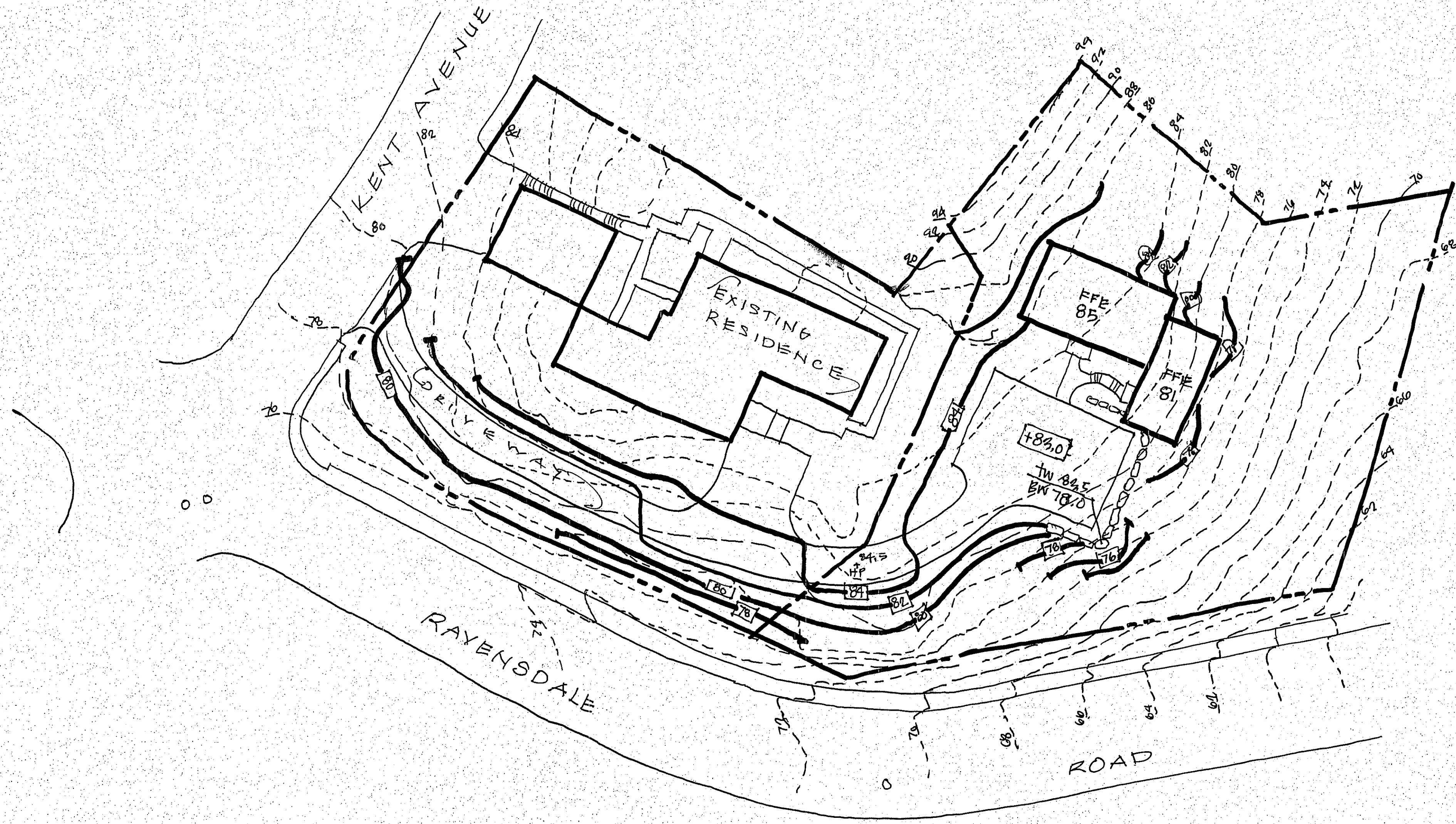
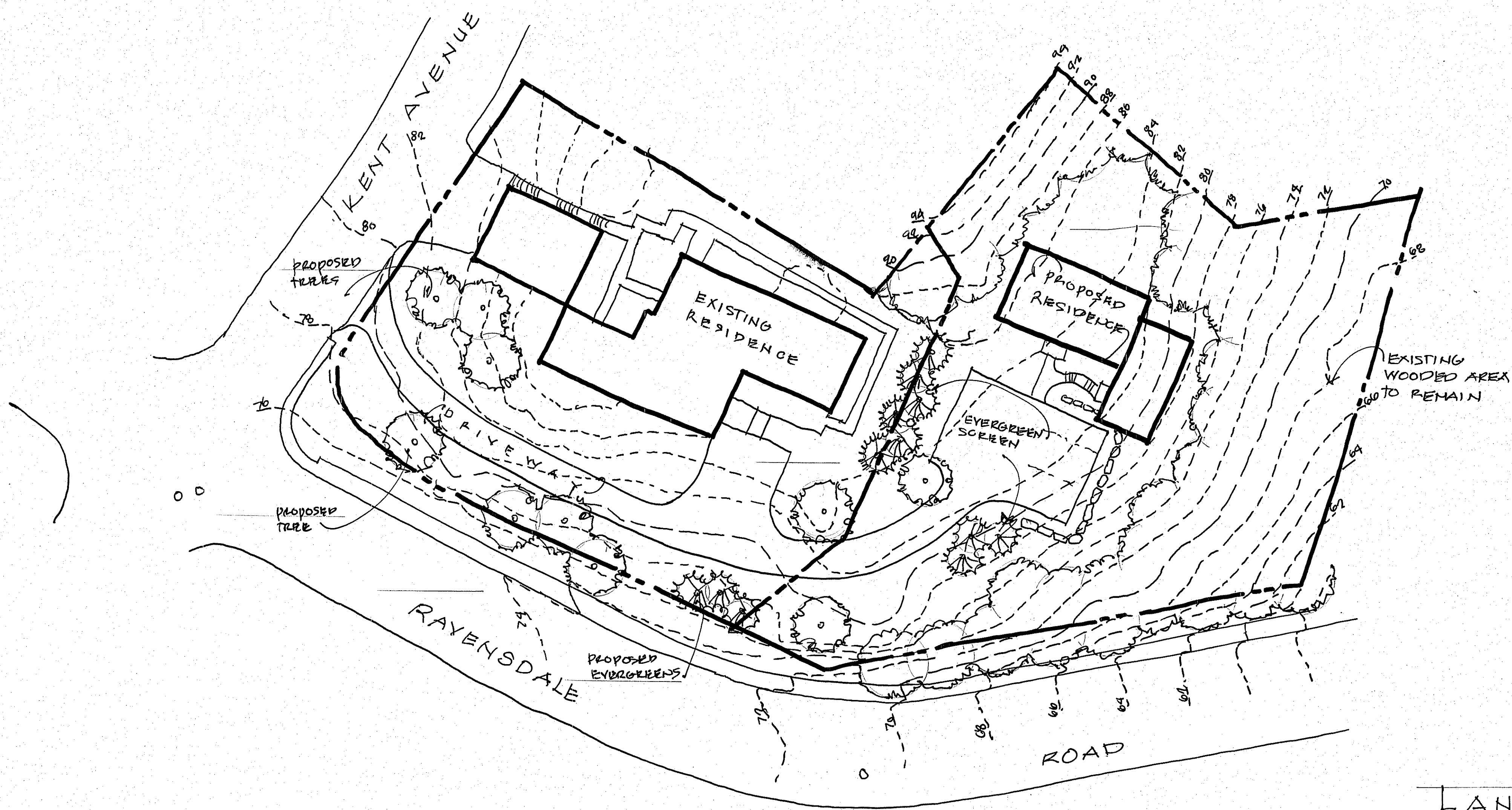


