

**HASTINGS-ON-HUDSON
ARCHITECTURAL REVIEW BOARD
APPLICATION AND CHECKLIST**



The ARB meets on the 1st Monday of every month at 8:00 P.M. Please complete and submit this application along with a fee of \$25 and all the required supporting material to Hastings-on-Hudson Buildings Department, no later than two weeks before the date of the meeting.

Applicant(s) Name: <u>Christina Griffin</u>		Date: <u>3/21/16</u>
Tel. <u>914.478.0799</u>	Fax: <u>n/a</u>	E-mail: <u>cg@cgastrdo.com</u>
Property Owner's Name: <u>C.C.I. Properties</u>		Property Address: <u>32-34 Washington Ave</u>
Brief Project Description:	<u>New townhouses, consisting of (2) two bedroom + (3) three bedroom units.</u>	

This application must be submitted in a packet with the following items. Provide eight (8) copies of each item and this application. ✓ Check off completed items:

The following items are required with every application:		
1	DRAWINGS:	
✓	Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable.	
2	PHOTOS:	<u>W.I.I be brought to meeting</u>
X	Photographs of the property/building.	
X	Photographs of architectural details, existing lighting, etc.	
X	Photographs (full views) of all adjacent properties.	
3	SAMPLES of all materials related to the project. For example:	
X	Awning fabric	X Lighting cut sheets
X	Paint chips	X Siding samples
X	Window and door cut sheets	X Brick and stucco samples
X	Other	Other
The following additional items may be required by the Building Inspector or the ARB.		
4	ARCHITECTURAL PLANS:	
✓	Including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.	
✓	Wall sections and architectural details	
✓	Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable	

APPLICANT MUST ATTEND ARB MEETING.

Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.

3/21/16

Applicant Signature/Date

TOWNHOUSES at 32-34 WASHINGTON AVENUE

HASTINGS-ON-HUDSON, N Y 10706
 CHRISTINA GRIFFIN ARCHITECT
 10 Spring Street, Hastings-on-Hudson, NY 10706



ARB SUBMISSION 3-21-16

OWNER	ARCHITECT	CIVIL ENGINEER	LIST OF DRAWINGS	DATES
CCI Properties Andrew Cortese, President 52 Cedar Street Dobbs Ferry, NY 10522 914.447.3965 andrew@corteseconstruction.com	Christina Griffin Architect, PC Christina Griffin AIA LEED AP CPHC 10 Spring Street Hastings-on-Hudson, NY 10706 914.478.0799 cgg@cgaudio.com	JMC John Meyer Consulting, PC 120 Bedford Road Armonk, NY, 10504 914.273.5225	TITLE SHEET RENDERING OF PROPOSED BUILDING S-1 SITE PLAN A-1 BASEMENT PLAN A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 ATTIC PLAN A-5 WEST ELEVATION - COLOR SCHEME A-6 NORTH & SOUTH ELEVATIONS A-7 EAST ELEVATION	PRELIMINARY PLANNING BOARD SUBMISSION 2-19-15 PLANNING BOARD SUBMISSION 3-19-15 PLANNING BOARD SUBMISSION 4-15-15 PLANNING BOARD SUBMISSION 5-07-15 PLANNING BOARD SUBMISSION 6-30-15 WESTCHESTER COUNTY PLANNING SUBMISSION 7-28-15 PLANNING BOARD SUBMISSION 8-11-15 PLANNING BOARD SUBMISSION 10-01-15 ZONING BOARD SUBMISSION 1-14-16 ZONING BOARD RESUBMISSION 2-10-16 ARB RESUBMISSION 3-21-16
As-Built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.				

