

APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

Application No.	14096	Date	18/08/2015
Job Location	385 Warburton Ave	Parcel ID	4.100-93-13
Property owner	DIEP, BEN	Property class	Converted Residence
Occupancy	Mixed Use	Zoning	

APPLICANT

Jim Metzger

Jim Metzger Architect

914-478-0298

427 Warburton Avenue #2 Hastings on Hudson, NY
10706

CONTRACTOR

DIEP, BEN

212-920-5806

385 Warburton Avenue Hastings on Hudson, NY
10706

Contractor License information

License Name	License Number	Expiration

Description of work

Type of work	Fence	Applicant is	Architect
Requested by	The Owner	In association	
Est. cost of work	\$2,500	Property class	Converted Residence

Desc. of work

add concrete landscape beams (grade beams) on 8" dia. concrete columns at 3'-6" below grade, spaced approx. 6' o.c. to rear yard. Beams to be placed at top of slope for top soil retention and slowing storm water runoff. Two lines of beams, 10" wide by 90'+ feet long, spaced between 3' and 5' apart to be placed. About 166 s.f of impervious surface (top of beams) to be added, 4.2% reduction in pervious surface.

Please Note: Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

VILLAGE OF HASTINGS-ON-HUDSON
 Steep Slopes Application Checklist



Code Section	Code Section Provisions	Indicate how the provisions are addressed*
§ 249-7(1)	A detailed site plan of the property showing, at a scale of not less than 10 feet equals one inch, the applicant's entire property, the adjacent properties, and existing streets and showing the following information: (a) The location of all existing and proposed structures and paved surfaces on the applicant's property and any existing septic systems and wells on such property; (b) The location of the proposed area of disturbance on the applicant's property and its relation to neighboring properties' structures, roads, watercourses and wetlands; (c) The location on the applicant's property of all existing watercourses, wetlands, 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; and (d) The existing grades on the applicant's property with contour lines at two-foot intervals and proposed grades within the area of the proposed construction or alteration.	A.I. + SURVEY X.I. + SURVEY A.I. + SURVEY A.I. + SURVEY
§ 249-7(2)	A landscaping plan for the applicant's property, indicating proposed paved areas, storm drainage facilities, retaining walls and ground cover, as well as the location of trees and ornamental shrubs.	A.I.
§ 249-7(3)	Architectural plans, elevations, sections of the structures and related improvements.	A.I.
§ 249-7(4)	A statement prepared by a licensed architect, registered landscape architect or engineer describing: (a) The methods to be used in overcoming foundation and other structural problems created by slope conditions, in preserving the natural watershed and in preventing soil erosion; (b) The methods to be used to eliminate or mitigate water runoff on all adjacent properties and any other property that will be naturally affected by increased water runoff; and (c) The methods used to minimize the impact of changes in topography on adjacent and nearby properties through landscaping, retaining walls and terracing of gardens	LETTER N/A A.I. A.I.
§ 249-7(5)	A plan submitted under the seal of a licensed professional engineer showing and certifying the following: (a) All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion and water. (b) The calculated volume of water runoff from the slope(s) and from the lot in question, as unimproved. (c) The calculated volume of water runoff from the slope(s) and from the lot in question, as improved. (d) The existence, location and capacity of all natural and artificial drainage courses and facilities within 500 feet of the lot which are or will be used to carry or contain the water runoff from the slope(s) and the lot.	ON A.I.
§ 249-7(6)	A statement made under the seal of a licensed professional engineer certifying that: (a) The proposed activity will disturb the steep slope area to the minimum extent possible; and (b) The proposed mitigation measure will prevent, to the maximum extent practical, the adverse effect of any disturbance of the steep slope area on the environment and any neighboring properties.	LETTER
§ 249-7(7)	Proof that all adjacent property owners have been notified of the steep slope application and of the Planning Board meeting at which it will be considered. Notice shall be provided in accordance with § 295-143C, except that only adjacent property owners need be notified.	ONLY ONE OWNER - VILLAGE OF H.O.H.
§ 249-7(8)	The Planning Board may, at its discretion, waive any of the requirements of Subsection A except Subsection A(7). Indicate if any waivers are being requested	

*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: *Jim Metzger* Date: 8.18.15 Name: Jim METZGER Title: ARCHITECT

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



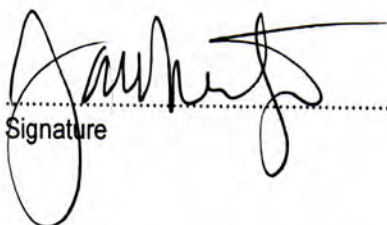
Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 295-106.A	The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things: (1) The names of all record owners of all adjacent properties and the sheet, lot, block and section number of those properties and the property to be developed. (2) A list of any deviations from the requirements of this chapter. (3) A completed New York State Environmental Quality Review Act assessment form. VILLAGE OF HASTINGS ON HUDSON NONE SEQR SHORT FORM
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	N/A.
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	PLAN PREPARED BY DONNA CUTKIN
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	GOOGLE EARTH MAP
§ 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: 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. 2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses. 3. All existing municipal school district, zoning district and special district boundaries 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. 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. 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. 7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy. 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. 9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces. 10. The location, size and type of all landscaping, screening and buffer areas. A.I. A.I. N/A. A.I. A.I. N/A. A.I. A.I. LANDSCAPE PLAN

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	N.A. N.A. N.A. A.I. N/A N/A A.I. SITE SURVEY
§ 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.	N/A

*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

8.18.15
 Date

JIM METZGER
 Name

ARCHITECT
 Title

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: BEN DIEP
 Property address: 385 WARBURTON AVENUE HASTINGS ON HUDSON NY 10706
 Name all streets on which the property is located: WARBURTON AVE / QUARRY TRAIL (PAPER ROAD)
 Sheet: 4-100 Block: 93 Lot/Parcel: 13 Zoning District: MR-0

