

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:
[Check all that apply]
[] Site Plan (\$295-104)
[] Subdivision (Article XIII)
[] Steep Slopes (\$295-147)
[] View Preservation (\$295-82)
[] Special Use Permit (Article X)

Property owner: Melissa Jean Miller
Property address: 370 Warburton Ave Hastings-on-Hudson, NY 10706
Name all streets on which the property is located:
Sheet: 4.100 Block: 609/94 Lot/Parcel: 2 10 Zoning District: R 7.5

Applicant: Edward R. Baldwin
Standing of applicant if not owner: Architect
Address: 73 Washington Ave
Daytime phone number: 914 693 5324 Fax number: 914 693 5676
E-mail address: nedbaldwin@optonline.net

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

Please provide brief description of proposed work:

open portion of existing ground floor enclosed porch. Restore original entrance door as a new entrance. Build new wooden steps down to grade. Remove masonry rubbish left from previous attempts to build entry stairs.

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

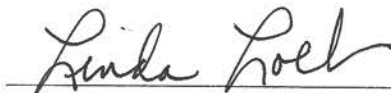


STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 23 day
of November, 2015


Signature of the Applicant

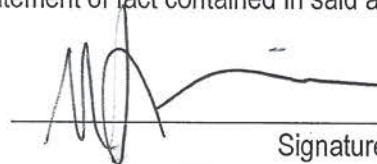

Notary Public

LINDA LOEB
Notary Public, State of New York
No. 01LO6332392
Qualified in Westchester County
Commission Expires Nov. 2, 2019

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name: Melissa Jean Miller, being duly sworn, deposes and says that he/she resides at 370 Warburton Ave Hastings on Hudson 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 _____ and Lot _____ of the tax map, and that he/she hereby authorized Ned Baldwin 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 23rd day
of Nov., 2015


Signature of the Owner


Notary Public

ANN G. SCHOLL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC605551
Qualified in Westchester County
My Commission Expires December 30, 2018

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



§ 295-106.E (Cont'd)	11. The location of all existing and proposed outdoor storage areas, including snow storage in parking areas. 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. 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. 14. The location, height and design of all existing and proposed fences and retaining walls. 15. The location, direction, power, design and time of all existing and proposed exterior lighting. 16. The location, design and size of all existing and proposed signs. 17. The location of all other existing and proposed site improvements. 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. 19. All other pertinent information	see Deviations not
§ 295-106.F	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.	✓
§ 295-106.G	Any other information or documents required by the Planning Board for a review of the site plan	
§ 295-106.H	A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.	not req.

*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

25 November

Date

Bradown & Franklin Architects

Name

E.R. Bradown, partner

Title

INDEX OF DRAWINGS

S SURVEY

AB-1 PHOTOS OF EXISTING SITUATION

AB-2 EXISTING PLAN
(1/4"=1'-0")

AB-3 EXISTING FRONT & SIDE ELEVATION
(1/4"=1'-0")

A-1 PROPOSED PLAN & ELEVATION
(1/4"=1'-0")

A-2 PROPOSED SIDE ELEVATION (1/4"=1'-0")
STAIR & RAILING DETAIL (1 1/2"=1'-0")

MATERIALS SPECIFICATIONS:

SCOPE OF WORK:

