

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



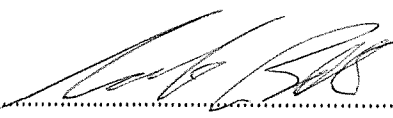
Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 295-106.A	The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things: (1) The names of all record owners of all 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.	Attached
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	None on sheet G-1
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	on sheet G-1
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	on site plan
§ 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.	All on site plan sheet G-1 • All zoning of property and adjacent properties are R-7.5 in the Hastings-on-Hudson school District. There are no special districts affecting the subject parcel. Single family House with a home office see sheet A-1 N/A N/A sheet G-1 sheet G-1

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<p>§ 295-106.E (Cont'd)</p>	<p>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</p>	<p>sheet G-1 No new proposed streets N/A N/A sheet G-1</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></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></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>N/A</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 _____ Date 6/25/15 Name William Batten Title Applicant

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 26th day
of June, 2015

Norma Balter
Signature of the Applicant

Linda M. Perry
Notary Public

LINDA M. PERRY
Notary Public, State of New York
No. 01PE5082957
Qualified in Rockland County
Commission Expires August 4, 2017

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name: Norma Balter, being duly sworn, deposes and says that he/she resides at Dorchester Avenue 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 4.110 Block 17 and Lot 5 of the tax map, and that he/she hereby authorized William Balter 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 26th day
of June, 2015

Norma Balter
Signature of the Owner

Linda M. Perry
Notary Public

LINDA M. PERRY
Notary Public, State of New York
No. 01PE5082957
Qualified in Rockland County
Commission Expires August 4, 2017

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.

617.20
Appendix B
Short Environmental Assessment Form

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: BALTER / LOPEZ RESIDENCE ALTERATION/ADDITION				
Project Location (describe, and attach a location map): 524 FARRAGUT PARKWAY, HASTINGS-ON-HUDSON, N.Y. WEST SIDE OF FARRAGUT PARKWAY 1/4 MILE WEST OF SAWMILL RIVER BRIDGE				
Brief Description of Proposed Action: PROPOSED 2 STY./ADDITION (OVER GARAGE), WITH RELATED ALTERATIONS, AT EXISTING SINGLE FAMILY RESIDENCE				
Name of Applicant or Sponsor: GREGORY J. McWILLIAMS, AIA, ARCHITECT		Telephone: (914) 432-5791	E-Mail: GJM/ARCHITECT@GMAIL.COM	
Address: 3 SHADY LANE FARM ROAD				
City/PO: OSSINING	State: N.Y.	Zip Code: 10562		
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 checked="" type="checkbox"/>
VILLAGE OF HASTINGS-ON-HUDSON PLANNING BOARD: SITE PLAN APPROVAL				
3.a. Total acreage of the site of the proposed action?		.188 acres		
b. Total acreage to be physically disturbed?		±.110 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.188 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				

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)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>GREGORY J. MCWILLIAMS, AIA</u>		Date: <u>6/8/15</u>
Signature: <u>Gregory J. McWilliams</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?"