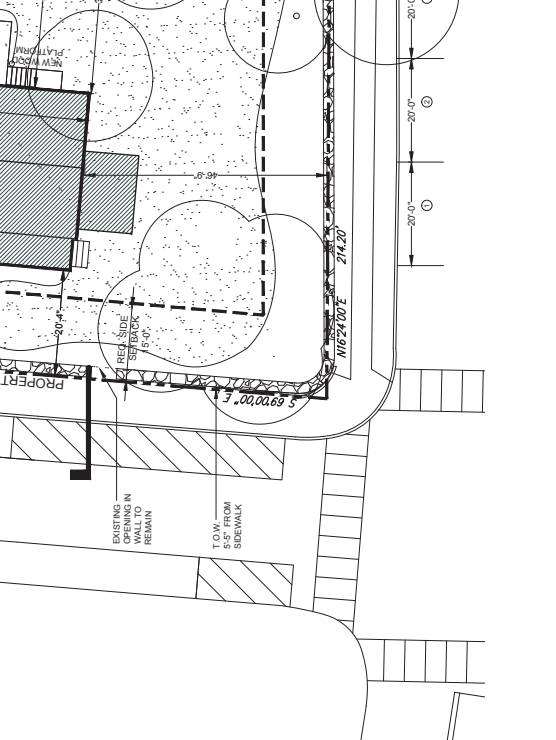
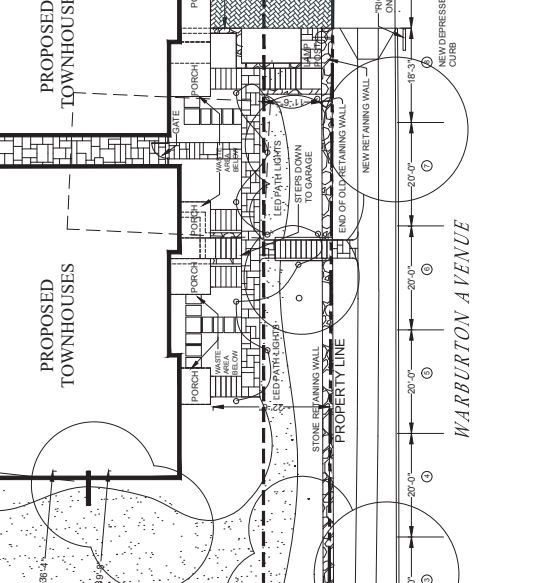
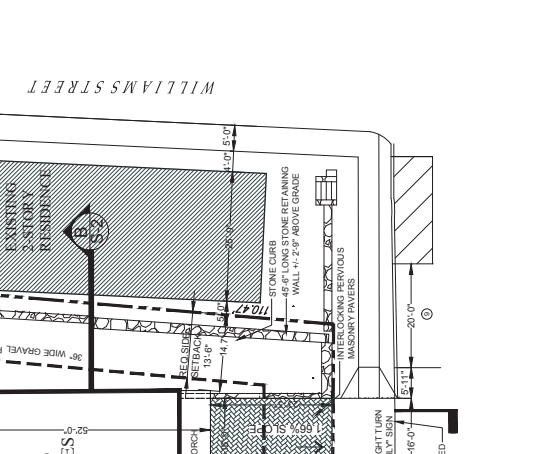
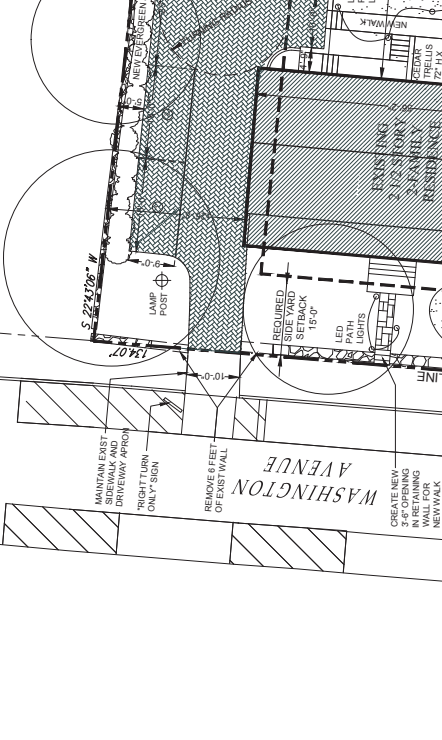
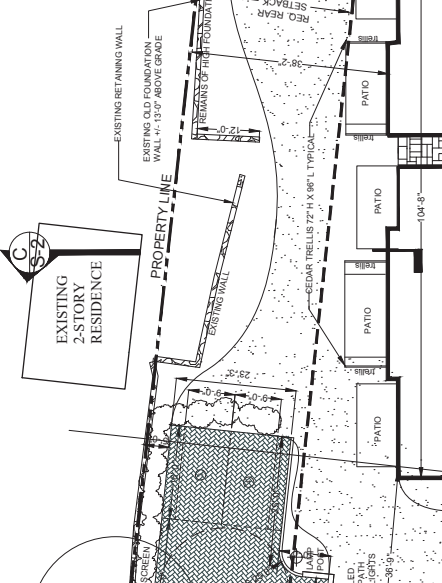
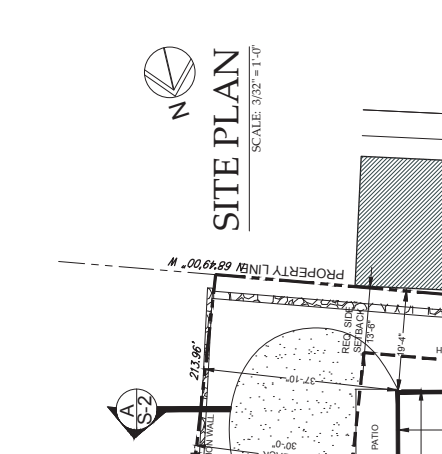
COVERAGE CALCULATIONS		TABLE of ZONING DATA		ZONING DISTRICT: MR 1.5 TAX DESIGNATION: SECTION 4.75, BLOCK 53, LOT 11	
LOT AREA	26,126 SF (0.60 AC)	REQUIRED	EXISTING	PROPOSED	ZONING NOTES
WALLS	886 SF (2.6%)	1,500 SF / 0.04 AC	28,726.47 SF / 0.6 AC	28,726.47 SF / 0.6 AC	1. PER ZONING CODE (095-71A), OPEN SPACE IS CALCULATED 200 FEET FROM THE EXISTING CURB
SIDEWALKS & STEPS INCLUDING 62.5% COMMON WALK & STAIR	1,001 SF (3.9%)	1,500 SF PER UNIT	13,063 SF PER UNIT	3,752 SF PER UNIT	2. PER ZONING CODE (095-71A), NEW TOWNHOUSES: (6) 3-BEDROOM TOWNHOUSES, 7,800 SF COMMON SPACE
PARKING AREA AT 2-FAMILY HOUSE	755 SF (2.9%)	MAXIMUM DEVELOPMENT COVERAGE (0952 & 0953MIN. ONLY)	15% / 1,491 SF	40.7% / 10,636 SF - VARIANCE REQUIRED	3. PER ZONING CODE (095-71A), 14 BEDROOMS X 2,500 = 35,000 SF EXISTING 2-FAMILY HOUSE:
DRIVEWAY (COVER 900 SF) NOT INCLUDING PORCHES	NOT INCLUDED	OPEN SPACE	2,800 SF FOR NEW TOWNHOUSES	2,335 SF AT EXISTING 2-FAMILY HOUSE	4. PER ZONING CODE (095-71A), 8 BEDROOMS X 200 = 1,600 SF
BUILDING (1,743 SF EXIST. + 4,848 SF NEW)	6,591 SF (25.2%)	MINIMUM LOT WIDTH PERCENTAGE	20,413 SF	6,628 SF AT EXISTING 2-FAMILY HOUSE	5. PER ZONING CODE (095-71A), 12 FEET OR 1/2 OF THE HEIGHT OF THE BUILDING WALL, NEAREST THE FRONT AND SIDE YARD
PORCHES (330 SF EXISTING + 351 SF NEW)	680 SF (2.6%)	MINIMUM LOT DEPTH PERCENTAGE	134	58.96 FEET AT EXISTING BUILDING	6. PER ZONING CODE (095-71A), EACH 10 FEET LENGTH IN OTHER DIRECTIONS
PATIO	640 SF (2.5%)	MINIMUM BUILDING HEIGHT	25	2.12 STORES / 34.76 FEET	7. PER ZONING CODE (095-71A), THE FRONT AND SIDE YARD SETBACKS ARE TO BE CALCULATED TO THE TOP OF ATTIC FLOOR.
TOTAL COVERAGE	10,393 SF (39.8%)	MAXIMUM DRIVEWAY SLOPE	3%	10.0 FT	
TOTAL BUILDING COVERAGE BUILDINGS AND PORCHES ONLY	7,188 SF (27.6%)	MAXIMUM CURB CUT	24.0 FT	19.33 FT	
		FRONT YARD SETBACK	12.5 FT	36.33 FT	
		REAR YARD SETBACK	30.0 FT	26.66 FT	
		SIDE YARD SETBACK	13.5 FT	19.00 FT	
		TOTAL OF TWO SIDES	27.5 FT	35.03 FT	
		FRONT PARKING SETBACK	10 FT	---	
		REAR PARKING SETBACK	5 FT	4+2 FT	
		SIDE PARKING SETBACK	5 FT	0 FT	
		PARKING SUMMARY - TOTAL SPACES PROVIDED	4 SPACES	14 SPACES	

