

February 10, 2016

Chairman and Members of the Hastings Zoning Board of Appeals
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Re: Townhouses at 32-34 Washington Avenue
Revised Documents for review by the Zoning Board of Appeals

Dear Chairman and Members of the Zoning Board of Appeals:

As the Architect for the proposed townhouses at 32-34 Washington Avenue, I am submitting the following revised documents for review at the February 25, 2016 Zoning Board of Appeals meeting:

Title Sheet, Dated 2-10-16
S-1 Site Plan, dated 2-10-16
S-2 Development Coverage Plan, dated 2-10-16
S-3 Open Space Plan, dated 2-10-16
S-4 Sections through the Site, dated 1-14-16
A-1 - A-4 Basement, First Floor, Second Floor and Attic Floor Plans, dated 2-10-16
A-5 West Elevation, dated 2-10-16
A-6 North & South Elevation, dated 2-10-16
A-7 East Elevation, dated 2-10-16
A-8 - A-16 View Preservation Studies, dated 1-14-16
Development Coverage Studies, dated 1-14-16

We are requesting that the Zoning Board of Appeals grant the following variances from the Hastings Zoning Code:

1. Variance from Section 295-18.B - Different Uses on Single Lot

We are requesting a variance to allow the construction of a multi-family building, consisting of five townhouses, on the same lot which currently has a two-family house. This variance will allow preservation of the old two-family house that was once used as a rectory. A petition to save the building, signed by approximately 50 neighbors, was sent to the Zoning Board of Appeals last year. In response to the wishes of the community, the proposal intends to preserve the two-family house, and to build a separate structure for the new multi-family building.

2. Variance from Section 295-72 E (2) - Coverage

We are requesting a variance for 39.8 % total coverage, which is 24.8% greater than the 15% maximum coverage required by the Hastings Zoning Code.

In general, the size of the footprint for the new townhouses was determined by the space needed for a garage at the basement level, which provides 10 parking spaces necessary for compliance with off-street parking regulations for five new residential units (three 3-bedroom units and two 2-bedroom units). The proposal has been changed since the previous submission to reduce the total coverage to 39.8%, as a result of minor changes to the layout and size of the

new units (we now have three 3-bedroom and two 2-bedroom units, instead of four 3-bedroom and one two-bedroom units), patios, and walks, and by removing the area of driveway that was incorrectly included in the coverage calculations.

Please note that the results of our development coverage studies show that the proposed 39.8 % development coverage is not higher than the average development coverage of 45.5%, based on 117 properties in the neighborhood, and would not set a higher coverage precedent.

3. Variance from Section 295-41 A - Maximum Driveway Area

We are requesting a variance for 1,690 SF driveway area, which is 730 SF greater than the maximum 960 SF required by the Hastings Zoning Code.

The existing driveway area at the two-family house is 1,090 SF. We are adding 220 SF to the driveway area to allow for a turn-around, enabling a safer vehicular traffic flow of cars exiting onto Washington Avenue. The new driveway along Warburton Avenue that provides access into the new garage adds 380 SF to the total driveway area. We have explored an alternative layout using one common driveway to serve both the open parking area and the garage, but this idea would interrupt the back yard space behind the new units, and increase the volume of traffic entering the site from Washington Avenue. The separate driveways is the best solution with regard to safety, traffic flow, and minimizing space dedicated to paved areas.

4. Variance from Section 295-41 B - Width of Curb Cuts

We are requesting a variance for two curb cuts, totaling 26 feet in width, which is 2 feet greater than the maximum 24 feet in total width allowed. This variance will allow the construction of two separate driveways as follows:

- A new two-way driveway is proposed along Warburton Avenue, which requires 16 feet in width, is proposed to provide access to the 10 parking spaces at the garage below the townhouses. The 16 foot width is a requirement of Westchester County for access to ten parking spaces.
- Upgrade and extension of the existing driveway is proposed along Washington Avenue, providing access to four parking areas for the two-family dwelling.

By having separate driveways at different ends of the property, rather than one shared driveway, the intensity of vehicular traffic flow to each parking area will be reduced.