- (1) Remove all masonry and other debris from the site.
 - (2) Demolish walls to open the currently enclosed space to create an open entry porch as shown on Dwg A-1.
 - (3) Frame new South wall on entry porch.
 - (4) Shore roof and install new porch flooring as spec'd.
 - (5) Install new column at NW corner of new entry porch.
 - (6) Cut vinyl siding and install pilasters at SW corner.
 - (7) Install pilaster against house at NE corner of porch.
 - (8) Service old entry door to install new saddle & locking hardware and weatherstripping as required. Finish paint door.
 - (9) Construct new steps and railings as shown on Dwg A-2.
 - (10) Install new porch ceiling as spec'd below.
 - (11) Install new porch light on ceiling as supplied by the owners.
 - (12) Construct new access door to oil tank space under porch.
 - (13) Paint all new wood trim and railings.
 - (14) Remove existing porch roof, repair sheathing, install new 60 mil EPDM roof.
- (1) New trim to be Azek or Boral trim boards prefinished white.
 - (2) New step treads to be 5/4 x 6 STK construction grade western red cedar.
 - (3) New steps and porch railings to be 1 1/2" x 1 1/2" pine balusters capped with field shaped 2x3 hand rail to be primed at time of installation and then finish painted.
 - (4) New porch floor to be eq. to Aeratis weathered wood PVC flooring 1x4 (.875" x 3.125") installed over 3/4" D Fir plywood.
 - (5) New porch ceiling to be PVC beadboard paneling eq. to Azek.
 - (6) New porch south wall is to be white Boral panel. See (7) below.
 - (7) Face panels on oil tank crawl space access door and on wall behind lattice under porch shall be equal to white Boral panels available from New Castle Building Supply.
 - (8) Lattice panels on crawl space doors and between exposed piers at front of the house shall be site fabricated with approx. 3" square openings from 1" knotty cedar ripped down to 1 1/2" width. Screw together with #6 x 1 1/2" decking screws.
 - (9) Install new front door operating hardware supplied by the owners.
 - (10) Light fixture in porch ceiling will be supplied by the owners. Control via switch in front hall.
 - (11) Make door bell panel operational.

OWNERS:

Melissa Miller &
Adama Drago
370 Warburton Avenue
Hastings-on-Hudson,
N.Y. 10706

ARCHITECTS:

Baldwin & Franklin Architects
73 Washington Avenue
Hastings-on-Hudson,
N.Y. 10706
(914) 693 5324

CONTRACTOR:

T.B.D.