TABLE of ZONING DATA		ZONING DISTRICT: MR 1.5 TAX DESIGNATION: SECTION 4.75, BLOCK 53, LOT 11	
LOT AREA	26,126 SF / 0.60 AC	REQUIRED	EXISTING
MINIMUM LOT WIDTH PERCENTAGE	25	1,500 SF / 0.04 AC	28,726.47 SF / 0.6 AC
MINIMUM LOT DEPTH PERCENTAGE	30	1,500 SF PER UNIT	13,063 SF PER UNIT
MINIMUM BUILDING HEIGHT	25	MAXIMUM DEVELOPMENT COVERAGE (0952 & 0953MIN. ONLY)	15% / 1,491 SF
MAXIMUM DRIVEWAY SLOPE	3%	OPEN SPACE	2,800 SF FOR NEW TOWNHOUSES
MAXIMUM CURB CUT	24.0 FT	MINIMUM LOT WIDTH PERCENTAGE	20,413 SF
FRONT YARD SETBACK	12.5 FT	MINIMUM LOT DEPTH PERCENTAGE	134
REAR YARD SETBACK	30.0 FT	MINIMUM BUILDING HEIGHT	25
SIDE YARD SETBACK	13.5 FT	MAXIMUM DRIVEWAY SLOPE	3%
TOTAL OF TWO SIDES	27.5 FT	MAXIMUM CURB CUT	24.0 FT
FRONT PARKING SETBACK	10 FT	FRONT YARD SETBACK	12.5 FT
REAR PARKING SETBACK	5 FT	REAR YARD SETBACK	30.0 FT
SIDE PARKING SETBACK	5 FT	SIDE YARD SETBACK	13.5 FT
PARKING SUMMARY - TOTAL SPACES PROVIDED	4 SPACES	TOTAL OF TWO SIDES	27.5 FT

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MAXIMUM CURB CUT	24.0 FT	MINIMUM LOT WIDTH PERCENTAGE	20,413 SF
FRONT YARD SETBACK	12.5 FT	MINIMUM LOT DEPTH PERCENTAGE	134
REAR YARD SETBACK	30.0 FT	MINIMUM BUILDING HEIGHT	25
SIDE YARD SETBACK	13.5 FT	MAXIMUM DRIVEWAY SLOPE	3%
TOTAL OF TWO SIDES	27.5 FT	MAXIMUM CURB CUT	24.0 FT
FRONT PARKING SETBACK	10 FT	FRONT YARD SETBACK	12.5 FT
REAR PARKING SETBACK	5 FT	REAR YARD SETBACK	30.0 FT
SIDE PARKING SETBACK	5 FT	SIDE YARD SETBACK	13.5 FT
PARKING SUMMARY - TOTAL SPACES PROVIDED	4 SPACES	TOTAL OF TWO SIDES	27.5 FT

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MAXIMUM CURB CUT	24.0 FT	MINIMUM LOT WIDTH PERCENTAGE	20,413 SF
FRONT YARD SETBACK	12.5 FT	MINIMUM LOT DEPTH PERCENTAGE	134
REAR YARD SETBACK	30.0 FT	MINIMUM BUILDING HEIGHT	25
SIDE YARD SETBACK	13.5 FT	MAXIMUM DRIVEWAY SLOPE	3%
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REAR YARD SETBACK	30.0 FT	MINIMUM BUILDING HEIGHT	25
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SIDE PARKING SETBACK	5 FT	SIDE YARD SETBACK	13.5 FT
PARKING SUMMARY - TOTAL SPACES PROVIDED	4 SPACES	TOTAL OF TWO SIDES	27.5 FT



32-34 WASHINGTON AVENUE
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GREFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0865
www.christinagreffinarchitect.com

DATE: 12/15/2023
DRAWN: J. GREFFIN
CHECKED: J. GREFFIN
SCALE: 3/32" = 1'-0"

PLANNING BOARD SUBMISSION: 2-1-15
PLANNING BOARD SUBMISSION: 4-15-15
PLANNING BOARD SUBMISSION: 5-15-15
PLANNING BOARD SUBMISSION: 6-15-15
PLANNING BOARD SUBMISSION: 7-15-15
PLANNING BOARD SUBMISSION: 8-15-15
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PLANNING BOARD SUBMISSION: 11-15-15
PLANNING BOARD SUBMISSION: 12-15-15