5. Variance from Section 295-20 C - Paving and Structures in the Required Yards

We are requesting a variance to allow paving for new parking spaces at the eastern side of the house. The additional parking area provides the four spaces required by the zoning code for two residential units.

In response to comments made at previous Zoning Board meetings, the proposal has been changed to reduce the total coverage from 41 % to 39.8%. The change in the coverage calculations was affected by making minor changes to the layout and size of the new units, patios, and walks, and by

removing the area of driveway. Each type of coverage area was recalculated to reflect the areas shown on the current Site Plan, dated 2-10-16.

The most significant change to the project is the creation two separate buildings, one with three residential units, and one with two residential units, with a six foot wide common alleyway separating the two buildings. The two buildings consist of a three-family house and a two-family house, which is the predominate type of residential building along Washington and Warburton Avenues. These three and two family homes, with front porches and gable roofs, will continue the pattern of development that exists in the neighborhood.

I appreciate your understanding of our request for these variances, and look forward to presenting the revised drawings at the February 25th Zoning Board of Appeals meeting.

Thank you again for your time and effort to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC

cc: Andrew Cortese, President of CCI Properties
Neil J. Alexander, Attorney at Cutty & Feder LLP

TOWNHOUSES at 32-34 WASHINGTON AVENUE

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



ZONING BOARD RESUBMISSION 2-10-16

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@cgestudio.com	J/M/C John Meyer Consulting, PC 120 Bedford Road Armonk, NY, 10504 914.273.5225	TITLE SHEET RENDERING OF PROPOSED BUILDING S-1 SITE PLAN S-2 COVERAGE PLAN S-3 OPEN SPACE PLAN S-4 SECTIONS THROUGH SITE A-1 BASEMENT PLAN A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 ATTIC PLAN A-5 WEST ELEVATION A-6 NORTH & SOUTH ELEVATIONS A-7 EAST ELEVATION A-8-16 VIEWS OF NEIGHBORHOOD	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
As-Built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.				

