**

| NO. | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 1   | 4/30/15  | ISSUE FOR PERMITS   |
| 2   | 5/15/15  | REVISED PER PERMITS |
| 3   | 6/01/15  | REVISED PER PERMITS |
| 4   | 6/15/15  | REVISED PER PERMITS |
| 5   | 6/30/15  | REVISED PER PERMITS |
| 6   | 7/15/15  | REVISED PER PERMITS |
| 7   | 8/01/15  | REVISED PER PERMITS |
| 8   | 8/15/15  | REVISED PER PERMITS |
| 9   | 8/30/15  | REVISED PER PERMITS |
| 10  | 9/15/15  | REVISED PER PERMITS |
| 11  | 9/30/15  | REVISED PER PERMITS |
| 12  | 10/15/15 | REVISED PER PERMITS |
| 13  | 10/30/15 | REVISED PER PERMITS |
| 14  | 11/15/15 | REVISED PER PERMITS |
| 15  | 11/30/15 | REVISED PER PERMITS |
| 16  | 12/15/15 | REVISED PER PERMITS |
| 17  | 12/30/15 | REVISED PER PERMITS |
| 18  | 1/15/16  | REVISED PER PERMITS |
| 19  | 1/30/16  | REVISED PER PERMITS |
| 20  | 2/15/16  | REVISED PER PERMITS |
| 21  | 2/30/16  | REVISED PER PERMITS |
| 22  | 3/15/16  | REVISED PER PERMITS |
| 23  | 3/30/16  | REVISED PER PERMITS |
| 24  | 4/15/16  | REVISED PER PERMITS |
| 25  | 4/30/16  | REVISED PER PERMITS |

**PROJECT:** SAW MILL LOFTS  
 SECTION 11, SHEET 23, PARCELS 4 & 4A  
 HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY

**drawing no.:** G-1A  
**drawing title:** ENLARGED GRADING & UTILITIES PLAN

**client:** SESI SOILS / FOUNDATIONS  
 CONSULTING ENGINEERS, P.C.

**designer:** ANTHONY CASTILLO, P.E.

**date:** 4/30/15

**scale:** 1" = 20'

**sheet no.:** 11 of 11

**project no.:** 8348

**drawing no.:** G-1A

**client:** SESI SOILS / FOUNDATIONS  
 CONSULTING ENGINEERS, P.C.

**designer:** ANTHONY CASTILLO, P.E.

**date:** 4/30/15

**scale:** 1" = 20'

**sheet no.:** 11 of 11

**project no.:** 8348

**drawing no.:** G-1A

**client:** SESI SOILS / FOUNDATIONS  
 CONSULTING ENGINEERS, P.C.

**designer:** ANTHONY CASTILLO, P.E.

**date:** 4/30/15

**scale:** 1" = 20'

**sheet no.:** 11 of 11

**project no.:** 8348

**drawing no.:** G-1A

**client:** SESI SOILS / FOUNDATIONS  
 CONSULTING ENGINEERS, P.C.

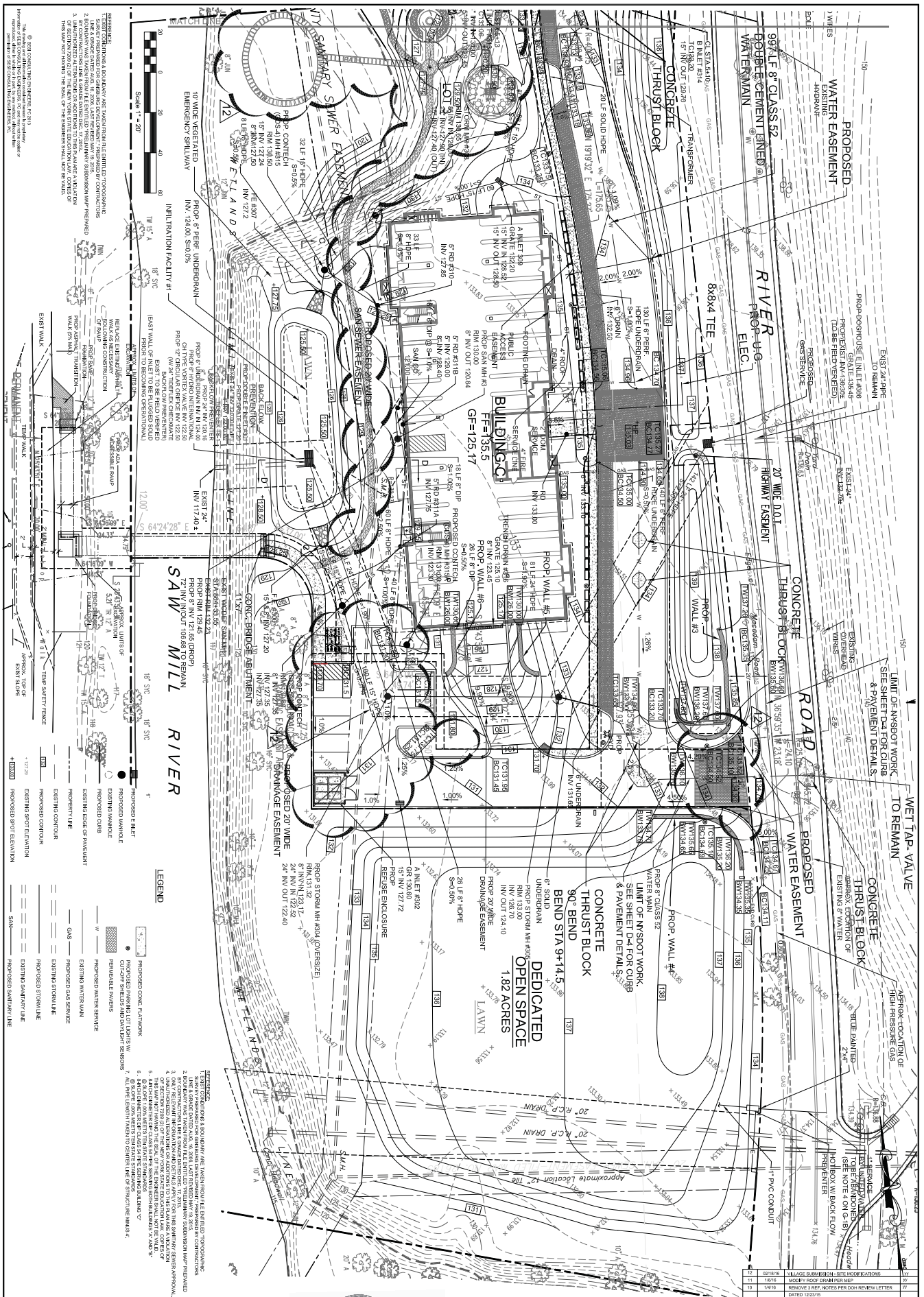
**designer:** ANTHONY CASTILLO, P.E.

**date:** 4/30/15

**scale:** 1" = 20'

**sheet no.:** 11 of 11





**PROJECT:** SAW MILL LOFTS  
SECTION 11, SHEET 23, PARCELS 4 & 4A  
HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY

**CLIENT:** HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY

**DRAWING TITLE:** ENLARGED GRADING & UTILITIES PLAN

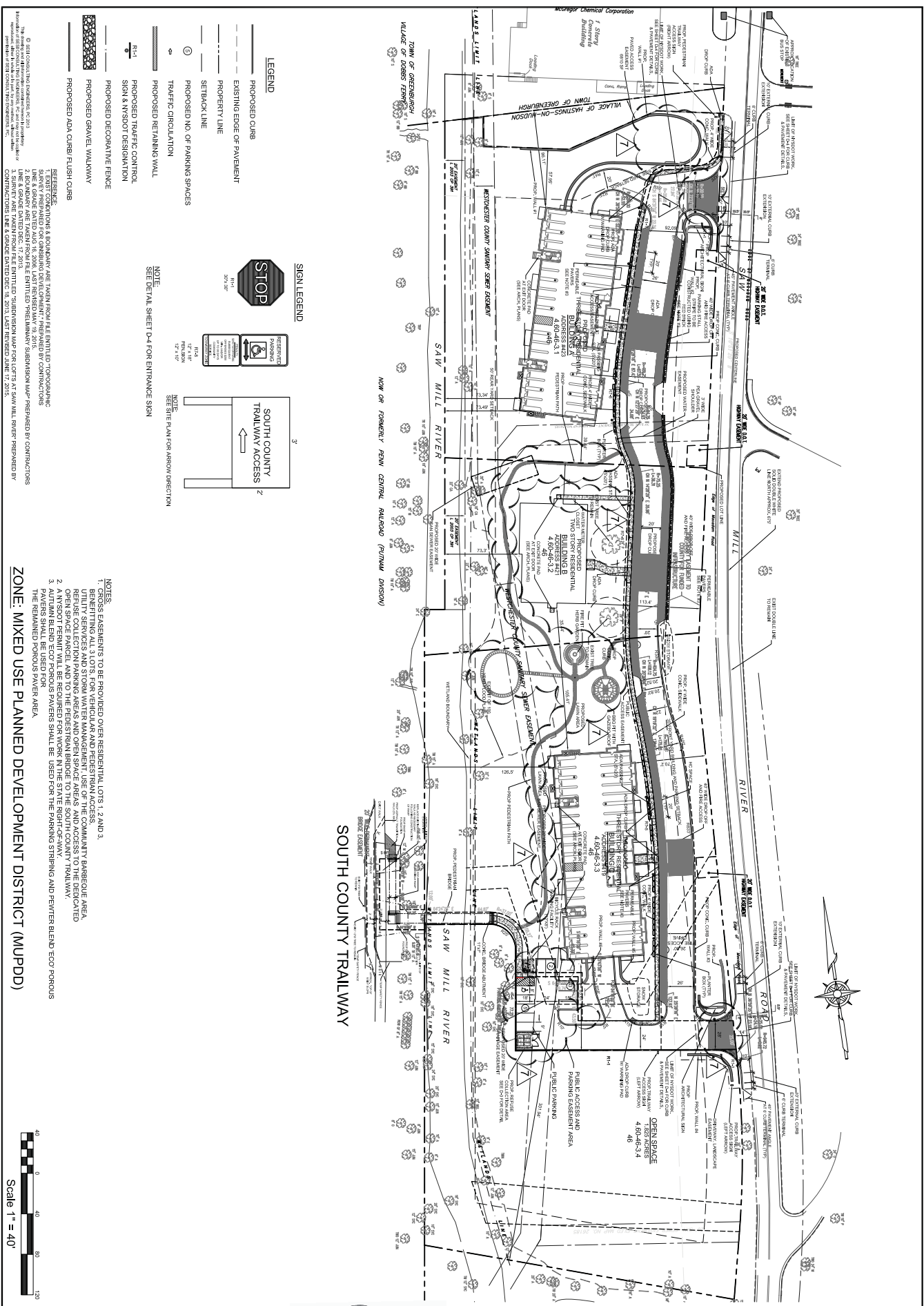
**DATE:** 4/30/15

**SCALE:** 1" = 20'

**DESIGNER:** ANTHONY CASTELLO, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
N.Y. LICENSE NO. 054421

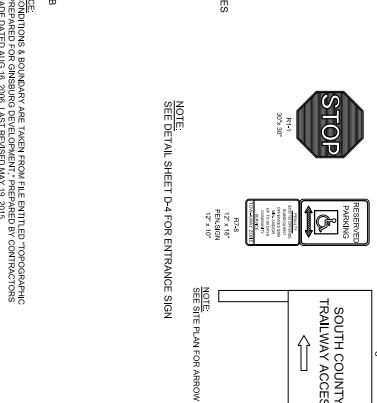
**ENGINEER:** SESI SOILS / FOUNDATIONS  
CONSULTING ENGINEERS, P.C.  
ENVIRONMENTAL  
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