Applicant: JIM METZGER
 Standing of applicant if not owner: ARCHITECT
 Address: 427 WARBURTON AVE #2 HASTINGS ON HUDSON NY 10706
 Daytime phone number: 914-478-0298 Fax number: SAME
 E-mail address: jim.metzger@verizon.net

Total Area of subject Land/property: 8000 S.F. / 0.18 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:

ADD CONCRETE LANDSCAPE BEAMS (ON 8"Ø CONC PIERS TO 3'6" BELOW GRADE)
AT TOP OF SLOPE TO PREVENT TOPSOIL RUNOFF & SLOW WATER
RUNOFF ONTO SLOPE

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

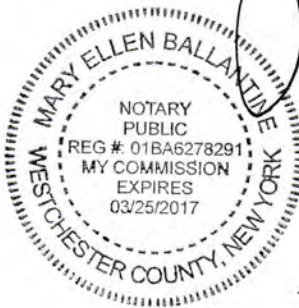


STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 18th day
of August, 2015

Mary Ellen Ballantine
Notary Public



[Signature]
Signature of the Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : BEN DIEP, being duly sworn, deposes and says that he/she resides at 385 WARBURTON AVE 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 4.100 Block 93 and Lot 13 of the tax map, and that he/she hereby authorized JIM METZGER 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 18th day
of August, 2015

Mary Ellen Ballantine
Notary Public



[Signature]
Signature of the Owner

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.



Jim Metzger Architect
427 Warburton Avenue #2
Hastings-on-Hudson, NY 10706
Telephone: 914-478-0298
Mobile: 917-747-5110

August 18, 2015

Re: 385 Warburton Avenue, Hastings on Hudson, 10706
Diep Residence and Commercial
Fencing, landscape beams for rear yard

Steep Slopes Statement:

To The Building Department and Planning Board of Hastings on Hudson

The work we are proposing does not involve foundations (linear footings or walls) or other major disturbance of the steep slopes located on the above property.

At the suggestion of Mr. Sharma, the prior Building Inspector, we are putting 10" wide concrete grade beams supported on 8" diameter concrete columns spaced about 6' on center. The columns are placed so their base is 3'-6" below grade to avoid frost heave. The location of these beams is generally at the crest of the steep slope on the west (rear) and south side of the property. There will be minor re-grading of the slope on the southwest corner of the proposed walls to accommodate the existing concrete pad as indicated on A-1. All work will be done by hand.

Drawing A-1 submitted with this letter indicates the location of the beams.

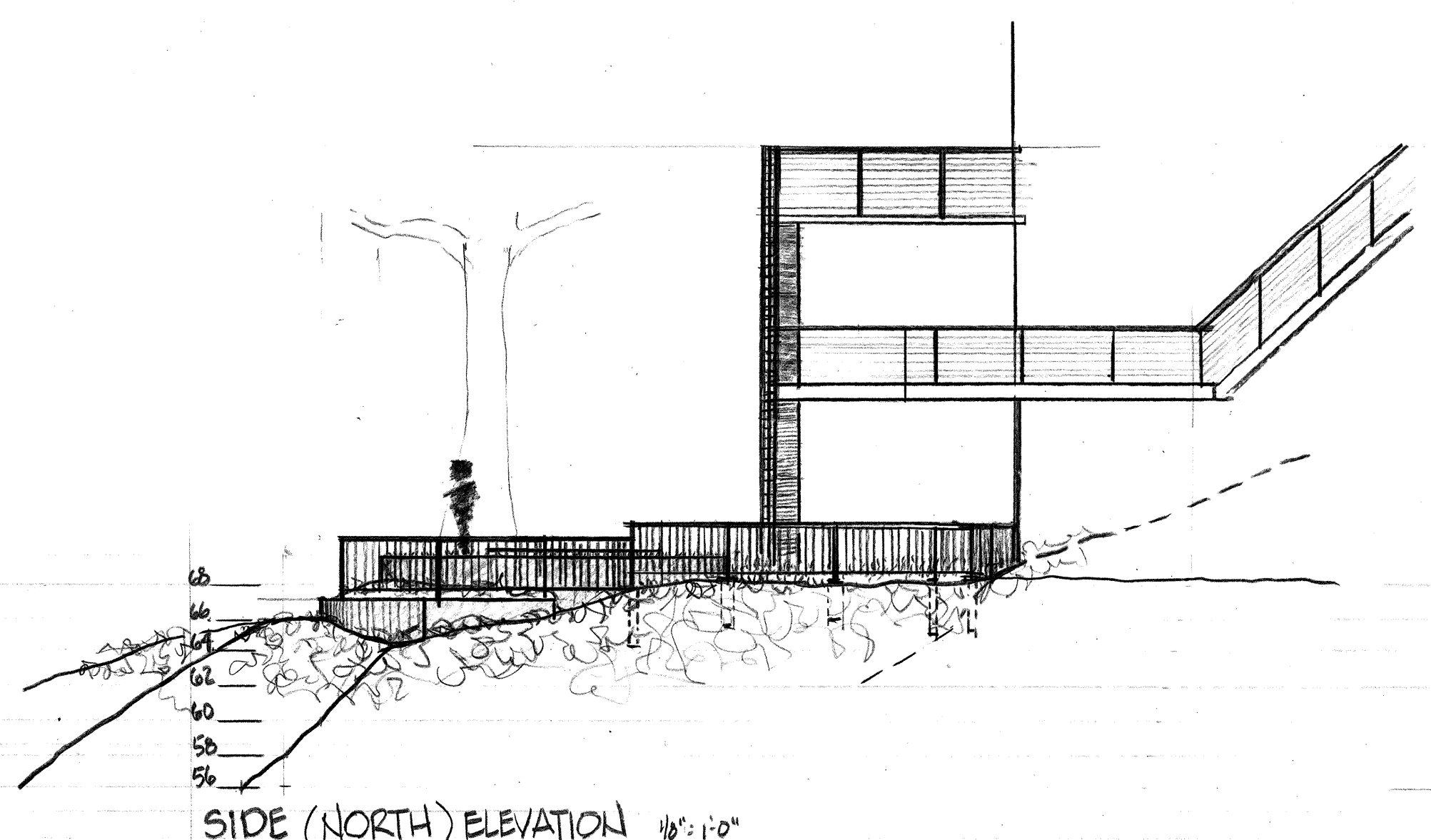
The function of the beams is to level the edge of the rear lawn to reduce the speed of water runoff and to prevent possible topsoil runoff. We are providing a 4" diameter drainpipe at the base of the beams with a gravel setting bed to accumulate large rainfall and disperse it into the surrounding landscape, under the beam itself, more slowly. See sections/details A-1.