S-1

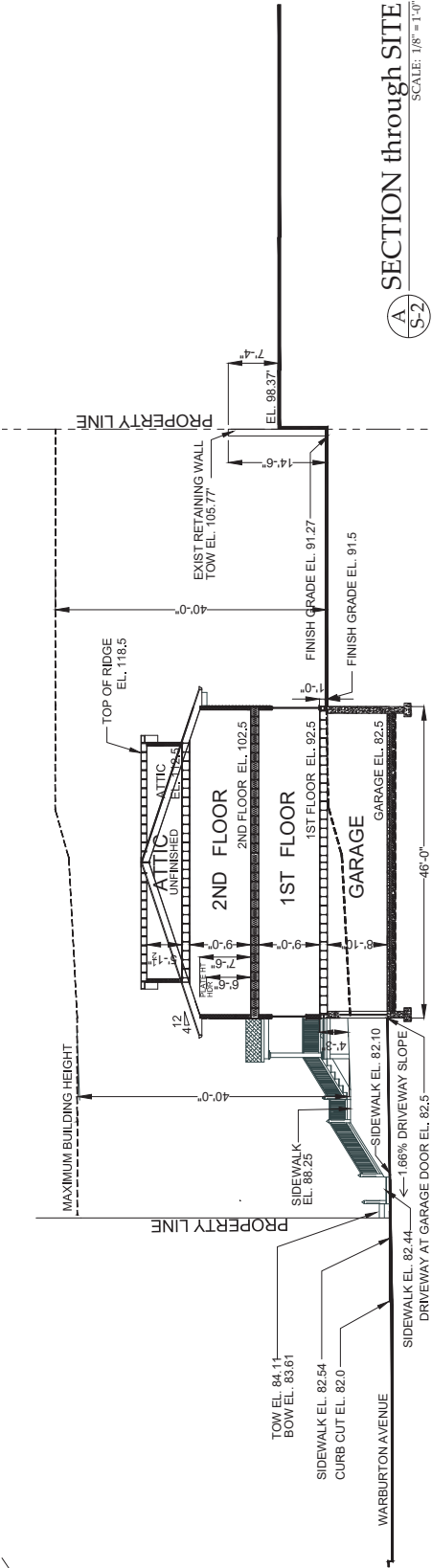
TOWNHOUSES at
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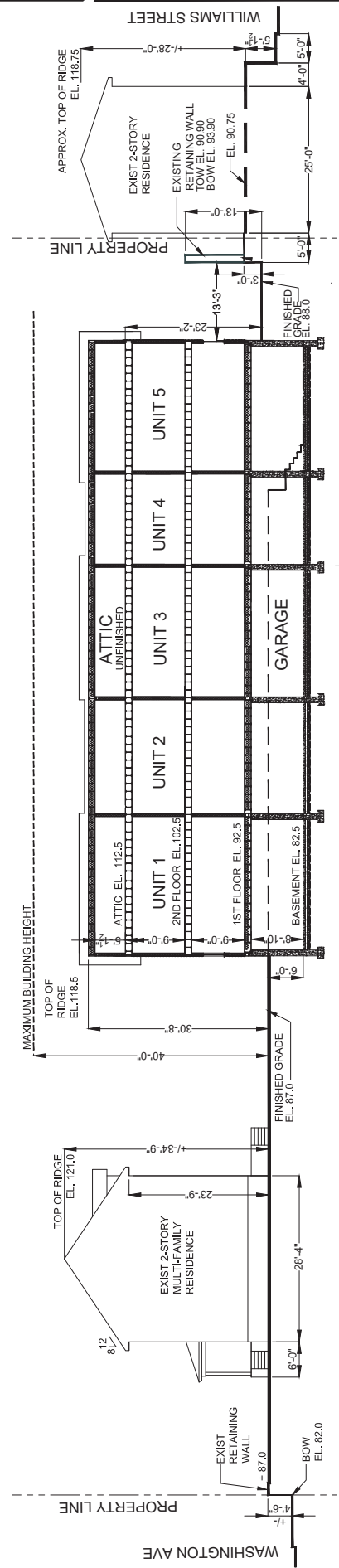
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1.20.20	PLANNING BOARD SUBMISSION

S-2

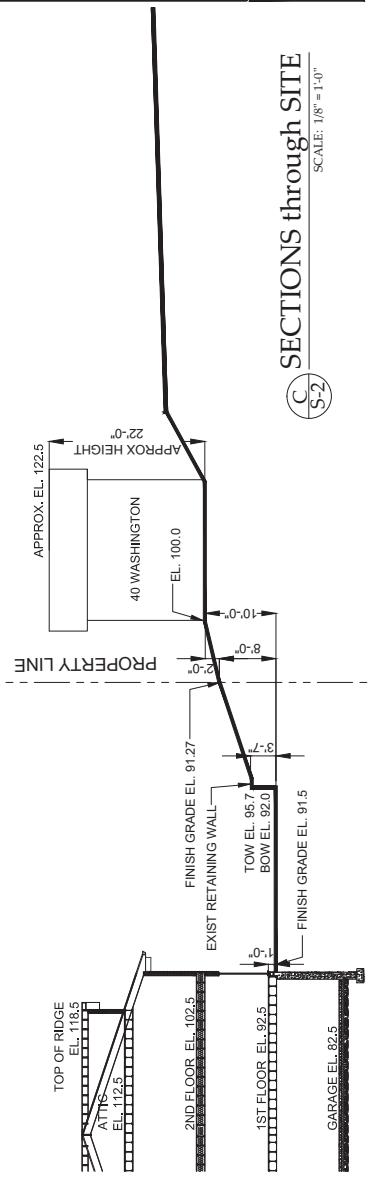
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A SECTION through SITE
SCALE: 1/8" = 1'-0"