32-34 WASHINGTON AVENUE

HASTINGS-ON-HUDSON, NY 10706

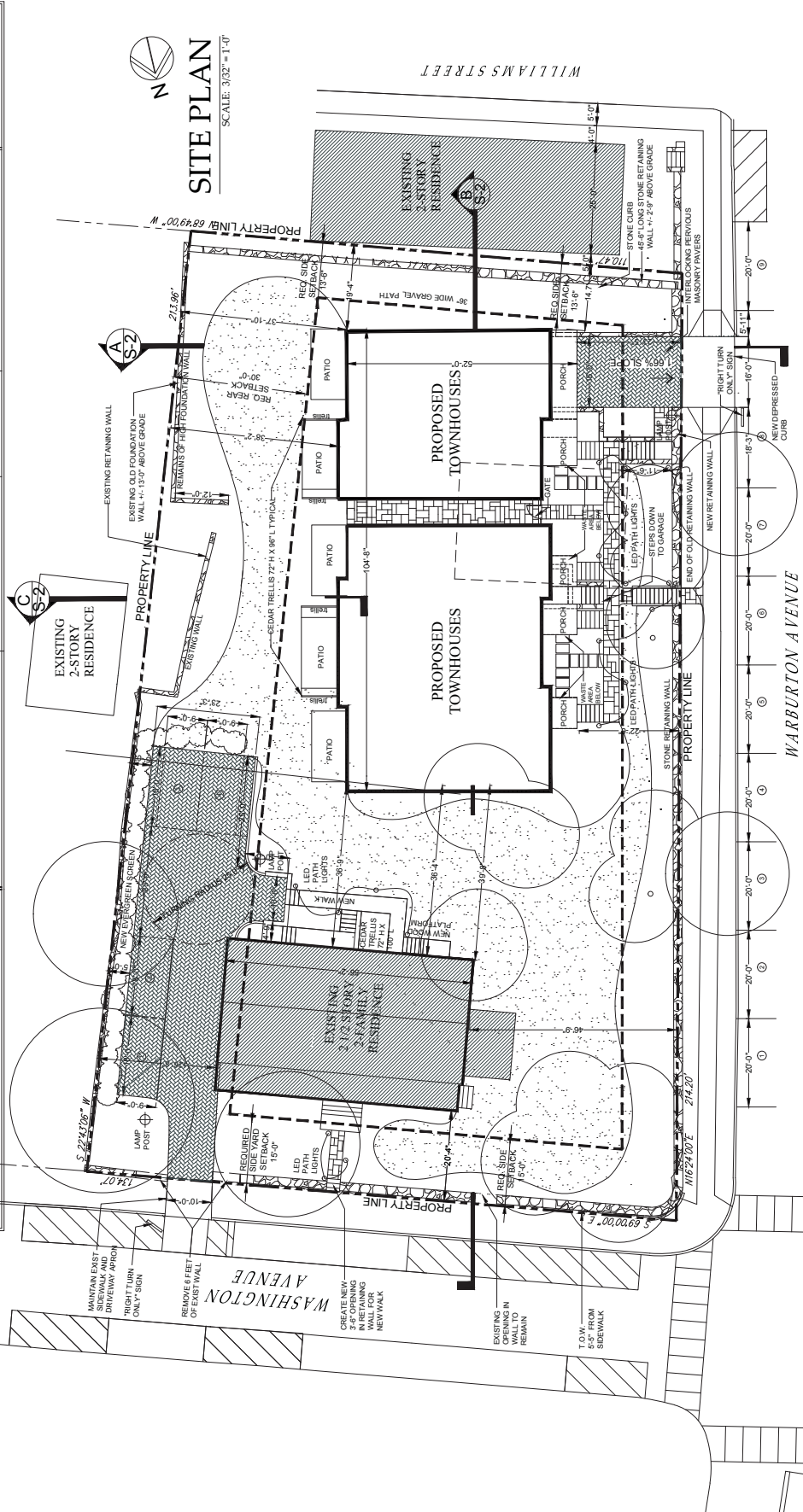
CHRISTINA GRIFFIN ARCHITECT PC
 10 Spring Street
 Hastings-on-Hudson, New York 10706
 PH: 914.279.9191
 www.christinagriffinarchitect.com

DATE SUBMITTED:	2-15-18
DATE APPROVED:	1-11-18
DATE REVISIONS:	1-11-18
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Site
 AS SHOWN