| NO. | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| 1   | 02/19/15 | ISSUE FOR PERMIT SET |
| 2   | 02/19/15 | REV PER HPCOT        |
| 3   | 02/19/15 | REV PER HPCOT        |
| 4   | 02/19/15 | REV PER HPCOT        |
| 5   | 02/19/15 | REV PER HPCOT        |
| 6   | 02/19/15 | REV PER HPCOT        |
| 7   | 02/19/15 | REV PER HPCOT        |
| 8   | 02/19/15 | REV PER HPCOT        |
| 9   | 02/19/15 | REV PER HPCOT        |
| 10  | 02/19/15 | REV PER HPCOT        |
| 11  | 02/19/15 | REV PER HPCOT        |
| 12  | 02/19/15 | REV PER HPCOT        |
| 13  | 02/19/15 | REV PER HPCOT        |
| 14  | 02/19/15 | REV PER HPCOT        |
| 15  | 02/19/15 | REV PER HPCOT        |
| 16  | 02/19/15 | REV PER HPCOT        |
| 17  | 02/19/15 | REV PER HPCOT        |
| 18  | 02/19/15 | REV PER HPCOT        |
| 19  | 02/19/15 | REV PER HPCOT        |
| 20  | 02/19/15 | REV PER HPCOT        |



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 CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

- LEGEND**
- PROPOSED CURB
  - EXISTING EDGE OF PAVEMENT
  - PROPERTY LINE
  - SETBACK LINE
  - PROPOSED NO. OF PARKING SPACES
  - TRAFFIC CIRCULATION
  - PROPOSED RETAINING WALL
  - PROPOSED TRAFFIC CONTROL SIGN & NYSDOT DESIGNATION
  - PROPOSED DECORATIVE FENCE
  - PROPOSED GRAVEL WALKWAY
  - PROPOSED ADA CURB FLUSH CURB



**NOTES:**

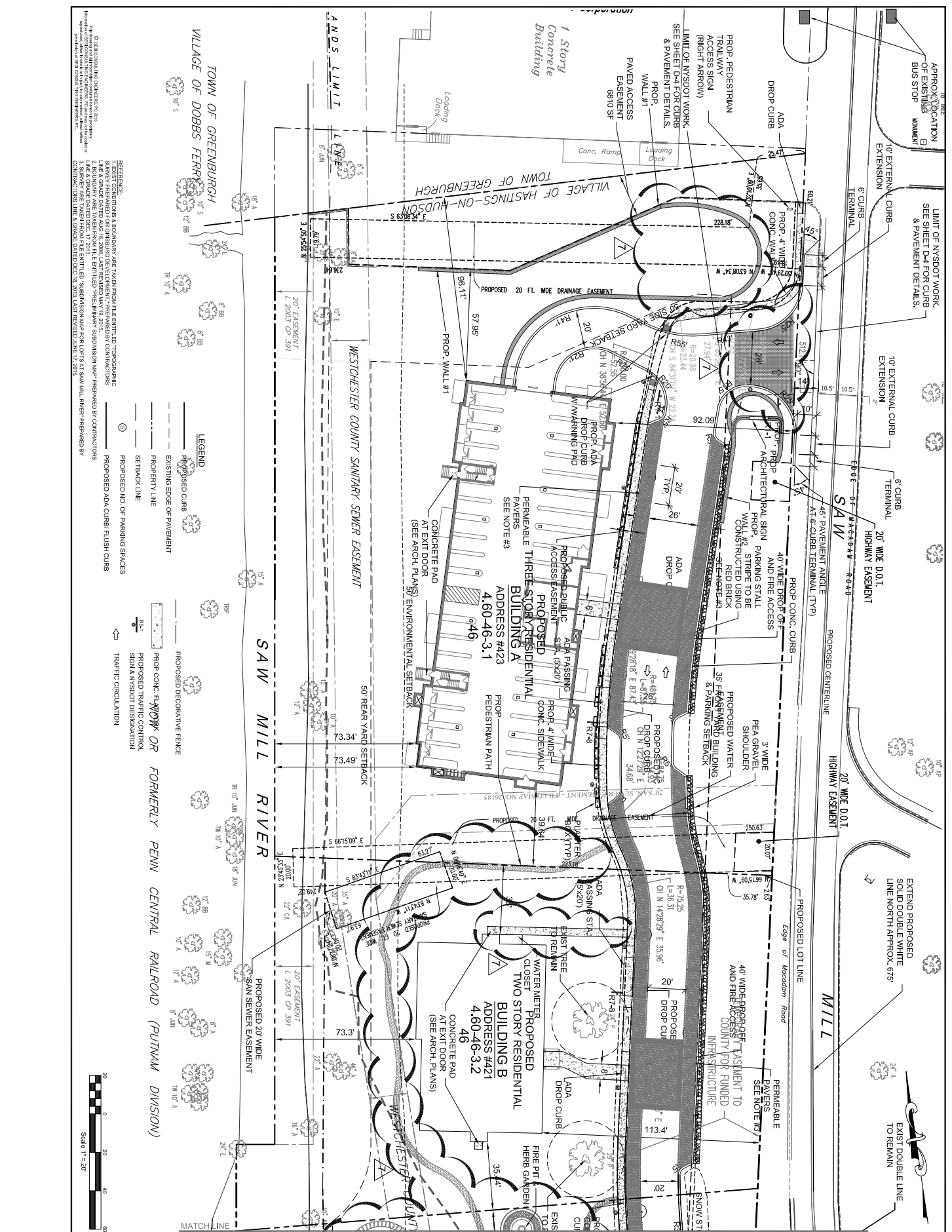
- GROSS EASEMENTS TO BE PROVIDED OVER RESIDENTIAL LOTS 1, 2, AND 3, BENEFITTING ALL 3 LOTS, FOR VEHICULAR AND PEDESTRIAN ACCESS, UTILITY SERVICES AND STORM WATER MANAGEMENT, USE OF THE COMMUNITY BARBECUE AREA, OPEN SPACE PARCEL, AND TO THE PEDESTRIAN BRIDGE TO THE SOUTH COUNTY TRAILWAY.
- A NYSDOT PERMIT WILL BE REQUIRED FOR WORK IN THE STATE RIGHT-OF-WAY.
- AUTUMN BLEND ECO POROUS PAVERS SHALL BE USED FOR THE PARKING STRIP AND PEWTER BLEND ECO POROUS THE REMAINDER POROUS PAVER AREA.