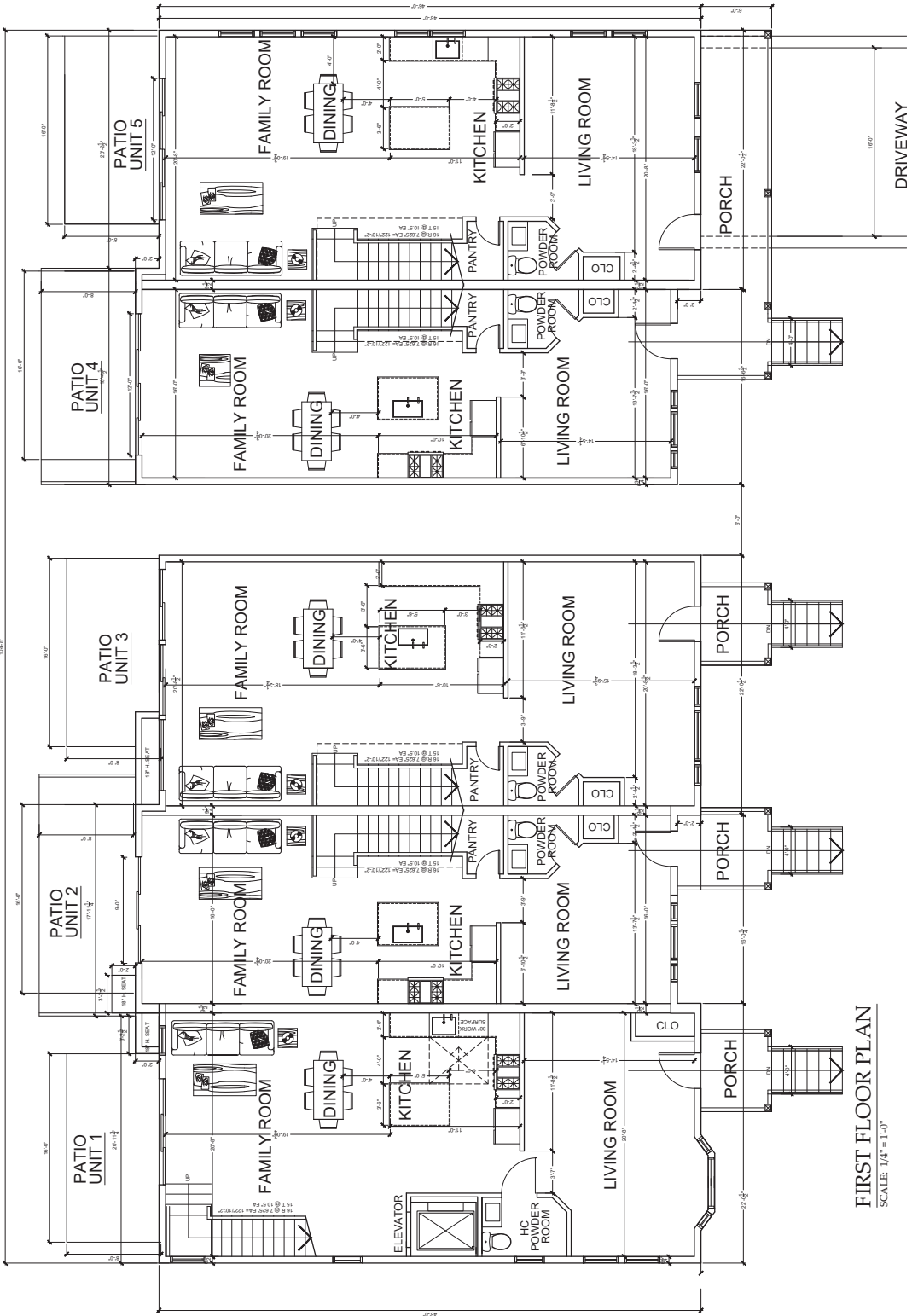
B SECTION through SITE
SCALE: 1/8" = 1'-0"



C SECTION through SITE
SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATIONS

	1ST FLOOR	2ND FLOOR	TOTAL 1ST & 2ND
UNIT 1	1,001.4 SF	995.5 SF	1,996.4 SF
UNIT 2	988.7 SF	997.8 SF	1,986.5 SF
UNIT 3	997.0 SF	960.8 SF	1,957.8 SF
UNIT 4	779.4 SF	788.5 SF	1,567.9 SF
UNIT 5	995.4 SF	954.4 SF	1,949.8 SF
TOTAL FLOOR AREA	4,763.9 SF	4,767.3 SF	9,531.2 SF
TOTAL BUILDING FLOOR AREA = 9,532 SF			
BUILDING FOOTPRINT (NOT INC. PORCHES) = 4,762 SF			



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

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PLANNING BOARD SUBMISSION	2.3.15
PLANNING BOARD SUBMISSION	4.13.15
PLANNING BOARD SUBMISSION	5.20.15
PLANNING BOARD SUBMISSION	8.27.15
PLANNING BOARD SUBMISSION	9.14.15
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AS SHOWN	2.21.16