ENTRANCE RENOVATION AT

370 WARBURTON

HASTINGS-on-HUDSON, N.Y. 10706



WARBURTON AVENUE ELEVATION



FRONT ELEVATION



SOUTH WEST CORNER



OIL TANK UNDER PORCH

PHOTOS
OF
EXISTING SITUATION

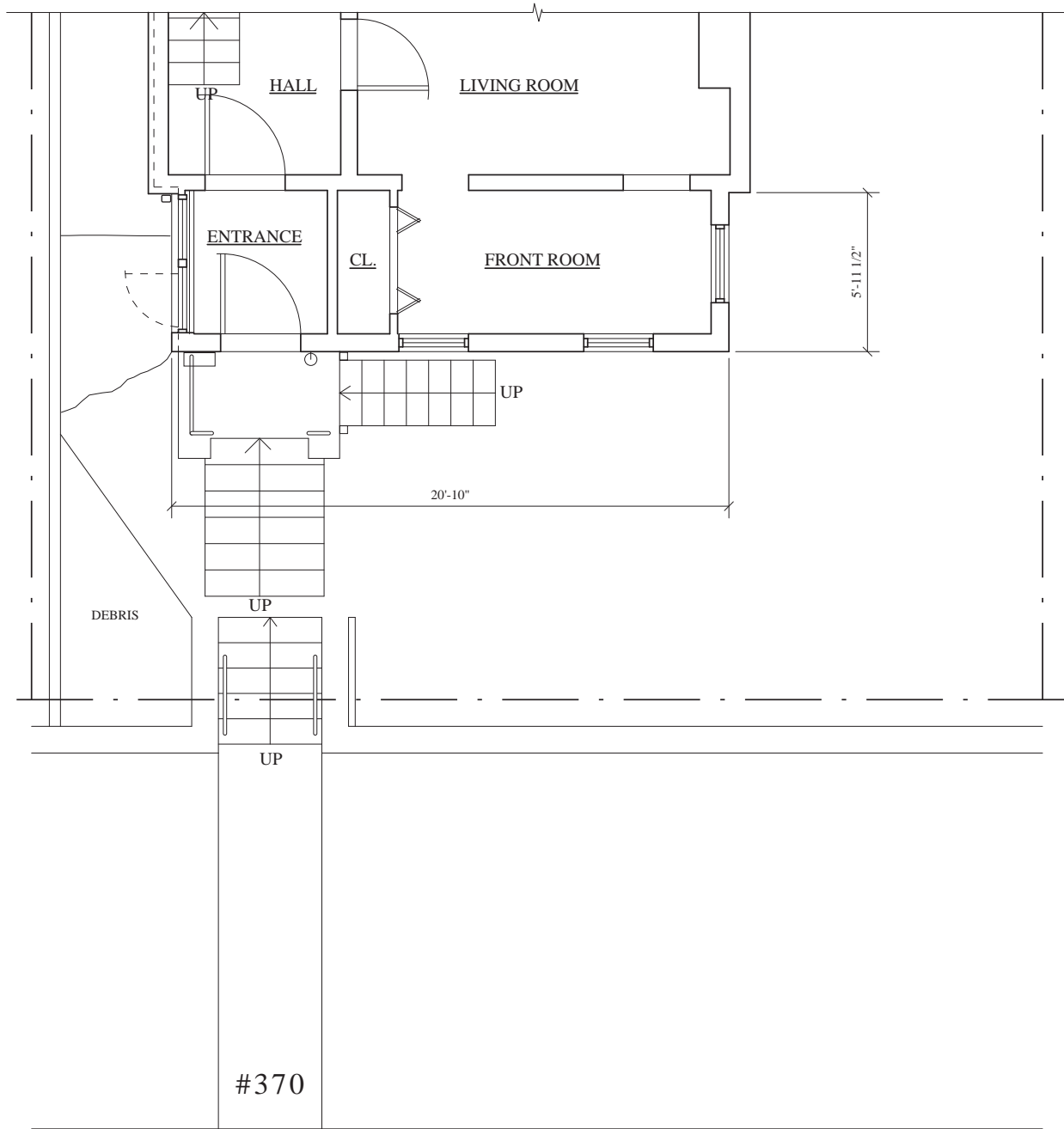
Baldwin & Franklin Architects
73 Washington Avenue
Hastings-on-Hudson, N.Y. 10706
Tel: (914) 693 5324
Fax: (914) 693 5676

Project	370 WARBURTON AVENUE ENTRANCE RENOVATION
Sheet Title	PHOTOS OF EXISTING SITUATION

Date	6 NOV. 2015
Scale	N.T.S.
Project No.	1503
Drawn	AR

Sheet No.

AB-1



WARBURTON AVENUE

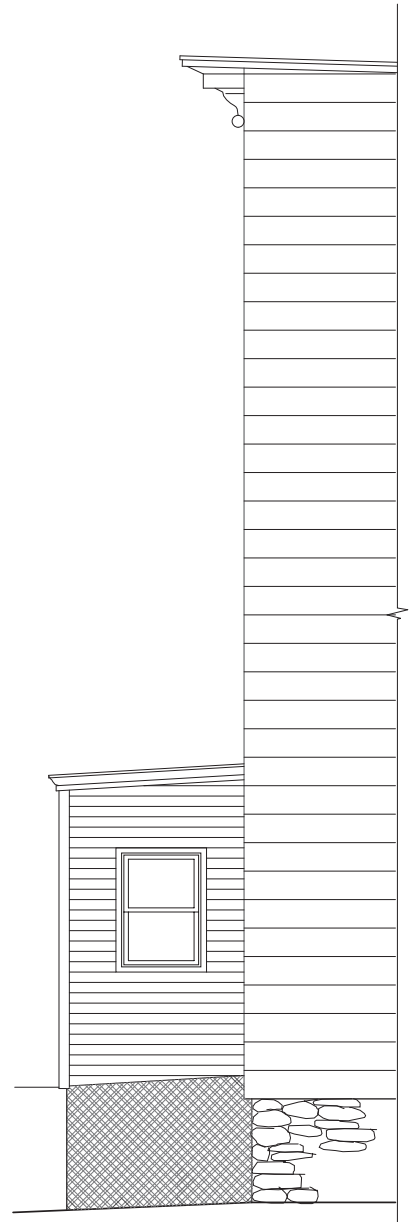


EXISTING
PLAN

Baldwin & Franklin Architects 73 Washington Avenue Hastings-on-Hudson, N.Y. 10706 Tel: (914) 693 5324 Fax: (914) 693 5676	Project	370 WARBURTON AVENUE ENTRANCE RENOVATION	Date	6 NOV. 2015	Sheet No.
	Sheet Title	EXISTING PLAN	Scale	1/4"=1'-0"	
			Project No.	1503	AB-2
			Drawn	AR	