From an aesthetic standpoint the beam creates a hard edge to the "viewing platform" lawn in the rear yard from which to view the Hudson River. We were going to place fencing on this wall along its entire length for security reasons (people on the Quarry trail wander into the yard) but will be putting fencing only where necessary for safety reasons so as to maintain an unobstructed view.

The existing ground cover on the steep slope portion of the site has completely re-grown since the construction of a few years ago and there have been no problems due to drainage or runoff.

Very truly yours,
JIM METZGER ARCHITECT

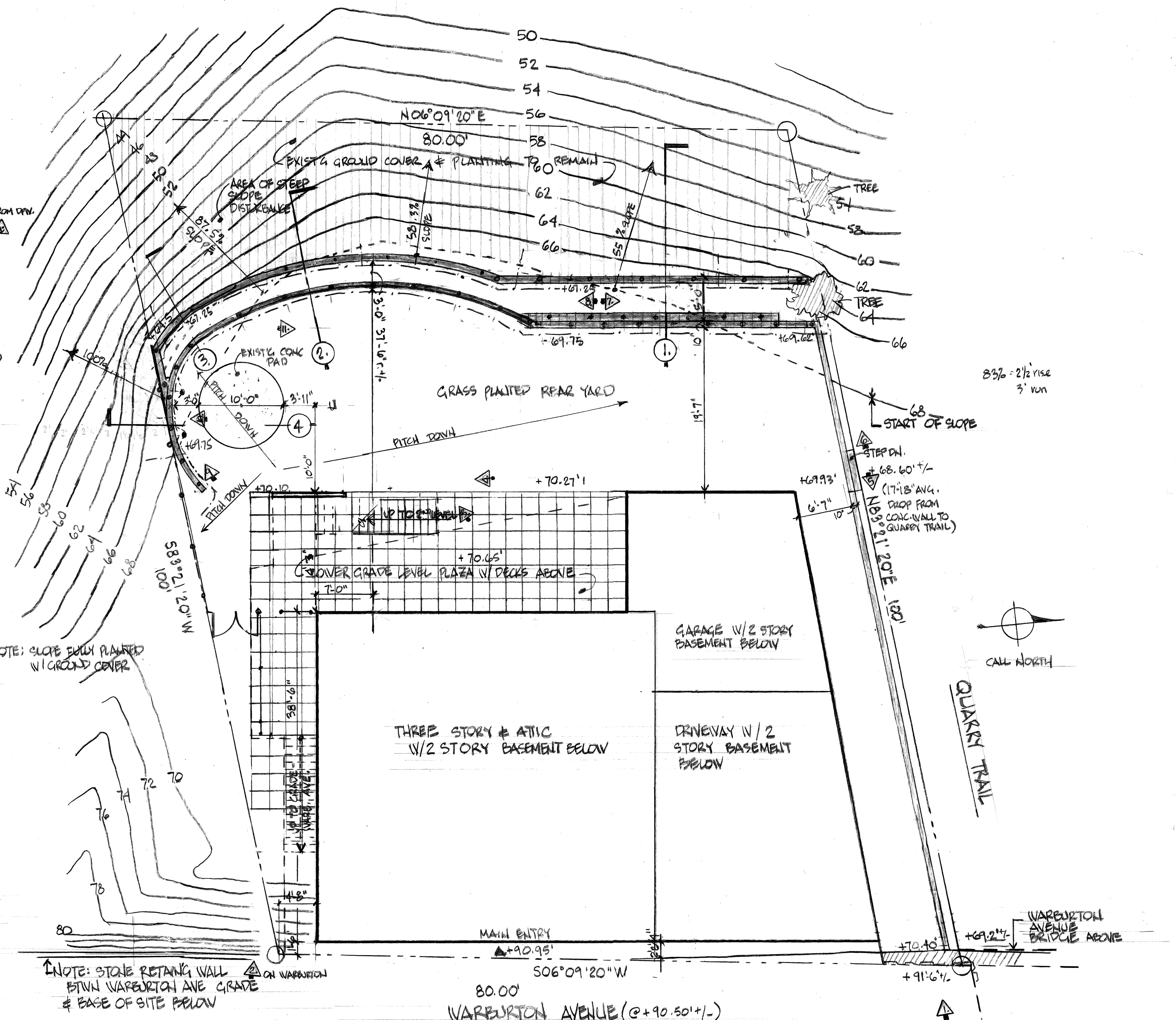
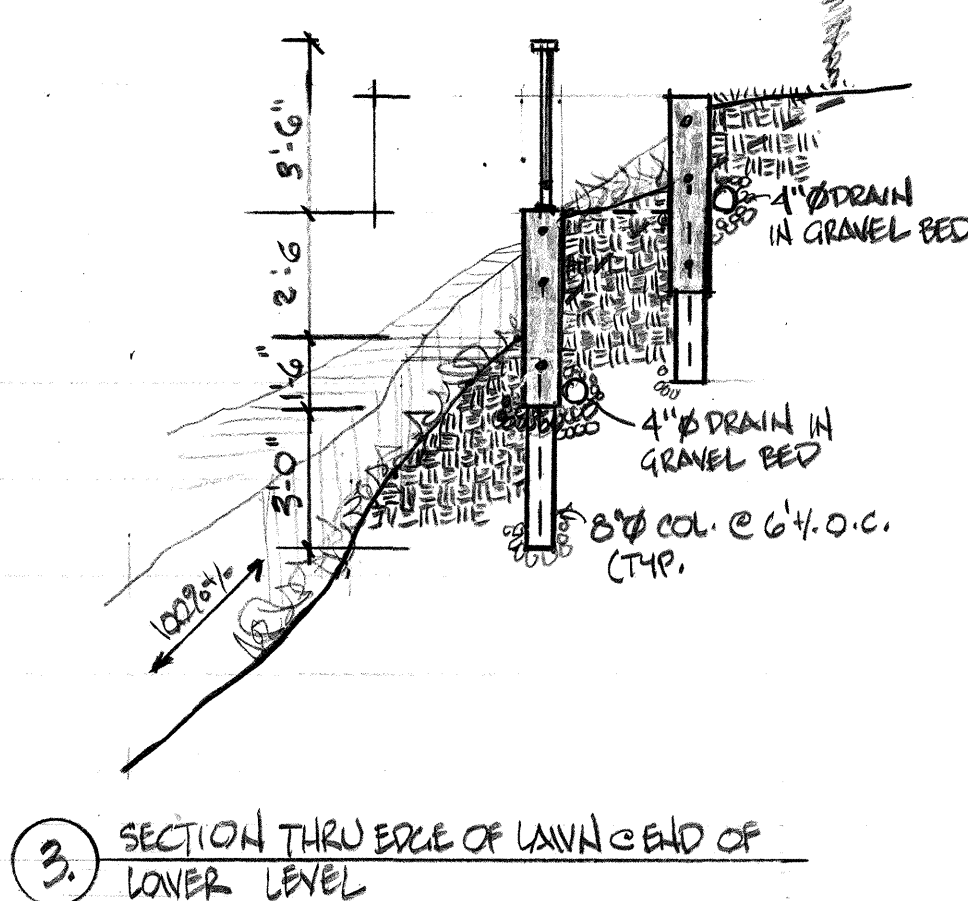
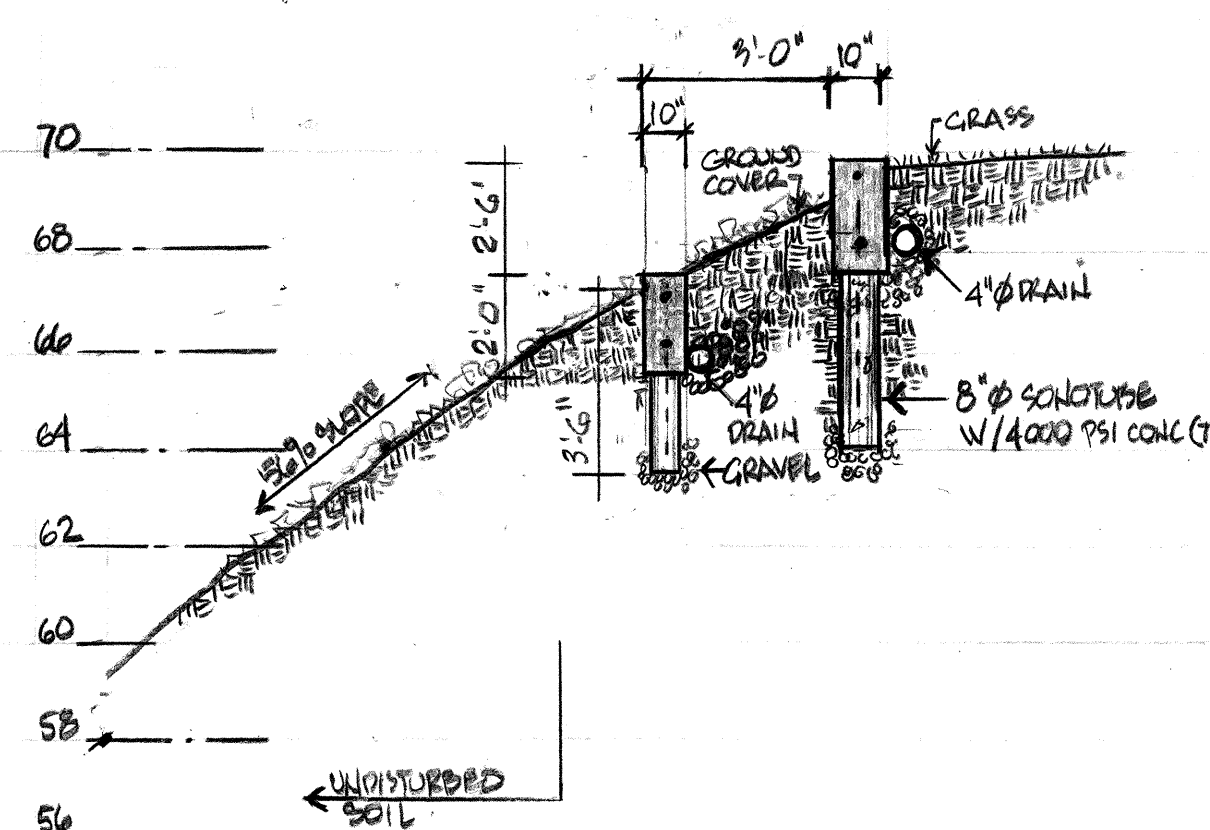
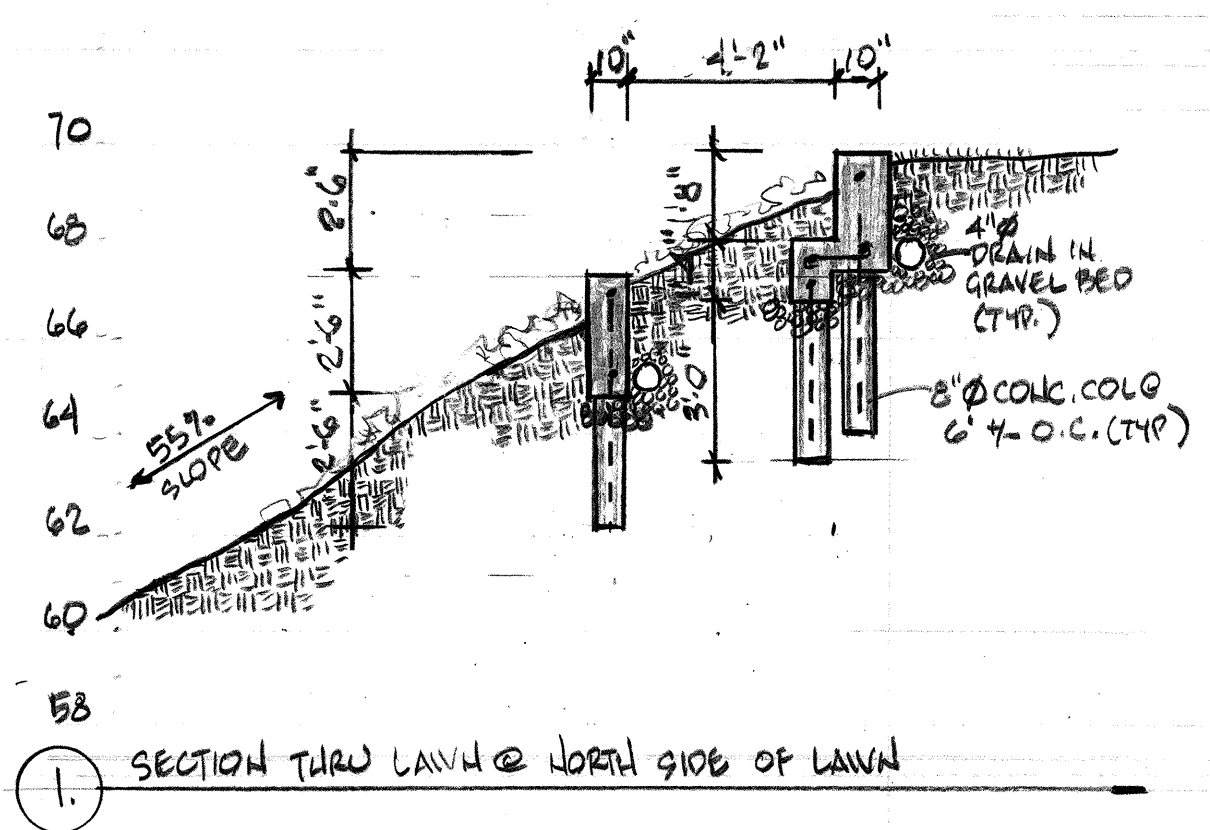
Jim Metzger R.A.