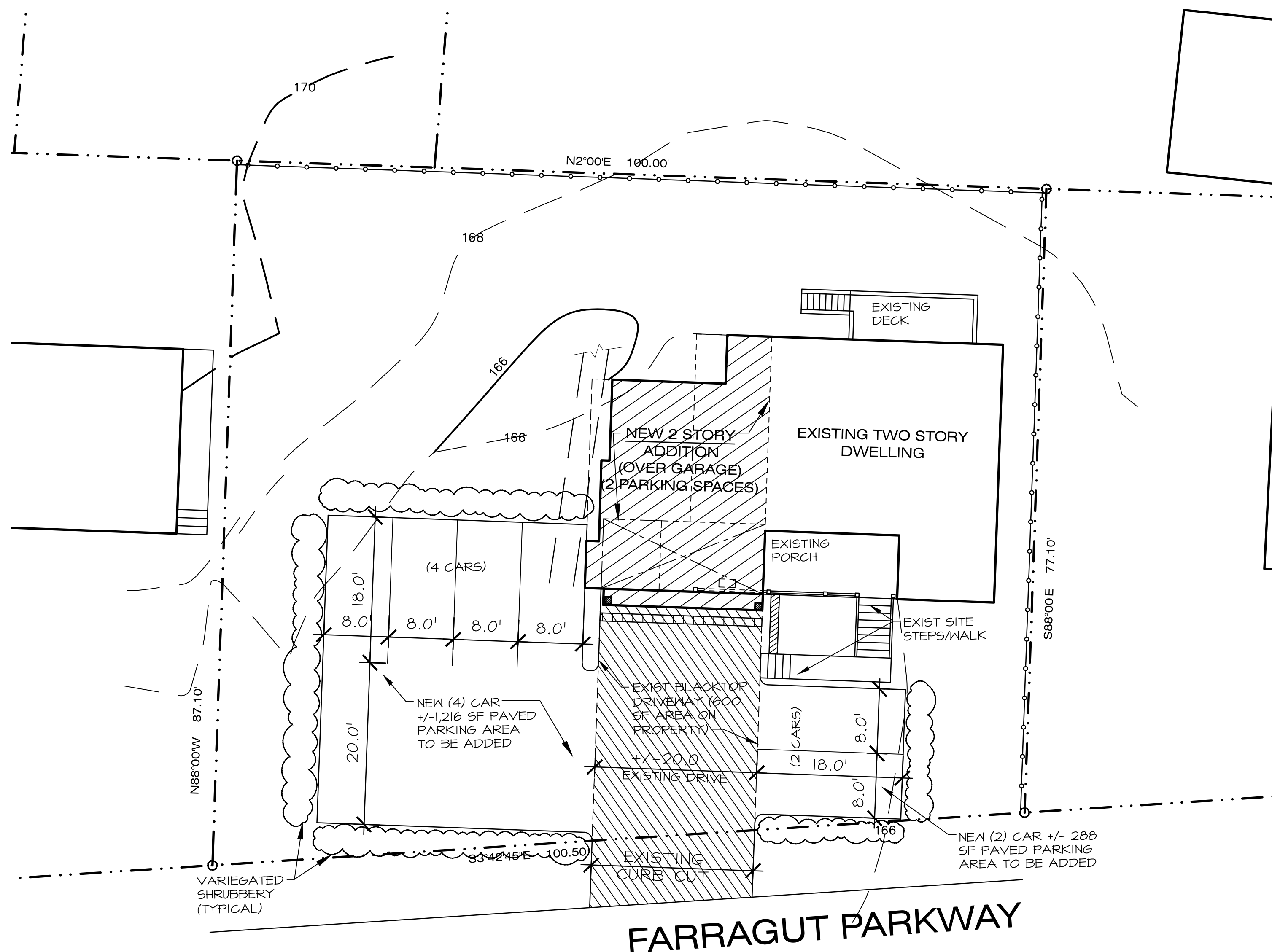
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