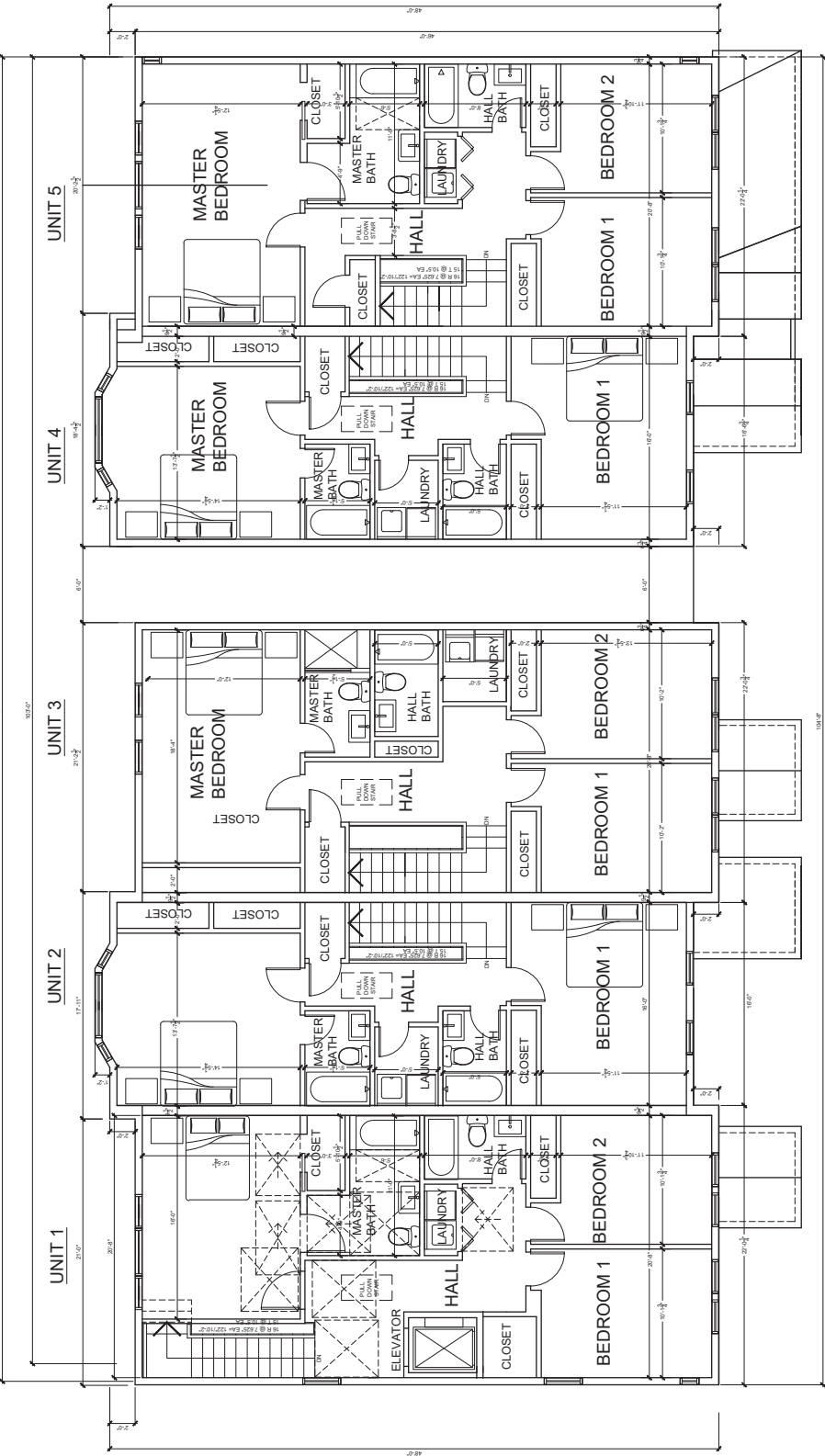
A-2

SECOND FLOOR PLAN

PLANNING BOARD SUBMISSION	2-1-15
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PLANNING BOARD SUBMISSION	6-11-15
PLANNING BOARD SUBMISSION	7-15-15
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PLANNING BOARD SUBMISSION	10-11-15
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PLANNING BOARD SUBMISSION	12-11-15
AS SHOWN	2-1-16