EXISTING
FRONT ELEVATION



EXISTING
SIDE ELEVATION

Baldwin & Franklin Architects
73 Washington Avenue
Hastings-on-Hudson, N.Y. 10706
Tel: (914) 693 5324
Fax: (914) 693 5676

Project	370 WARBURTON AVENUE ENTRANCE RENOVATION
Sheet Title	EXISTING FRONT & SIDE ELEVATION

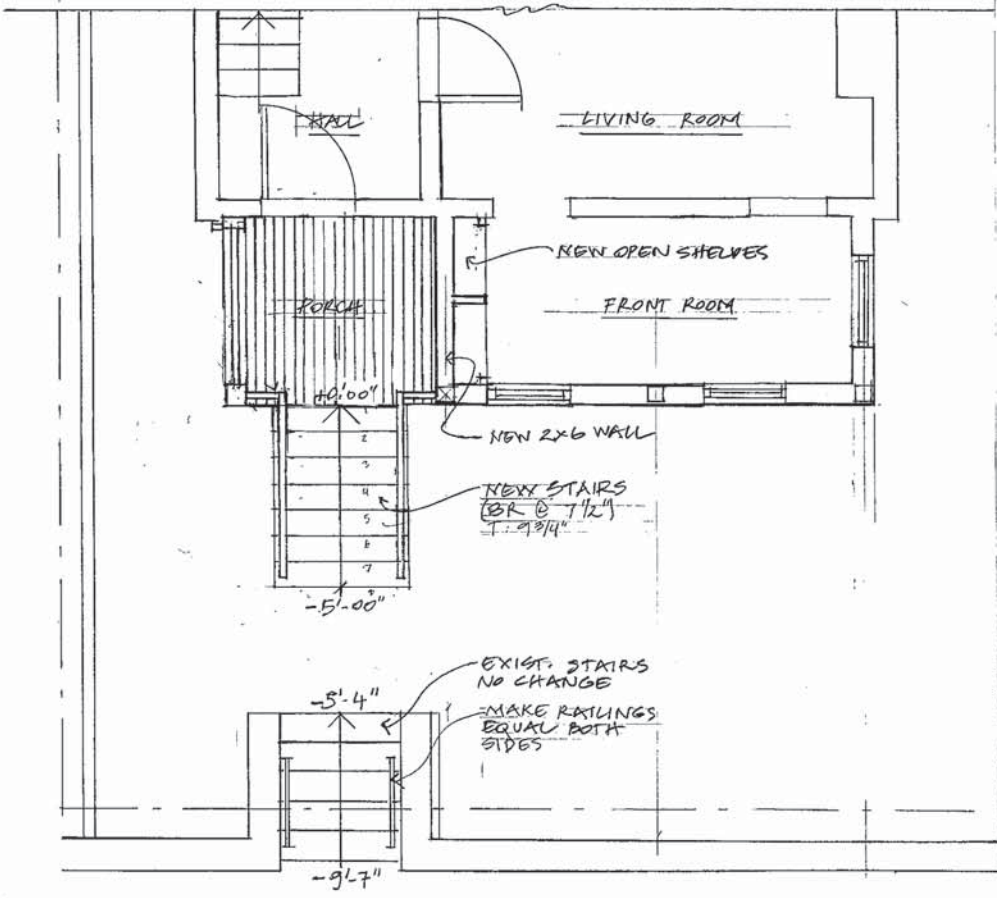
Date	6 NOV. 2015
Scale	1/4" = 1'-0"
Project No.	1503
Drawn	AR

Sheet No.