SIDE (NORTH) ELEVATION 1/8"=1'-0"



REAR (EAST) ELEVATION 1/8"=1'-0"

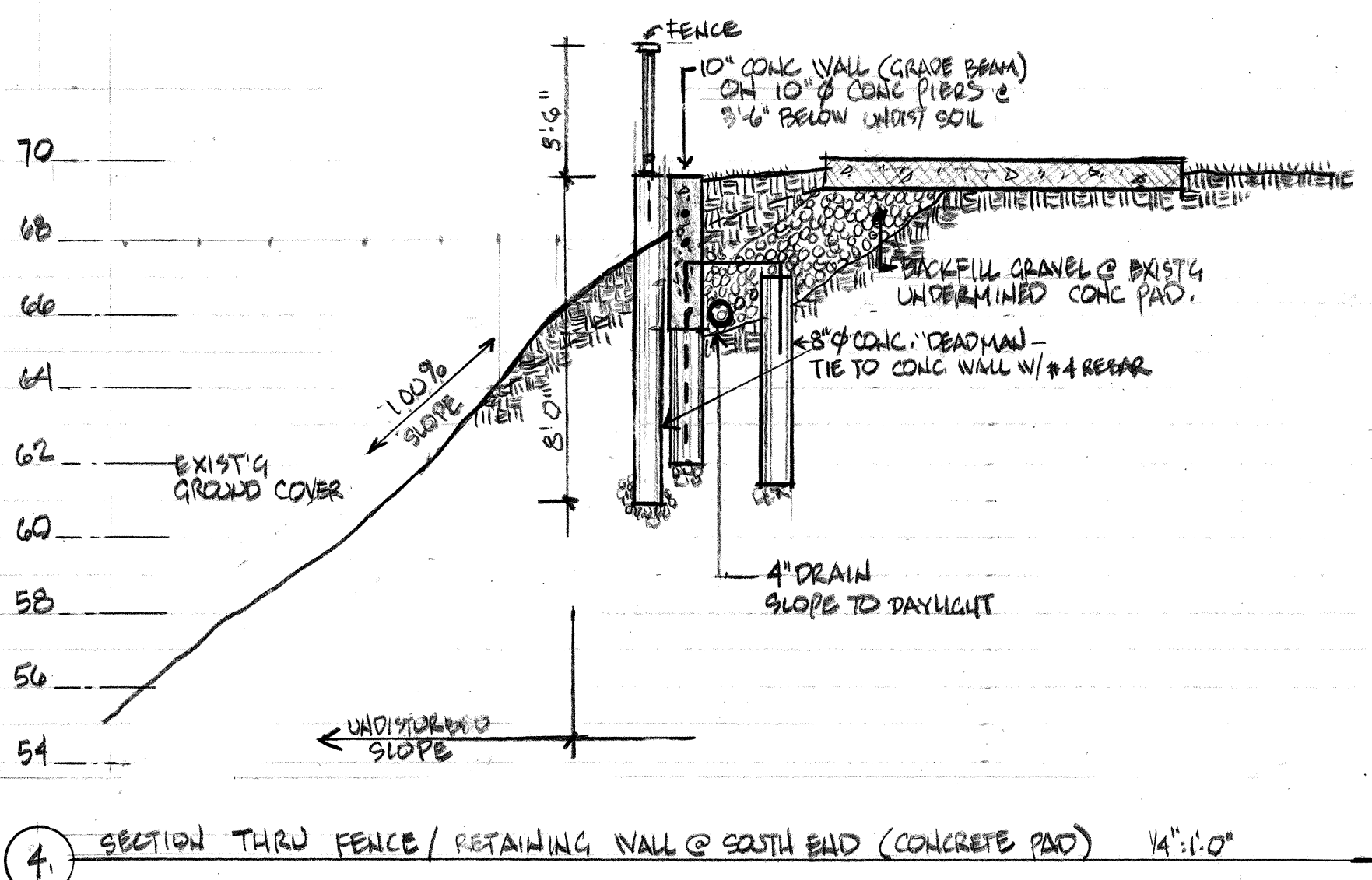


NOTE: SLOPE FULLY PLANTED W/ GRASS COVER

NOTE: STONE RETAINING WALL BTWN WAREBURTON AVE GRADE & BASE OF SITE BELOW

PHOTOGRAPHY KEY
 CONG. BEAM (GRADE BEAM) ON CONG. PILES TO 3'-6\"/>

GROUND WATER CALCULATION:
 (15 MIN DURATION / 25 YR STORM)
 Q = STORM RUNOFF C.F.T/M (+96.23 = GALS)
 C = COEFF. OF RUNOFF = .85 GRASS
 I = STORM INTENSITY RAINFALL = 1.75\"/>



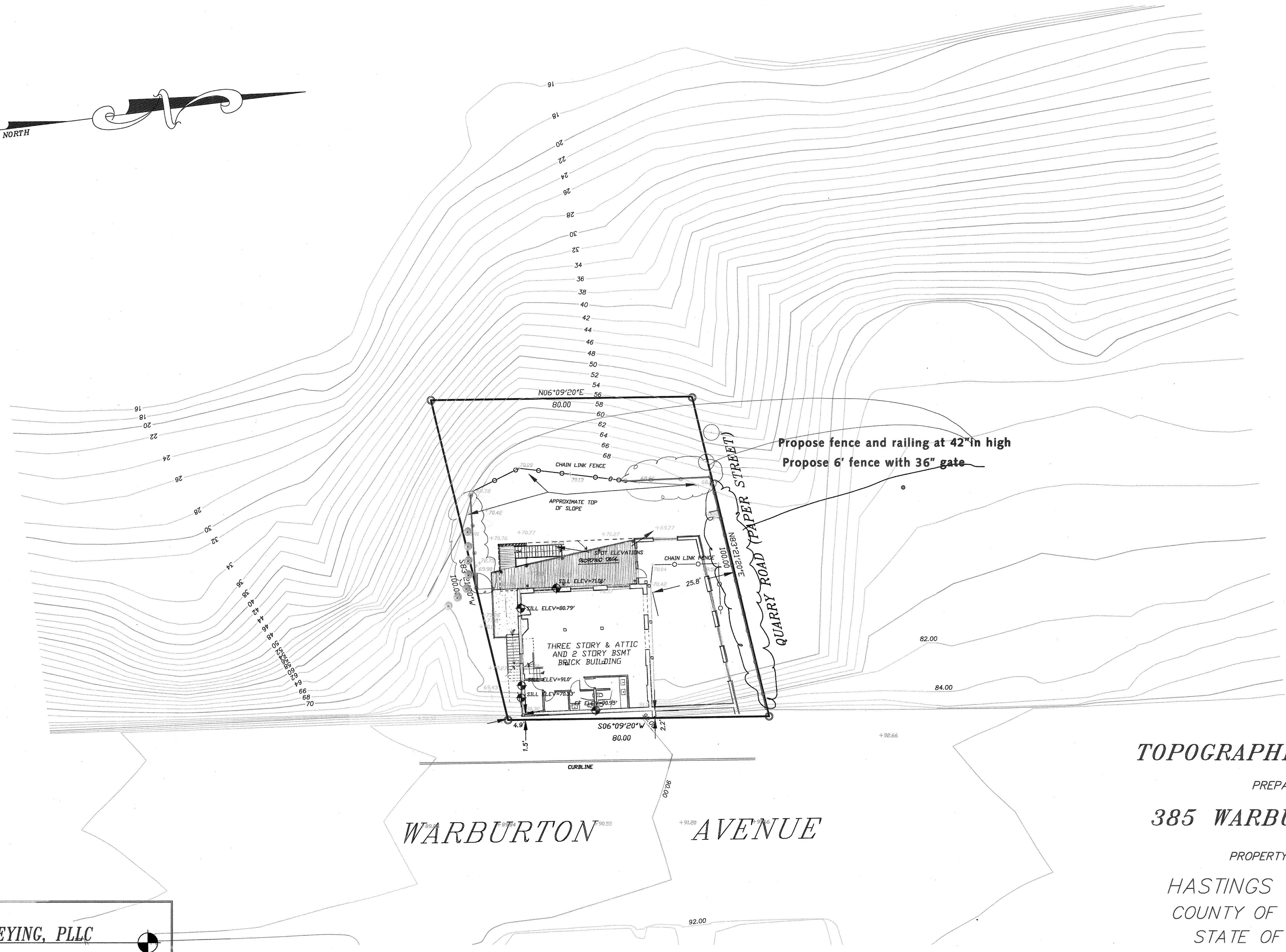
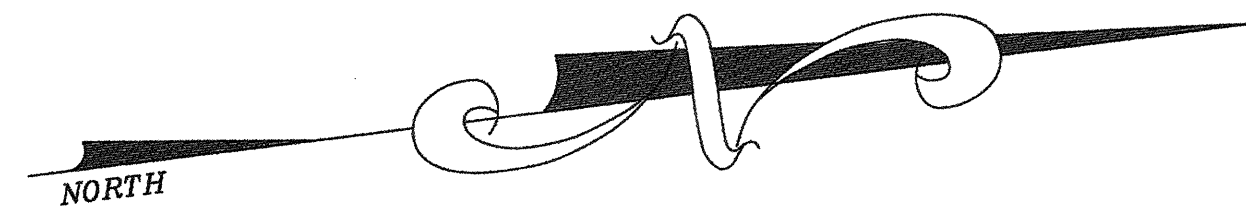
SECTION THRU FENCE / RETAINING WALL @ SOUTH END (CONCRETE PAD) 1/4\"/>

JIM METZGER ARCHITECT
 427 Warburton Avenue #2
 Hastings-on-Hudson, NY 10706
 Tel/Fax 914-478-0298
 Cell 917-747-5110
 jim.metzger@verizon.net

8-18-15 ISSUE FOR BLDG DEPT REVIEW
 DIEP RESID & COMM.
 385 WAREBURTON AVENUE
 HASTINGS ON HUDSON NY 10706
 MR. O ZONE
 A. 100-93-13 BLOCK & LOT
 NOTE: NIE BELIEVE PROJECT REQUIRES
 STEEP SLOPES REV. ONLY; NO CHANGE
 TO VIEW PRESERVATION
 SIDE & REAR YARD
 GRADE BEAMS & FENCING
 SITE PLAN / SECTIONS /
 ELEVATIONS

8-18-15
 SCALE: 1/8"=1'-0" U.O.M.