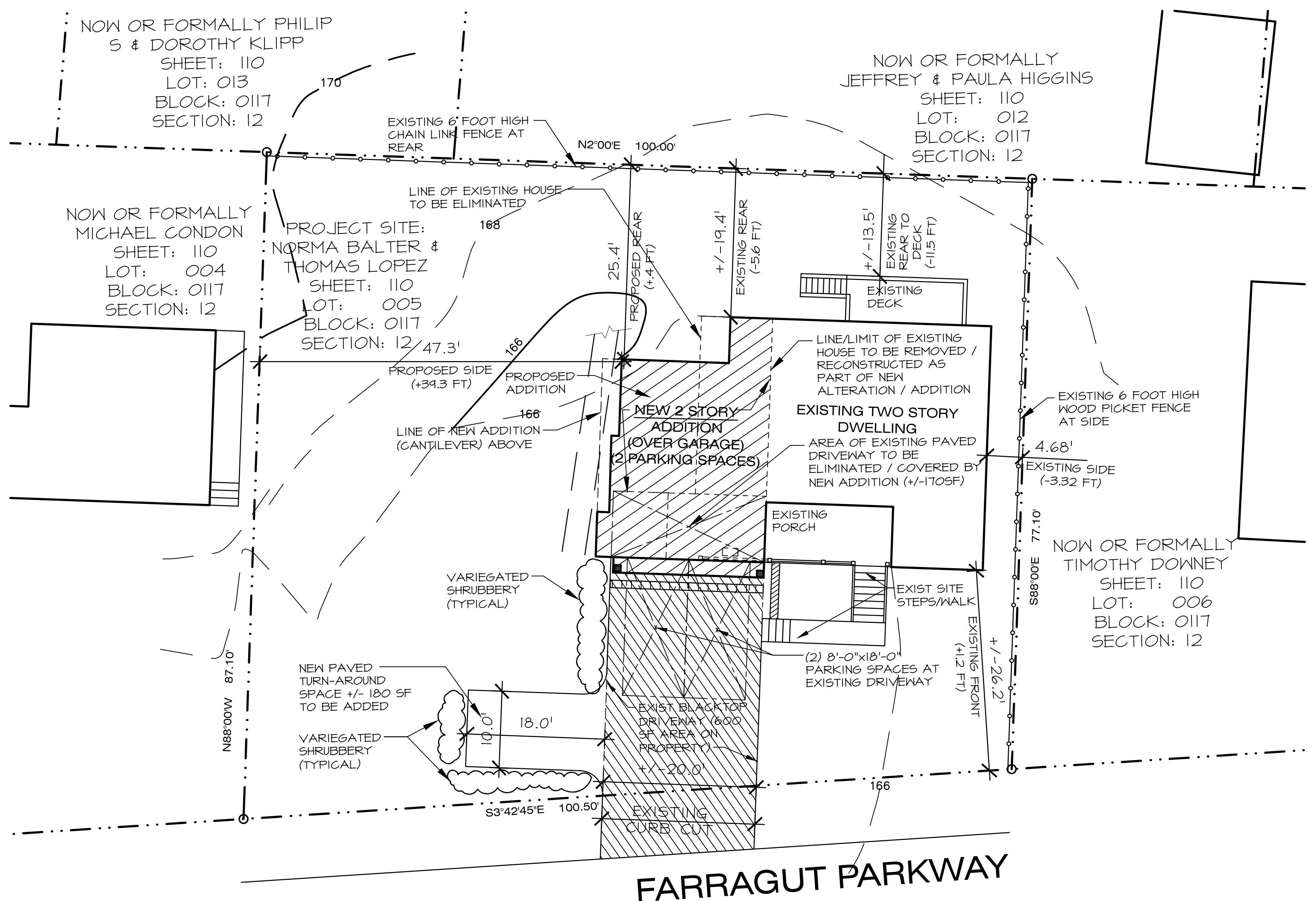
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