AB-3



PROPOSED ELEVATION
 $\frac{1}{4}'' = 1'-0''$



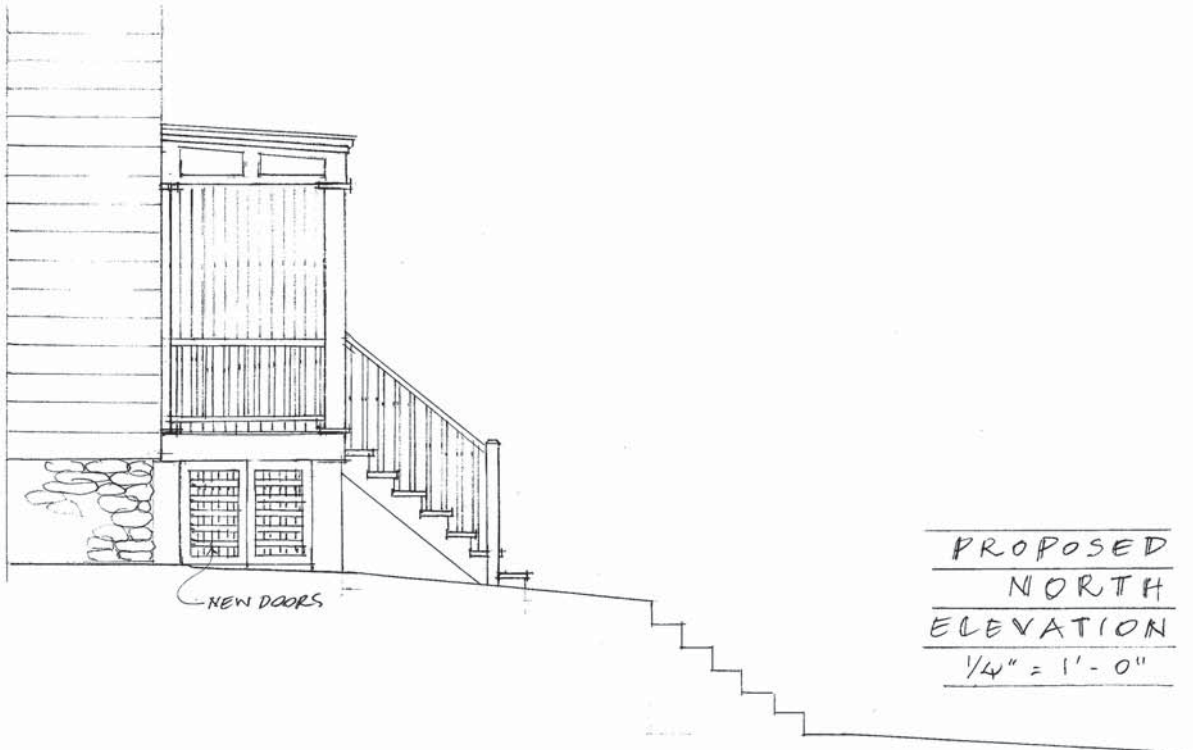
PROPOSED PLAN
 $\frac{1}{4}'' = 1'-0''$

Baldwin & Franklin, Architects
 73 Washington Avenue
 Hastings-on-Hudson, N.Y. 10706
 Tel: (914) 693-5324
 Fax: (914) 693-5676