**ZONE: MIXED USE PLANNED DEVELOPMENT DISTRICT (MUPDD)**

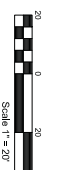


|   |          |  |  |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
|---|----------|--|--|---|---|----------|---|----|---|----------|--------------|----|---|----------|---------------------|----|---|----------|--------------------------|----|---|----------|--------------------------------|----|---|----------|---------------------------|----|---|----------|--------------------|----|
| project: SAW MILL LOFTS<br>SECTION 11, SHEET 23, PARCELS 4 & 4A<br>HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY<br>drawing title: OVERALL SITE PLAN |          | <b>SESI</b><br>CONSULTING ENGINEERS, P.C.<br>ENVIRONMENTAL<br>12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-608-0050 | date: 4/30/15<br>scale: 1" = 40'<br>sheet: 1 of 40 | <table border="1"> <tr><td>1</td><td>07/16/16</td><td>VILLAGE SUBMISSION - SITE MODIFICATIONS</td><td>NY</td></tr> <tr><td>2</td><td>11/16/15</td><td>UPDATE WALLS</td><td>NY</td></tr> <tr><td>3</td><td>07/22/15</td><td>BUILDING PERMIT SET</td><td>NY</td></tr> <tr><td>4</td><td>07/16/15</td><td>PROPOSED PARKING NOTE #3</td><td>NY</td></tr> <tr><td>5</td><td>07/09/15</td><td>REVIEWER INSPOOT JULY COMMENTS</td><td>NY</td></tr> <tr><td>6</td><td>06/22/15</td><td>REVIEWER INSPOOT COMMENTS</td><td>NY</td></tr> <tr><td>7</td><td>05/19/15</td><td>BLOCKED PERMIT SET</td><td>NY</td></tr> </table> | 1 | 07/16/16 | VILLAGE SUBMISSION - SITE MODIFICATIONS | NY | 2 | 11/16/15 | UPDATE WALLS | NY | 3 | 07/22/15 | BUILDING PERMIT SET | NY | 4 | 07/16/15 | PROPOSED PARKING NOTE #3 | NY | 5 | 07/09/15 | REVIEWER INSPOOT JULY COMMENTS | NY | 6 | 06/22/15 | REVIEWER INSPOOT COMMENTS | NY | 7 | 05/19/15 | BLOCKED PERMIT SET | NY |
| 1   | 07/16/16 | VILLAGE SUBMISSION - SITE MODIFICATIONS  | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
| 2   | 11/16/15 | UPDATE WALLS   | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
| 3   | 07/22/15 | BUILDING PERMIT SET  | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
| 4   | 07/16/15 | PROPOSED PARKING NOTE #3   | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
| 5   | 07/09/15 | REVIEWER INSPOOT JULY COMMENTS   | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
| 6   | 06/22/15 | REVIEWER INSPOOT COMMENTS  | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |
| 7   | 05/19/15 | BLOCKED PERMIT SET   | NY   |   |   |          |   |    |   |          |              |    |   |          |                     |    |   |          |                          |    |   |          |                                |    |   |          |                           |    |   |          |                    |    |