S-1

COVERAGE CALCULATIONS		TABLE of ZONING DATA		ZONING DISTRICT: MR 1.5		TAX DESIGNATION: SECTION 4.75, BLOCK 53, LOT 11		ZONING NOTES	
LOT AREA	26,126 SF (0.60 AC)	REQUIRED	1,500 SF / 0.04 AC	EXISTING	26,126.47 SF / 0.6 AC	PROPOSED	26,126.47 SF / 0.6 AC	1. PER ZONING CODE (095-71A), OPEN SPACE IS CALCULATED 200 FEET FROM THE BUILDING.	1. PER ZONING CODE (095-71A), OPEN SPACE IS CALCULATED 200 FEET FROM THE BUILDING.
WALLS	686 SF (2.6%)	MINIMUM LOT AREA PER DWELLING UNIT (DENSITY)	1,500 SF PER UNIT	13,063 SF PER UNIT	40.7% / 10,636 SF - VARIANCE REQUIRED	3.75 SF PER UNIT	3.75 SF PER UNIT	2. PER ZONING CODE (095-71A), NEW TOWNHOUSES: (4) 3-BEDROOM TOWNHOUSES, 2,250 SF EACH. 14 BEDROOMS, 2,250 SF EACH. EXISTING 2-FAMILY HOUSE: 7,188 SF. 8 BEDROOMS, 4,200 SF.	2. PER ZONING CODE (095-71A), NEW TOWNHOUSES: (4) 3-BEDROOM TOWNHOUSES, 2,250 SF EACH. 14 BEDROOMS, 2,250 SF EACH. EXISTING 2-FAMILY HOUSE: 7,188 SF. 8 BEDROOMS, 4,200 SF.
SIDEWALKS & STEPS INCLUDING 62.5% COMMON WALK & STAIR	1,001 SF (3.9%)	MAXIMUM DEVELOPMENT COVERAGE	15% / 1,491 SF	12% / 3,018 SF	28.6% / 7,434 SF	28.6% / 7,434 SF	28.6% / 7,434 SF	3. A RETAINING WALL SHALL BE PROVIDED TO CALCULATE THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	3. A RETAINING WALL SHALL BE PROVIDED TO CALCULATE THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
PARKING AREA AT 2-FAMILY HOUSE	755 SF (2.9%)	MINIMUM LOT WIDTH PER FRONTAGE	25 FT	25 FT	2.35 SF AT EXISTING 2-FAMILY HOUSE	2.35 SF AT EXISTING 2-FAMILY HOUSE	2.35 SF AT EXISTING 2-FAMILY HOUSE	4. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	4. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
DRIVEWAY (COVER 900 SF) NOT INCLUDING PORCHES	NOT INCLUDED	MINIMUM LOT WIDTH PER FRONTAGE	25 FT	25 FT	6.68 SF FOR NEW TOWNHOUSES	6.68 SF FOR NEW TOWNHOUSES	6.68 SF FOR NEW TOWNHOUSES	5. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	5. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
BUILDING (1,743 SF EXIST. + 4,848 SF NEW) NOT INCLUDING PORCHES	6,591 SF (25.2%)	MAXIMUM BUILDING HEIGHT	35 STORES / 140 FT	35 STORES / 140 FT	58.18 FT AT EXISTING BUILDING	58.18 FT AT EXISTING BUILDING	58.18 FT AT EXISTING BUILDING	6. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	6. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
PORCHES	690 SF (2.6%)	MAXIMUM DRIVEWAY SLOPE	3%	3%	2.12 STORES / 32.6 FT AT NEW BUILDING	2.12 STORES / 32.6 FT AT NEW BUILDING	2.12 STORES / 32.6 FT AT NEW BUILDING	7. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	7. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
PATIO	640 SF (2.5%)	MAXIMUM CURB CUT	24.0 FT	10.0 FT	26.66 FT AT OLD HOUSE	26.66 FT AT OLD HOUSE	26.66 FT AT OLD HOUSE	8. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	8. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
TOTAL COVERAGE	10,393 SF (39.8%)	REAR YARD SETBACK	30.0 FT	12.5 FT	35.03 FT	35.03 FT	35.03 FT	9. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	9. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
TOTAL BUILDING COVERAGE BUILDINGS AND PORCHES ONLY	7,188 SF (27.6%)	FRONT PARKING SETBACK	10 FT	5 FT	4.2 FT	4.2 FT	4.2 FT	10. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	10. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
		REAR PARKING SETBACK	5 FT	0 FT	5 FT	5 FT	5 FT	11. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	11. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.
		PARKING SUMMARY - TOTAL SPACES PROVIDED	4 SPACES	4 SPACES	4 SPACES	4 SPACES	4 SPACES	12. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.	12. THE BUILDING SHALL BE SETBACK FROM THE FRONT AND SIDE YARD SETBACKS OF 60 FEET.