NOTE: CONTOURS SHOWN ARE IN VERTICAL DATUM NAVD88



TOPOGRAPHICAL SURVEY

PREPARED FOR

385 WARBURTON AVE

PROPERTY SITUATE IN

HASTINGS ON HUDSON

COUNTY OF WESTCHESTER

STATE OF NEW YORK

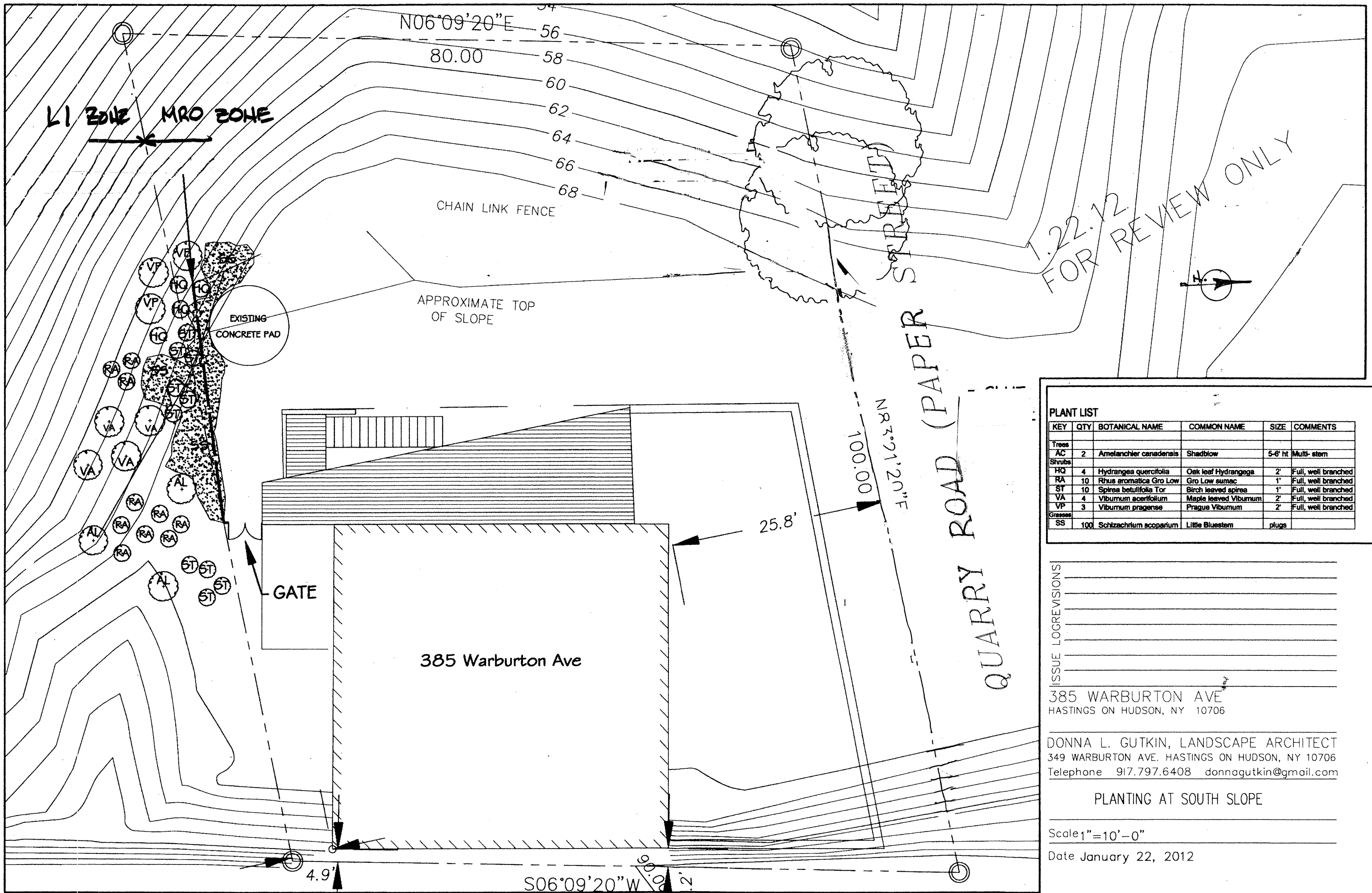
DATE: NOVEMBER 1, 2010

SCALE 1" = 15'

PC LAND SURVEYING, PLLC

7 Krystal Drive
Somers, New York 10589
Phone: (914) 248-5164
Fax: (914) 248-6677

157 Farmers Tpke
Gardiner, New York 12525
Phone (845) 255-3670
Fax (845) 247-5706



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Trees					
AC	2	Amelanchier canadensis	Shadblow	5-6' ht	Multi-stem
Shrubs					
HQ	4	Hydrangea quercifolia	Oak leaf Hydrangea	2'	Full, well branched
RA	10	Rhus aromatica Gro Low	Gro Low sumac	1'	Full, well branched
ST	10	Spiraea betulifolia Tor	Birch leaved spirea	1'	Full, well branched
VA	4	Viburnum acerifolium	Maple leaved Viburnum	2'	Full, well branched
VP	3	Viburnum pragnense	Prague Viburnum	2'	Full, well branched
Grasses					
SS	100	Schizachrium scoparium	Little Bluestem	plugs	