FLOOR AREA CALCULATIONS

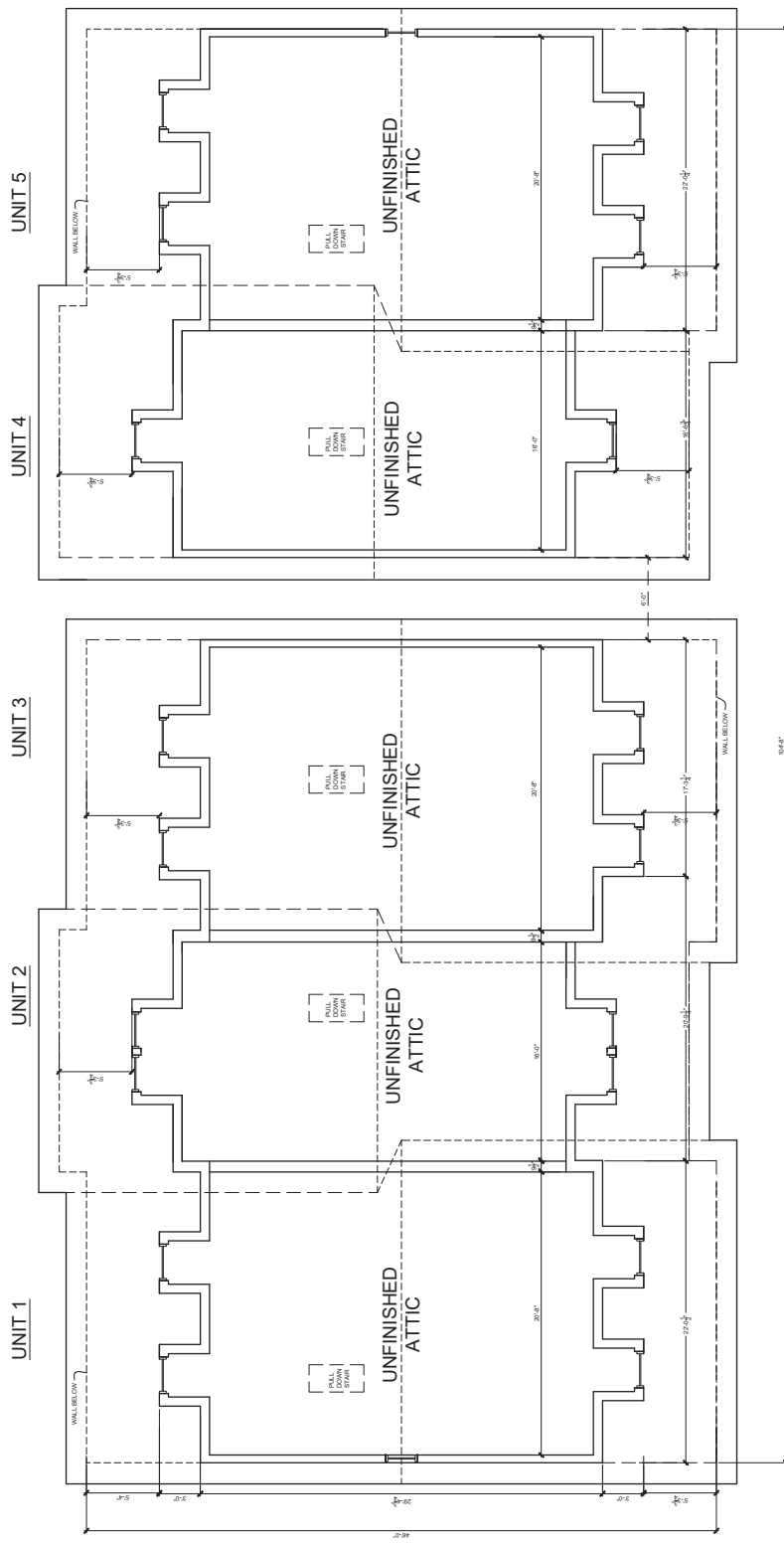
	1ST FLOOR	2ND FLOOR	TOTAL 1ST & 2ND
UNIT 1	1,001.4 SF	995 SF	1,996.4 SF
UNIT 2	988.7 SF	997.8 SF	1,986.5 SF
UNIT 3	997.0 SF	960.6 SF	1,957.6 SF
UNIT 4	779.4 SF	785.5 SF	1,564.9 SF
UNIT 5	995.4 SF	954.4 SF	1,949.8 SF
TOTAL BUILDING FLOOR AREA =	9,529 SF	9,529 SF	19,058 SF
BUILDING FOOTPRINT (NOT INC. PORCHES) =	4,762 SF		4,762 SF



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

FLOOR AREA CALCULATIONS		
1ST FLOOR	2ND FLOOR	TOTAL 1ST & 2ND
UNIT 1	1,001.4 SF	995 SF
UNIT 2	988.7 SF	1,996.5 SF
UNIT 3	997.0 SF	1,996.5 SF
UNIT 4	779.4 SF	1,567.9 SF
UNIT 5	995.4 SF	1,990.8 SF
TOTAL FLOOR AREA	4,761.9 SF	9,529.2 SF

TOTAL BUILDING FLOOR AREA = 9,529 SF
BUILDING FOOTPRINT (NOTING PORCHES) = 4,762 SF



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

DATE	DESCRIPTION
2-18-15	PLANING BOARD SUBMISSION
3-19-15	PLANING BOARD SUBMISSION
4-16-15	PLANING BOARD SUBMISSION
5-21-15	PLANING BOARD SUBMISSION
6-18-15	PLANING BOARD SUBMISSION
7-14-15	PLANING BOARD SUBMISSION
8-11-15	PLANING BOARD SUBMISSION
9-8-15	PLANING BOARD SUBMISSION
10-5-15	PLANING BOARD SUBMISSION
11-2-15	PLANING BOARD SUBMISSION
11-29-15	PLANING BOARD SUBMISSION
12-27-15	PLANING BOARD SUBMISSION
1-24-16	PLANING BOARD SUBMISSION
2-21-16	AS SHOWN

PLANNO BO PRE-EMISSÃO 2.1-15
 PLANNO BO PRE-EMISSÃO 2.2-15
 PLANNO BO PRE-EMISSÃO 2.3-15
 PLANNO BO PRE-EMISSÃO 2.4-15
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COLOR SCHEME
 AS SHOWN