- LEGEND**
- PROPOSED ADA CURB
  - EXISTING EDGE OF PAVEMENT
  - PROPERTY LINE
  - SETBACK LINE
  - PROPOSED NO. OF PARKING SPACES
  - PROPOSED ADA CURB FLUSH CURB
  - PROPOSED CONCRETE FENCING OR FORMERLY PENN CENTRAL RAILROAD (PUTNAM DIVISION)
  - PROPOSED TRAFFIC CONTROL SIGN & WAYDOT DESIGNATION
  - TRAFFIC CIRCULATION



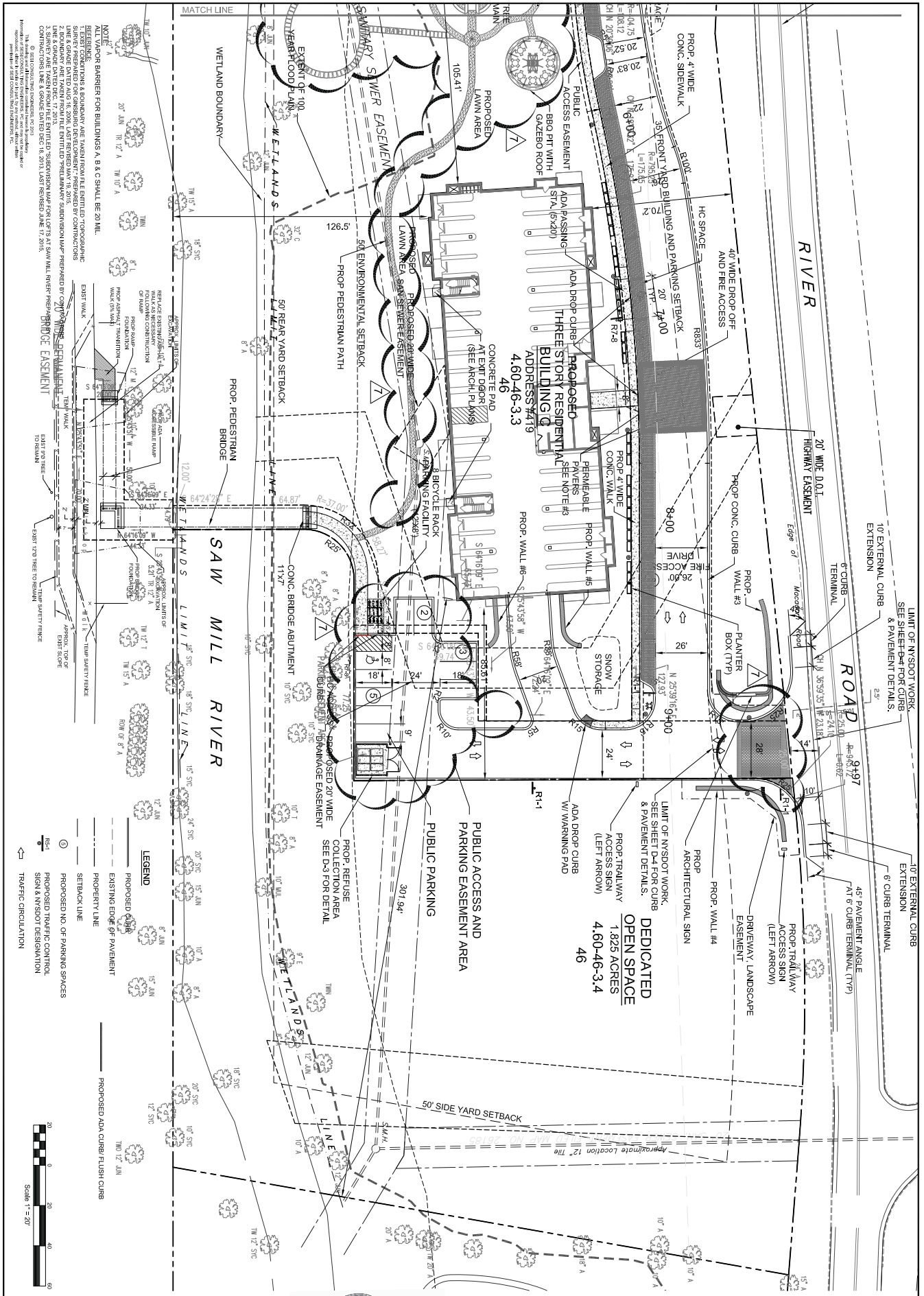
project: SAW MILL LOFTS SECTION 11, SHEET 23, PARCELS 4 & 4A HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY  
drawing title: ENLARGED SITE PLAN