<u>CONCEPTUAL SITE PLAN</u>	
69 RAVENSDALE ROAD	
HASTINGS-ON-HUDSON	
SCALE 1"=20'-0"	NOV. 5, 2015
	WOPP



GRADING PLAN	
69 RAVENSDALE ROAD	
HASTINGS-ON-HUDSON	
SCALE: 1" = 20'-0"	NOV. 5, 2015
	WGPP



LANDSCAPE PLAN

69 RAVENSDALE ROAD
 HASTINGS ON HUDSON
 SCALE: 1" = 20'-0"

NOV. 5, 2015
 WCDP

To: Hastings Planning Board Chair Cameron and Members
From: Sue Smith for the Hastings Affordable Housing Development Fund
Date: November 5, 2015
Re: Proposal for 69 Ravensdale Avenue

We are requesting to come before the Planning Board at your November 19th meeting for an informal review and discussion of our preliminary site plan for 69 Ravensdale Road at the northeast corner by Kent Avenue. This is a 0.7 acre parcel with a large single family home. Please find attached a conceptual site plan, grading plan, and landscape plan, prepared by Westchester County Department of Planning, dated November 5, 2015, for your review.

Our hope is to subdivide the lot, renovate the existing single family residence into a single family ownership residence with a two bedroom accessory apartment and build an additional, small single family residence with a one bedroom accessory apartment on the new lot to the east of the existing house.

These actions would require the Planning Board's approval of the site plan, the subdivision, accessory apartments, and steep slopes. Because the property is along Ravensdale Road, a very busy and curving street, access directly onto Ravensdale is an issue, even though both lots would front onto Ravensdale. The existing house has used Kent Avenue as the entry to parking and a garage. We have looked at many options for access to the new house and concluded that coming off from Kent Avenue is the safest solution. This would require an access driveway to run along the front of the existing house to reach the new home to the east. As our preliminary site plan shows, the driveway would be located between the steep front yard of the property and the existing house. It can provide access for needed parking for the accessory apartment in the existing house as well as access to the new house and its parking requirements. To avoid rock removal and to minimize disruption of steep slopes, the new house and its accessory apartment are located on a gently sloping area at the upper northern part of the property.

We anticipate that the new access driveway off of Kent Avenue would require a Zoning Board variance.

We look forward to discussing this opportunity with the Board. We hope that an informal discussion can constructively direct our efforts toward a formal application to the Board in the near future.