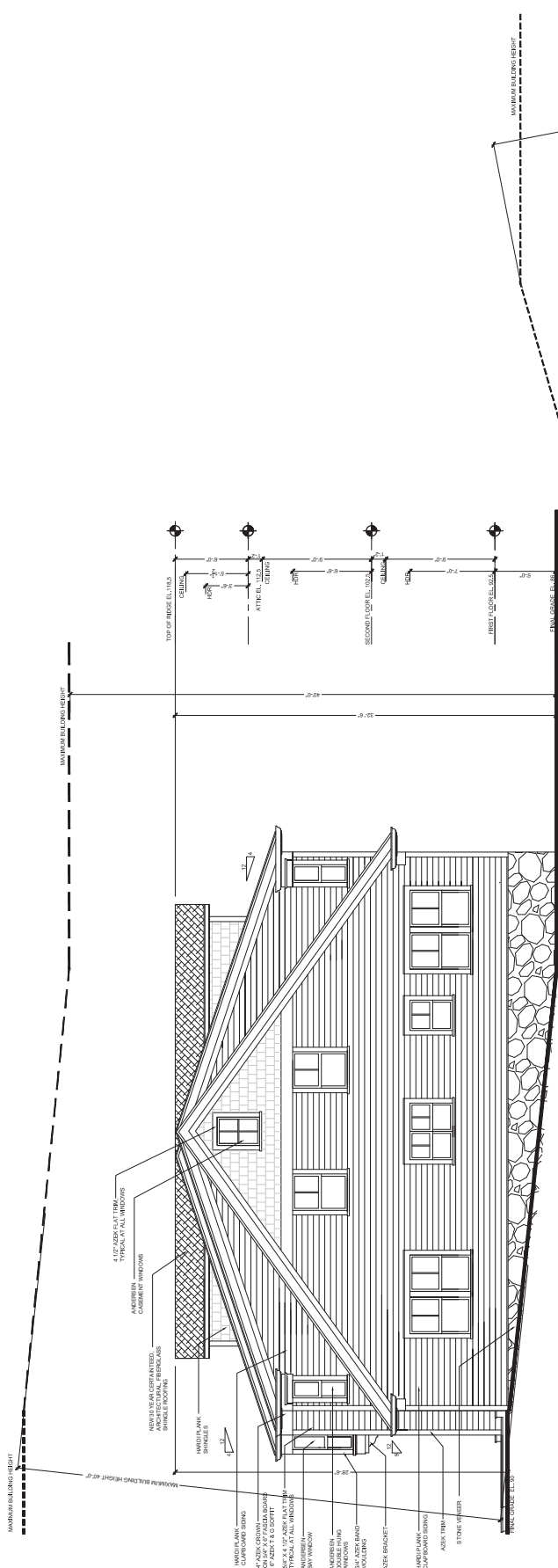
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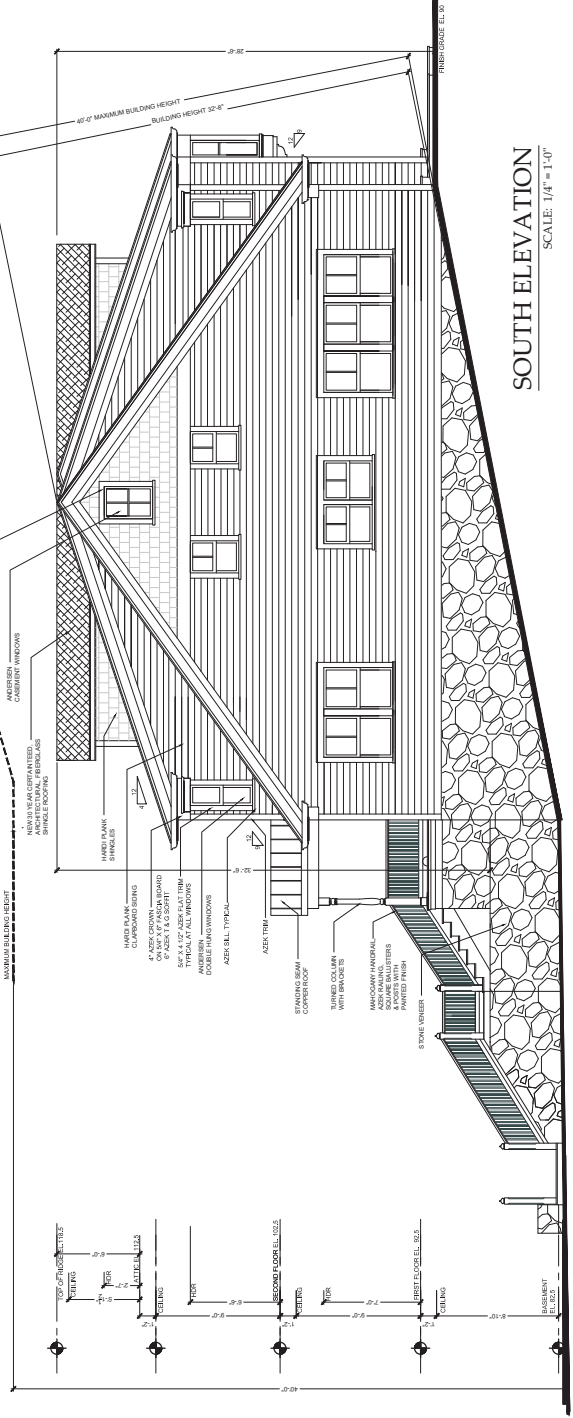
COLOR SCHEME
 SCALE: N.T.S.

	STUCCO Benjamin Moore Half Moon Crest #1481
	HARDIPLANK LAP SIDING SMOOTH Boothbay Blue
	HARDIPLANK LAP SIDING SMOOTH Heathered Moss
	HARDIPLANK STRAIGHT SHINGLES EDGE PANEL Evening Blue
	HARDIPLANK STRAIGHT SHINGLES EDGE PANEL Mountain Sage
	HARDIPLANK STRAIGHT SHINGLES EDGE PANEL Pearl Grey
	HARDIPLANK STRAIGHT SHINGLES EDGE PANEL Woodland Cream
	FRONT DOORS & GARAGE DOOR
	RETAINING WALLS
	BLUESTONE WALK
	CERTAINTEED SHINGLES Driftwood
	DRIVEWAY PAVERS
	ANDERSEN WINDOW CLAD Sandstone

DATE	DESCRIPTION
2-14-15	PLANNING BOARD PRESENTATION
3-18-15	PLANNING BOARD PRESENTATION
4-15-15	PLANNING BOARD PRESENTATION
5-14-15	PLANNING BOARD PRESENTATION
6-11-15	PLANNING BOARD PRESENTATION
7-15-15	PLANNING BOARD PRESENTATION
8-18-15	PLANNING BOARD PRESENTATION
9-22-15	PLANNING BOARD PRESENTATION
10-27-15	PLANNING BOARD PRESENTATION
11-30-15	PLANNING BOARD PRESENTATION
12-23-15	PLANNING BOARD PRESENTATION
1-13-16	PLANNING BOARD PRESENTATION
2-17-16	PLANNING BOARD PRESENTATION



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



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