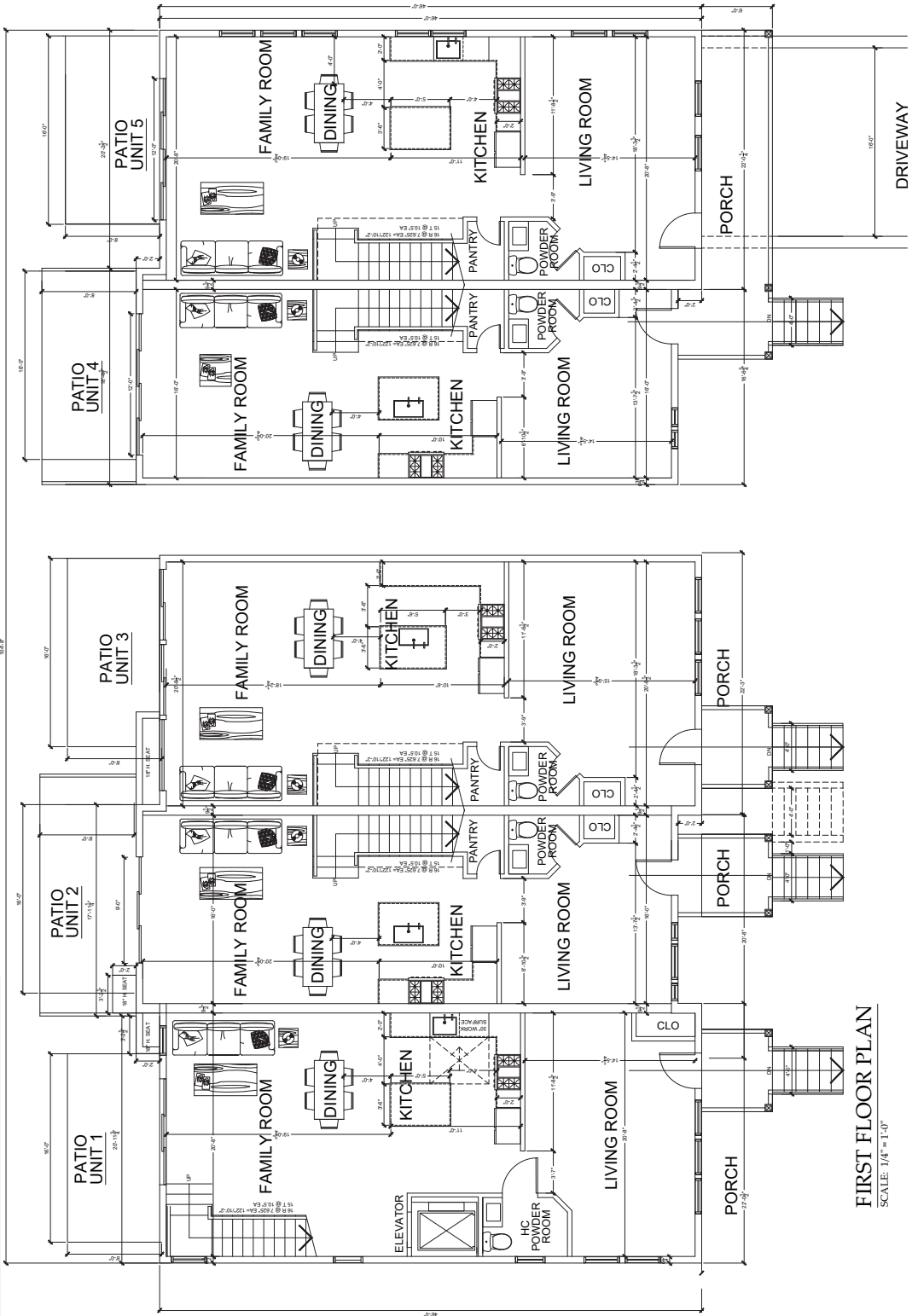
COVER AGE CALCULATIONS	
LOT AREA	26,126 SF / 0.60 AC
WALLS	696 SF (2.6%)
SIDEWALKS & STEPS INCLUDING 200 SF COMMON WALKS & STAIR AT 2-FAMILY HOUSE	1,031 SF (3.9%)
PARKING & TURNAROUND	755 SF (2.8%)
DRIVEWAY (COVER 900 SF) 1,000 SF EXIST DRIVEWAY + 200 NEW TURNAROUND 300 SF NEW DRIVEWAY + 1000 SF EXIST DRIVEWAY = 700 SF	NOT INCLUDED
BUILDING NOT INCLUDING PORCHES	6,591 SF (25.2%) (1,745 SF EXIST + 4,846 SF NEW)
PORCHES	690 SF (2.6%) (339 SF EXISTING + 351 SF NEW)
PATIOS	640 SF (2.0%)
TOTAL BUILDING COVERAGE BUILDING AND PORCHES ONLY	10,309 SF (39.6%)
TOTAL COVERAGE	7,185.5 SF (27.8%)*
*1.5% REDUCTION FROM ORIGINAL SUBMISSION	