ISSUE LOGREVISIONS

385 WARBURTON AVE
 HASTINGS ON HUDSON, NY 10706

DONNA L. GUTKIN, LANDSCAPE ARCHITECT
 349 WARBURTON AVE. HASTINGS ON HUDSON, NY 10706
 Telephone 917.797.6408 donnagutkin@gmail.com

PLANTING AT SOUTH SLOPE

Scale 1"=10'-0"
 Date January 22, 2012



Map data ©2015 Google 50 ft



1 / 12 385 Warburton



2 / 12 385 Warburton



3 / 12 385 Warburton



4 / 12 385 Warburton



5 / 12 385 Warburton



6 / 12 385 Warburton



7 / 12 385 Warburton



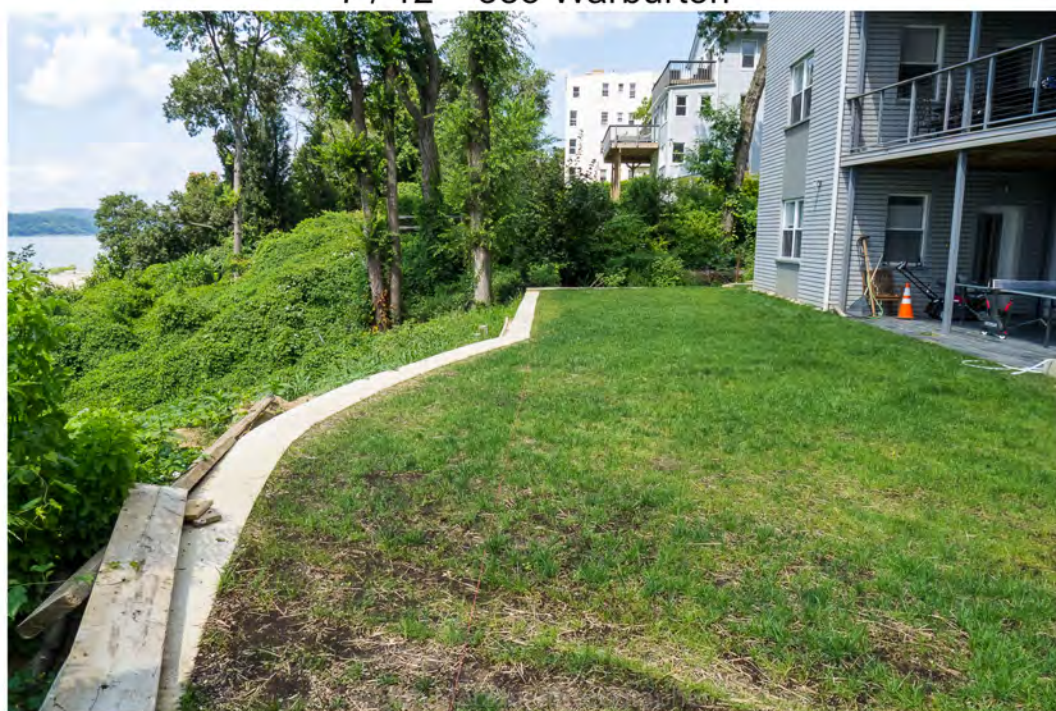
8 / 12 385 Warburton



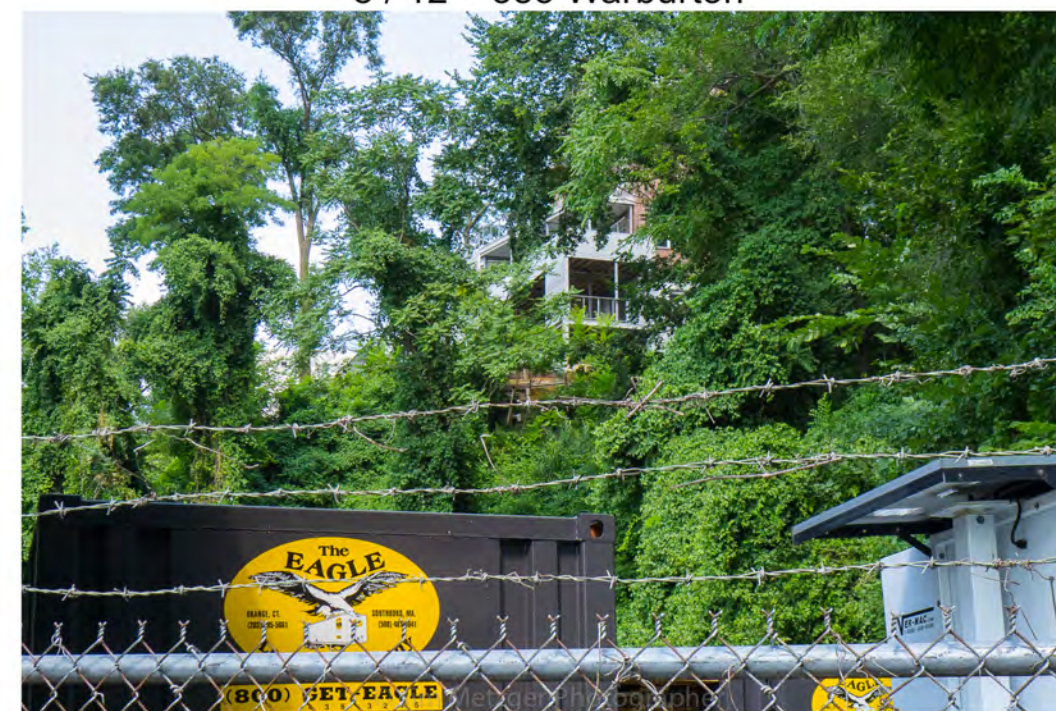
9 / 12 385 Warburton



10 / 12 385 Warburton



11 / 12 385 Warburton



12 / 12 385 Warburton

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR	2. PROJECT NAME
3. PROJECT LOCATION: Municipality _____ County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: _____	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> 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 AND provide, on attachments as necessary, the reasons supporting this determination.	
_____	_____
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)