<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 may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<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.
_____	_____
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)

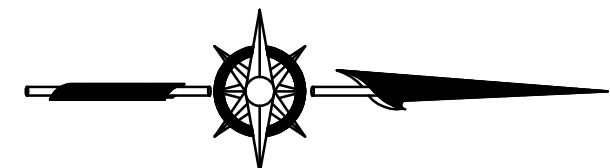
PRINT



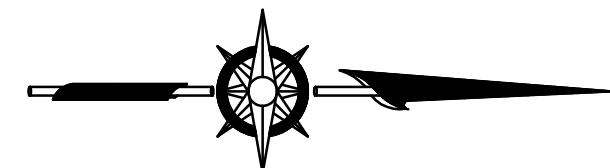
FARRAGUT PARKWAY



FARRAGUT PARKWAY



CODE COMPLIANT OFFSTREET PARKING PLAN
SCALE: 1"=10'-0"



PROPOSED SITE PLAN
SCALE: 1"=10'-0"

OFFSTREET PARKING/DRIVEWAY AREA BREAKDOWN:

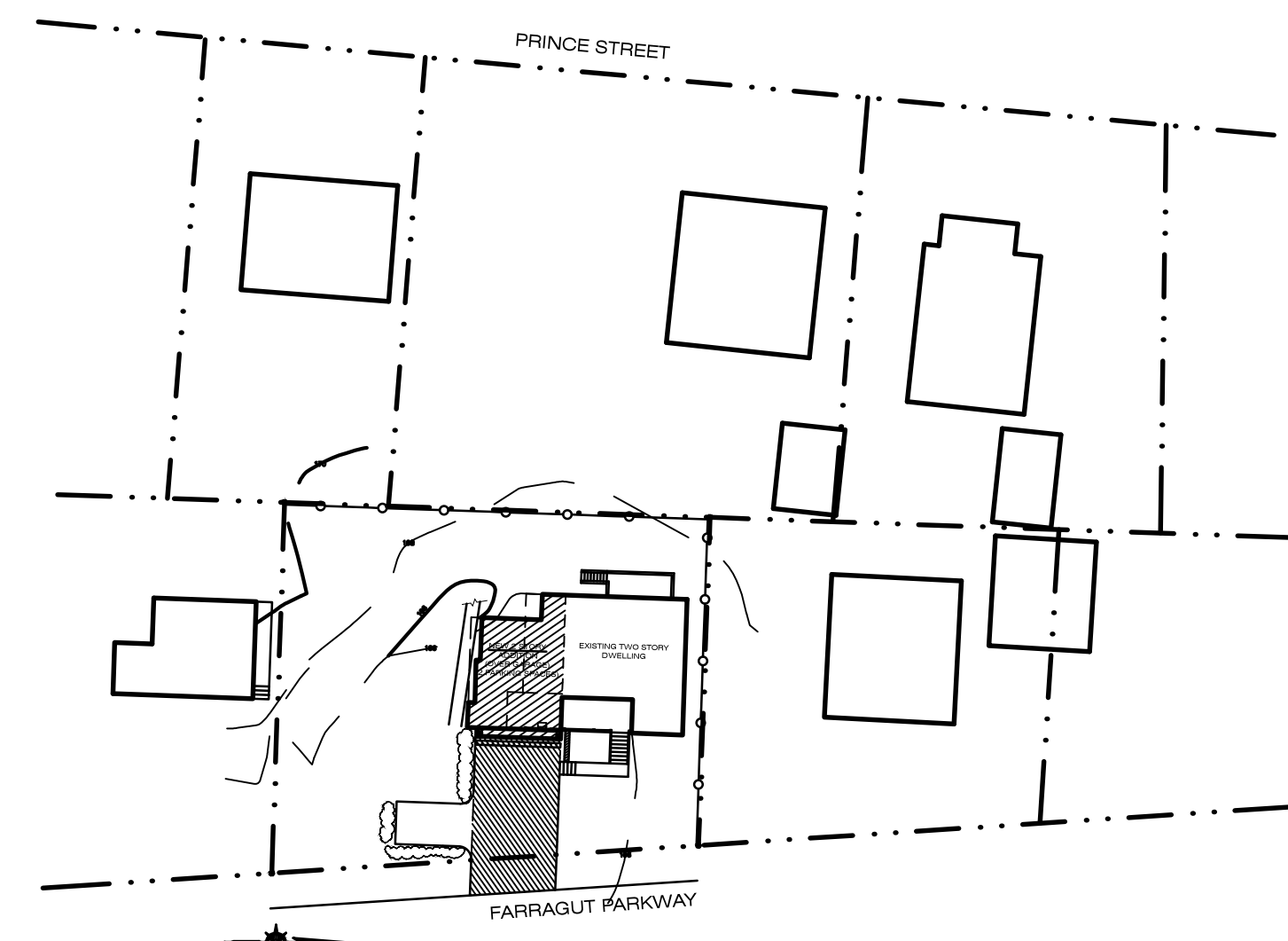
PARKING PLAN SCHEME	EXISTING DRIVEWAY/PARKING AREA	DRIVEWAY/PARKING AREA AFTER COMPLETION	MAXIMUM PERMITTED DRIVEWAY/PARKING AREA	COMPLIANCE AFTER COMPLETION
CODE COMPLIANT OFFSTREET PARKING PLAN	610 SF	2,114 SF	1,600 SF	*NON-COMPLIANT (1,154 SF OVER MAX. PERMITTED)
PROPOSED SITE PLAN	610 SF	740 SF	1,600 SF	COMPLIANT (170 SF LESS THAN MAX. PERMITTED)