COVER AGE PLAN

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

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	960.8 SF	1,957.8 SF
UNIT 4	779.4 SF	788.5 SF	1,567.9 SF
UNIT 5	995.4 SF	954.8 SF	1,950.2 SF
TOTAL FLOOR AREA	4,761.9 SF	4,767.3 SF	9,529.2 SF
TOTAL BUILDING FLOOR AREA = 9,529 SF			
BUILDING FOOTPRINT (NOT INC. PORCHES) = 4,762 SF			



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

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

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DATE: 11.11.15
DRAWING TITLE: FIRST FLOOR PLAN
DRAWING NO.: 2-115
PROJECT NO.: 15-001
CLIENT: HASTINGS-ON-HUDSON TOWNHOUSES
ARCHITECT: CHRISTINA GRIFFIN ARCHITECT PC
DATE: 11.11.15
DRAWING NO.: 2-115
PROJECT NO.: 15-001
CLIENT: HASTINGS-ON-HUDSON TOWNHOUSES
ARCHITECT: CHRISTINA GRIFFIN ARCHITECT PC
DATE: 11.11.15
DRAWING TITLE: FIRST FLOOR PLAN
DRAWING NO.: 2-115
PROJECT NO.: 15-001
CLIENT: HASTINGS-ON-HUDSON TOWNHOUSES
ARCHITECT: CHRISTINA GRIFFIN ARCHITECT PC

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

CHRISTINA GRIFFIN ARCHITECT PC

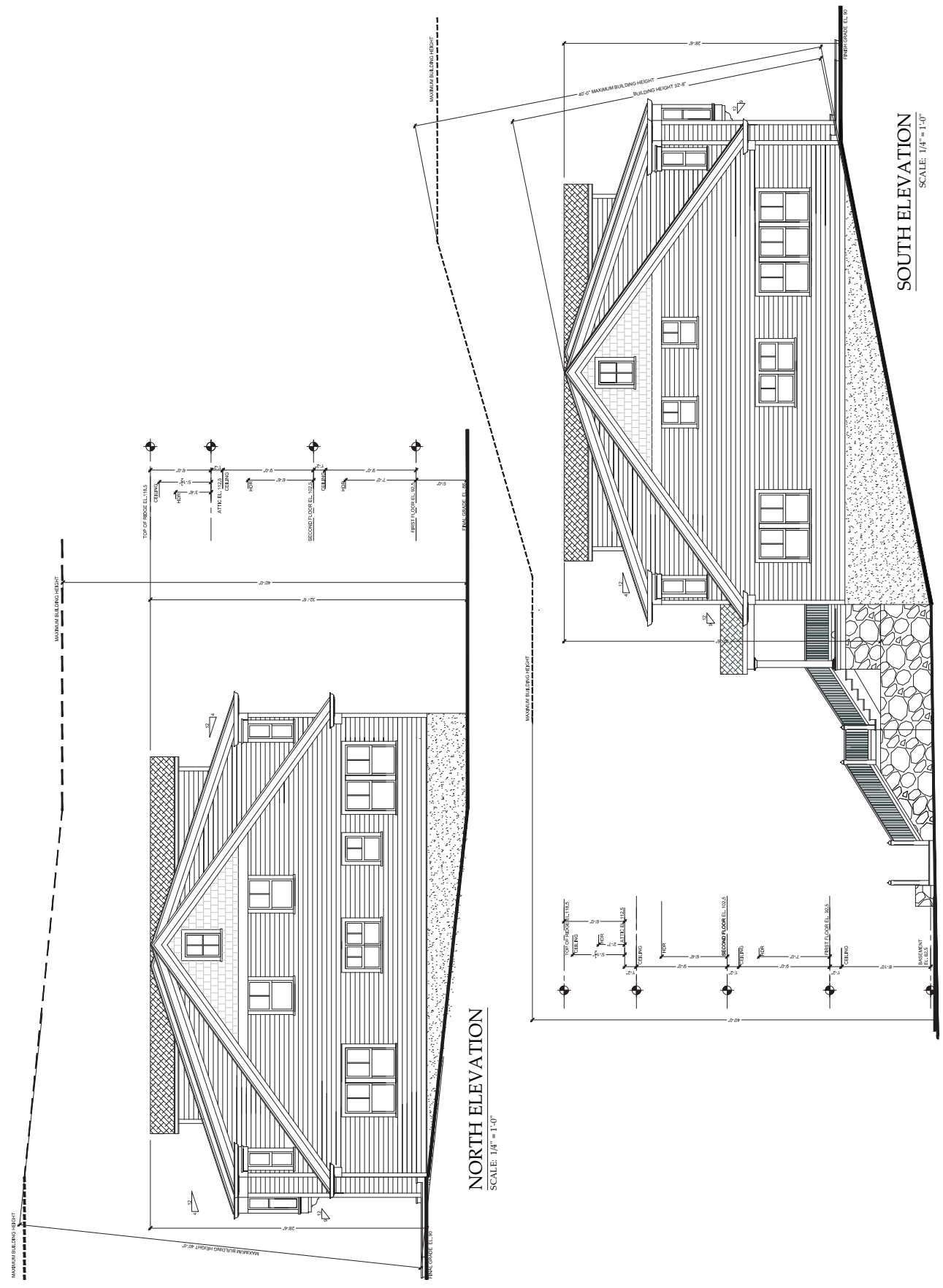
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A-6