ANTHONY CASTELLO, P.E.  
Professional Engineer  
No. 054221

**SESI** SOILS / FOUNDATIONS  
CONSULTING ENGINEERS, P.C.  
ENVIRONMENTAL  
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-608-0050

date: 4/30/15  
scale: 1" = 20'

| no. | date     | description                             | by |
|-----|----------|---|----|
| 7   | 02/18/15 | VILLAGE SUBMISSION - SITE MODIFICATIONS | yy |
| 6   | 11/16/15 | UPDATE WALLS                            | yy |
| 5   | 07/22/15 | BUILDING PERM SET                       | yy |
| 4   | 07/08/15 | PROPOSED PARKING WAYDOT                 | yy |
| 3   | 07/06/15 | REVIEW WEYDOT JULY COMMENTS             | yy |
| 2   | 06/22/15 | REVIEW WEYDOT COMMENTS                  | yy |
| 1   | 05/19/15 | BUILDING PERM SET                       | yy |



**NOTE:**  
 ALL VAPOR BARRIERS FOR BUILDINGS A & B SHALL BE 20 MIL.  
 REFER TO SPECIFICATIONS TO THE UNIFORM CONSTRUCTION CODE, SECTION 1803.01 FOR THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE. THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE ARE THE 2015 IBC AND THE 2015 IRC. THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE ARE THE 2015 IBC AND THE 2015 IRC. THE LATEST EDITIONS OF THE UNIFORM CONSTRUCTION CODE ARE THE 2015 IBC AND THE 2015 IRC.

**LEGEND**  
 - - - - - PROPOSED CURB  
 - - - - - EXISTING EDGE OF PAVEMENT  
 - - - - - PROPERTY LINE  
 - - - - - SETBACK LINE  
 - - - - - PROPOSED NO. OF PARKING SPACES  
 - - - - - PROPOSED TRAFFIC CONTROL SIGN & NYS DOT DESIGNATION  
 - - - - - TRAFFIC CIRCULATION



**PROJECT:** SAW MILL LOFTS  
 SECTION 11, SHEET 23, PARCELS 4 & 4A  
 HASTINGS - ON - HUDSON, WESTCHESTER COUNTY, NY

**DRAWING TITLE:** ENLARGED SITE PLAN

**DESIGNER:** ANTHONY CASTELLO, P.E.  
 PROFESSIONAL ENGINEER  
 N.Y. REG. NO. 054421

**CLIENT:** SESI CONSULTING ENGINEERS, P.C.  
 ENVIRONMENTAL

**ADDRESS:** 12A MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9050

**DATE:** 4/30/15

**SCALE:** 1" = 20'

**DATE:** 4/30/15

**DATE:** 4/30/15

**DATE:** 4/30/15

**DATE:** 4/30/15

**DATE:** 4/30/15

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