* VARIANCE REQUIRED

ZONING TABLE

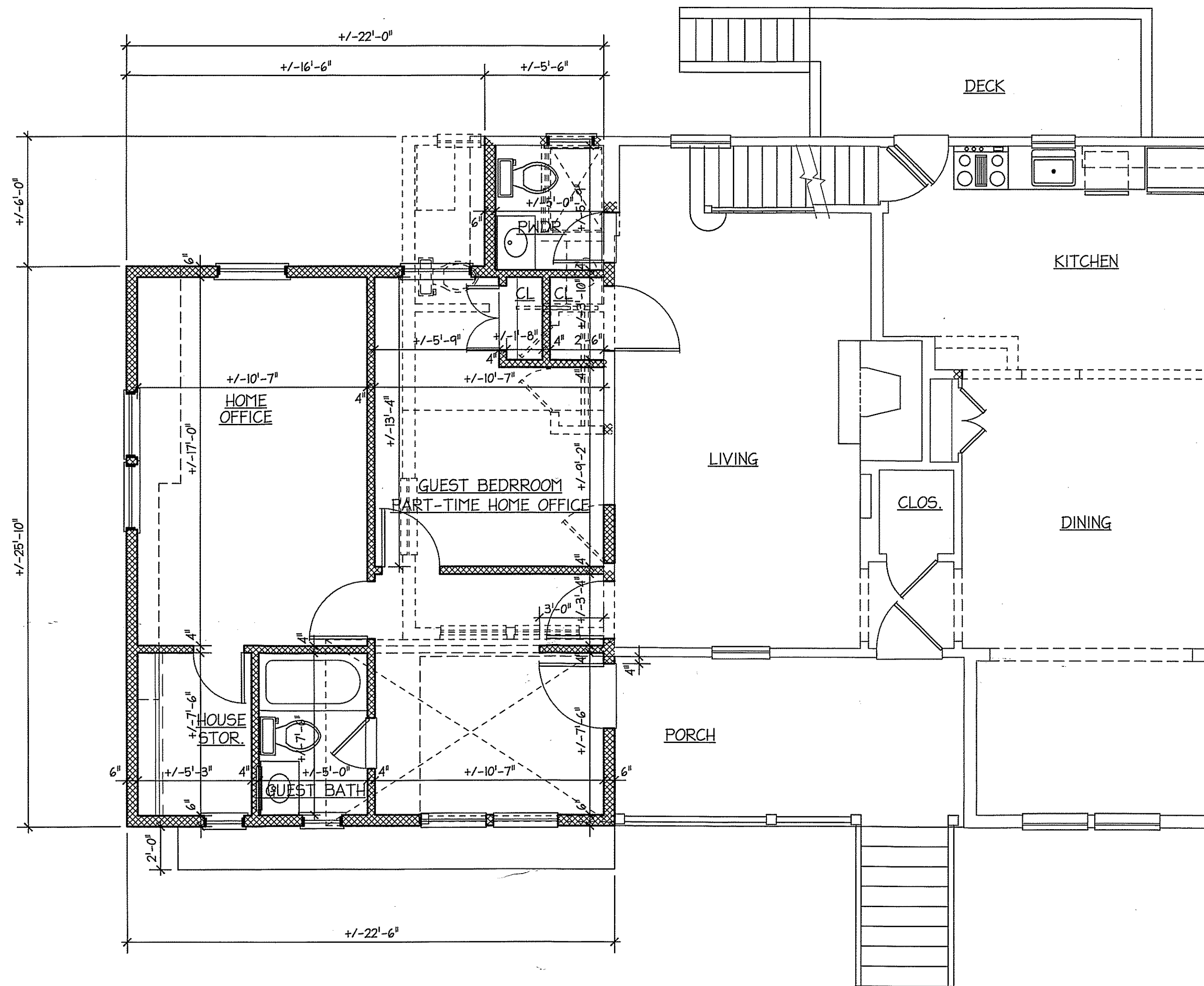
REGULATION	REQUIRED / PERMITTED	EXISTING	PROPOSED
R-7.5 ZONING DISTRICT			
- MINIMUM LOT SIZE	1500 SF	+/-8,210 SF	+/-8,210 SF
- MINIMUM LOT WIDTH	75 FT	100.5 FT	100.5 FT
- MINIMUM LOT DEPTH	--	71.1 FT	71.1 FT
- MINIMUM FRONT YARD	25 FT.	+/-26.2 FT.	+/-26.2 FT.
- MINIMUM REAR YARD	25 FT.	+/-13.5 FT. (TO DECK)	+/-25.4 FT.
- MINIMUM (1) SIDE YARD	8 FT.	4.68 FT.	4.68 FT.
- MINIMUM (2) SIDE YARD	20 FT.	+/-59 FT.	+/-44.48 FT.
- MAXIMUM BLDG. HGT.	35 FT./2.5 STORY	+/-28 FT./2 STORY	+/-28 FT./2 STORY
- MAXIMUM BUILDING COVERAGE	30%	+/-16.7%	+/-20.7%
- MAXIMUM DEVELOPMENT COVERAGE	40%	+/-26%	+/-35.78%
- MAIN LEVEL BUILDING AREA	--	1,381 SF	--
* RESIDENTIAL USE	70% MIN.	824 SF	981 SF (71%)
* HOME OFFICE USE	30% MAX.	--	400 SF (29%)
- OFF STREET PARKING	8 SPACES	4 SPACES	4 SPACES

* (2) SPACES REQUIRED FOR RESIDENCE USE AND (6) SPACES REQUIRED FOR HOME OFFICE USE



VICINITY MAP
SCALE: 1"=40'-0"

rev. no.	by	date	description	drawing title	site parking plans		drawing no.
					project: proposed alteration / addition: norma balter & thomas lopez residence		
				date:	6/4/15	SP-1	
				scale:	as noted		
				drawn by:	bds		
				project no.:	M14-50		
				gregory j. mcwilliams, a.i.a. architect			
				3 shady lane farm road, ossining, new york 10562			
				(914) 432-5791			



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

<table border="1"> <tr> <td>Rev. no.</td> <td>by</td> <td>date</td> <td>description</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Rev. no.	by	date	description						drawing title: main level floor plan	drawing no. A-1
	Rev. no.	by	date	description							
project: norma balter & thomas lopez residence 524 Farragut parkway, hasting-on-hudson, ny	date: 6/4/15 scale: as noted drawn by: bds project no. M14-50	gregory j. mcwilliams, a.i.a. architect 3 shady lane farm road, ossining, new york 10562 (914) 432-5791									