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



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

VIEWS of SITE



PERSPECTIVE VIEW from
WARBURTON AVENUE
SHOWN WITHOUT
EXISTING TREES



PERSPECTIVE VIEW from
WARBURTON AVENUE
SHOWN WITH
EXISTING TREES

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

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www.christinagriffinarchitect.com

DATE: 2.8.15
DRAWING NO: 2015-01
PROJECT: 32-34 WASHINGTON AVENUE
DRAWING: PERSPECTIVE VIEW
FROM WARBURTON AVE
SCALE: AS SHOWN

DATE: 2.8.15
DRAWING NO: 2015-01
PROJECT: 32-34 WASHINGTON AVENUE
DRAWING: PERSPECTIVE VIEW
FROM WARBURTON AVE
SCALE: AS SHOWN

A-8



①
 BEFORE
 VIEW from
 NEIGHBORING PROPERTY
 on WILLIAM STREET

①
 AFTER
 VIEW from
 NEIGHBORING PROPERTY
 on WILLIAM STREET

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

CHRISTINA GRIFFIN ARCHITECT PC
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Hastings-on-Hudson, New York 10706
914.478.0799 fax 914.478.0888
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DATE	2.14.18
PLANNING BOARD SUBMISSION	12.19.17
PLANNING BOARD SUBMISSION	6.29.17
PLANNING BOARD SUBMISSION	6.30.15
ZONING BOARD SUBMISSION	11.11.15
AS SHOWN	