Project: 370 WARBURTON AVENUE
 ENTRANCE RENOVATION
 Sheet Title: PROPOSED PLAN & ELEVATION

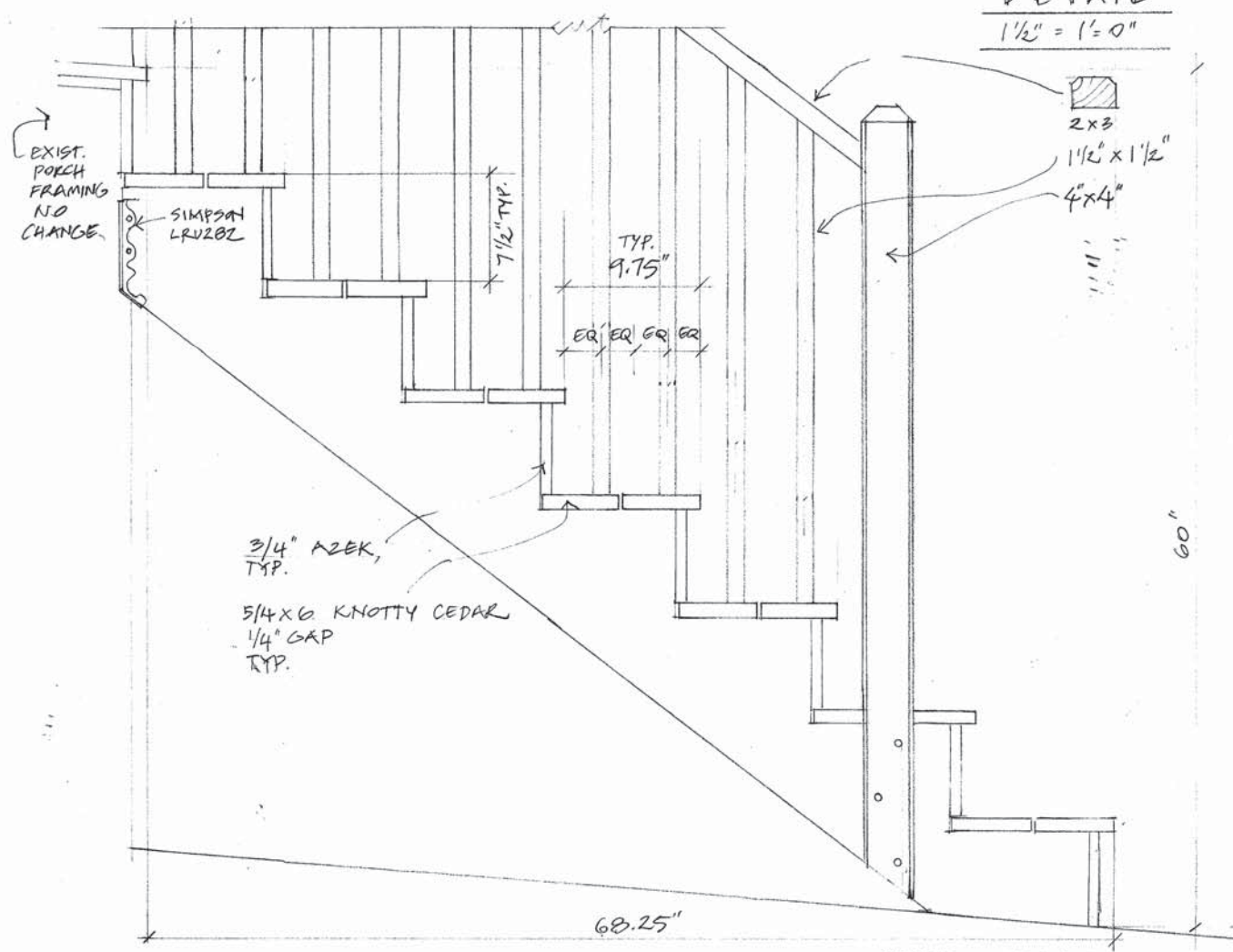
Date: 6 NOV 2015
 Scale: $\frac{1}{4}'' = 1'-0''$
 Project No.: 1503
 Drawn: AR

Sheet No.
A-1



PROPOSED
NORTH
ELEVATION
1/4" = 1'-0"

STAIR & RAILING
DETAIL
1 1/2" = 1'-0"



Baldwin & Franklin, Architects
73 Washington Avenue
Hastings-on-Hudson, N.Y. 10706
Tel: (914) 693-5324
Fax: (914) 693-5676