A-10



② BEFORE VIEW from FIRST FLOOR at 15 WILLIAM STREET

② AFTER VIEW from the FIRST FLOOR at 15 WILLIAM STREET



2A
 BEFORE VIEW
 from SECOND FLOOR
 at 15 WILLIAM STREET

2A
 AFTER VIEW
 from SECOND FLOOR
 at 15 WILLIAM STREET

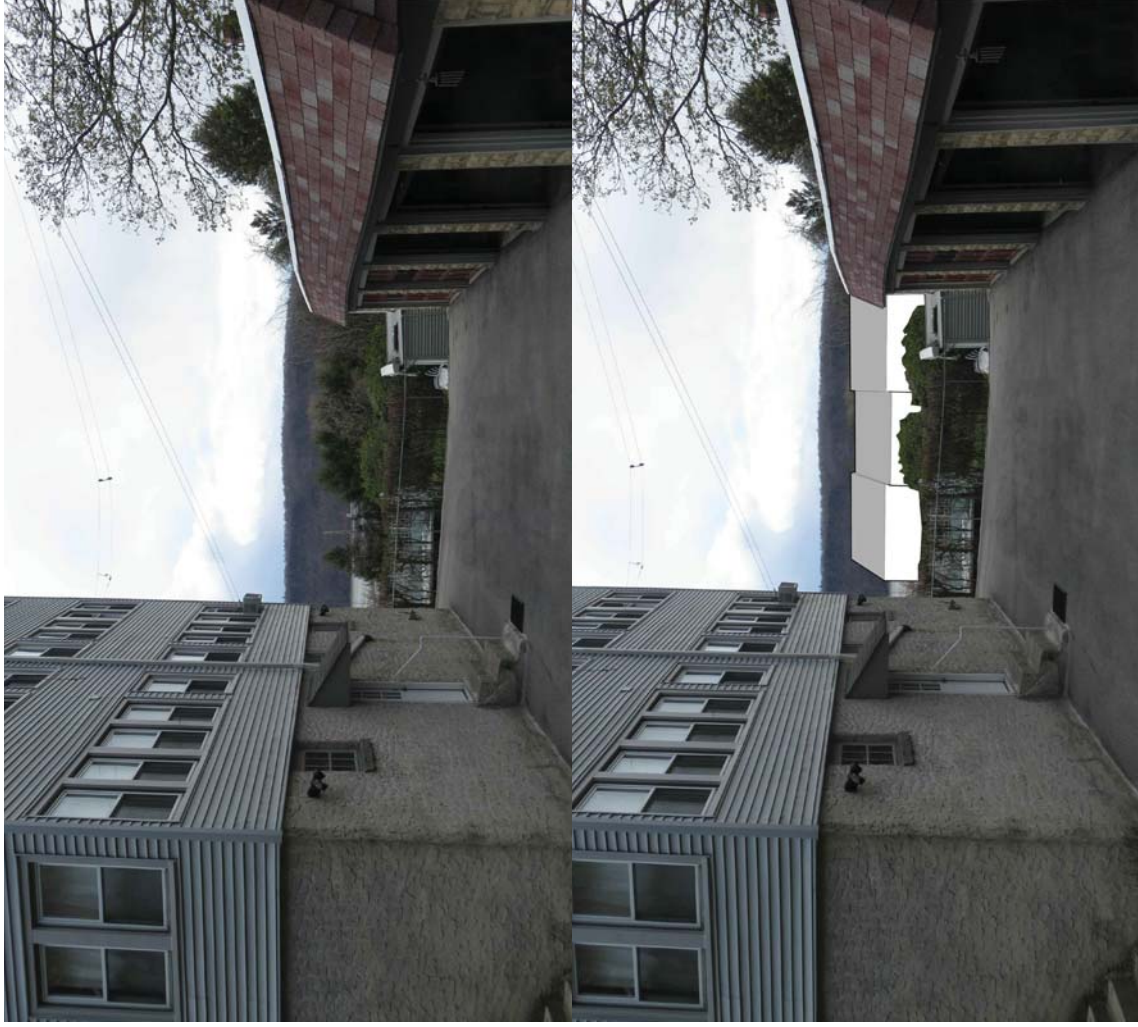
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 HASTINGS-ON-HUDSON, NY 10706

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DATE
 PLANNING BOARD SUBMISSION 2.1.15
 ZONING BOARD SUBMISSION 1.11.15
 AS SHOWN

DRIVING TO
 WILLIAM STREET
 FROM
 PLANNING BOARD SUBMISSION 3.13.15
 ZONING BOARD SUBMISSION 4.23.15

A-12



BEFORE VIEW from ③
 NEIGHBORING PROPERTY
 on WILLIAM STREET

AFTERVIEW from ③
 NEIGHBORING PROPERTY
 on WILLIAM STREET



BEFORE VIEW from **4**
 NEIGHBORING PROPERTY
 on WASHINGTON AVENUE



AFTER VIEW from **4**
 NEIGHBORING PROPERTY
 on WASHINGTON AVENUE

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

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DATE: 2.2.14
 PLANING BOARD SUBMISSION: 2.19.14
 ZONING BOARD SUBMISSION: 4.23.14
 PLANING BOARD SUBMISSION: 6.30.14
 ZONING BOARD SUBMISSION: 11.11.14
 AS SHOWN

A-13



5 BEFORE VIEW from NEIGHBORING PROPERTY on WASHINGTON AVENUE

5 AFTERVIEW from NEIGHBORING PROPERTY on WASHINGTON AVENUE