Project: 370 WAR BURTON AVENUE
ENTRANCE RENOVATION
Sheet Title: PROPOSED NORTH ELEVATION
& STAIR + RAILING DETAIL

REVISED 20 NOV. 2015

Date 6 NOV. 2015
Scale VARIES
Project No. 1503
Drawn AR

Sheet No.
A-2

Short Environmental Assessment Form

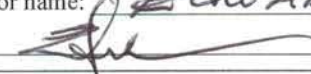
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 370 WARBURTON AVE - ENTRANCE CHANGES			
Project Location (describe, and attach a location map): second lot south of Quarry Rd west of Nodine St.			
Brief Description of Proposed Action: Revise entry steps and open portion of front porch previously unfilled			
Name of Applicant or Sponsor: BALDWIN & FRANKLIN Architects Edward R. Baldwin		Telephone:	
		E-Mail:	
Address: 73 WASHINGTON AVE			
City/PO: HASTINGS ON HUDSON		State: NY	Zip Code: 10706
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.0693 acres	
b. Total acreage to be physically disturbed?		.116 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.0693 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>FOR BALDWIN & FRANKLIN ARCHITECTS</u> <u>EDWARD R. BALDWIN</u> Date: <u>1 Dec 2015</u></p> <p>Signature: <u></u></p>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

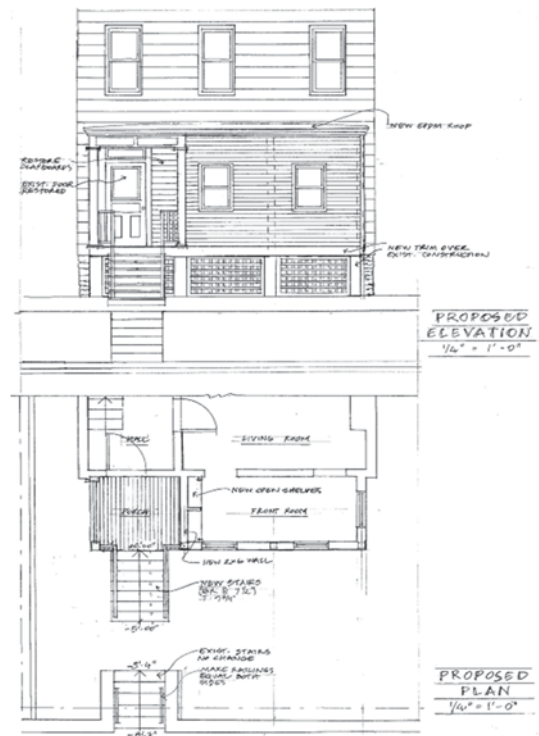
Melissa Jean Miller and Adama Drabo
370 Warburton Avenue
Hastings on Hudson, NY, 10706

Dear Neighbors,

Adama and I are trying hard to get our front entrance cleaned up before the winter comes. Our Architects have recommended that we open a portion of our enclosed porch and build new steps directly from the front of the open portion down to the ground to reinstate the way in which they existed before the porch was closed in by previous owners. We think this is a good idea and hope that you will support us in getting approval from the Hastings Planning Board so that we can carry it out without delay.

Sincerely,

Melissa Jean Miller



Baldwin & Franklin, Architects
73 Washington Avenue
Hastings-on-Hudson, New York 10706
Telephone (914) 693-5324
Facsimile (914) 693-5676
E-Mail nedbaldwin@optonline.net

25 November 2015

**re: Planning Board Application for Site Plan Review
for 370 Warburton Avenue.**

List of Deviations from the requirements of 295-106.A :

This is an application to build some new wooden steps up to the front entrance porch of this multi family house on Warburton Avenue. This is the total scope of the proposed work outside of the existing building envelope.

The steps will replicate those that were on the existing house originally.

We therefore feel that the submission of the following documents are not necessary for this site plan approval review:

- (1) Planting plan as no landscaping is contemplated.**
- (2) Zoning and school district boundaries on site plan**
- (3) All other site plan requirements as listed in 295-106.E unrelated to construction of the new entry steps.**

BALDWIN & FRANKLIN ARCHITECTS