

VILLAGE OF HASTINGS-ON-HUDSON

Application for the Planning Board Review/Action

for Site Plan, Subdivision

Steep Slopes, View Preservation, Special Use Permit Advisory



RECEIVED

JUN 17 2015

Case number: Building Department Hastings-on-Hudson Date of application:

Planning Board action requested for: [ ] Site Plan (\$295-104) [x] Subdivision (Article XIII) [ ] Special Use Permit (Article X) [ ] Steep Slopes (\$295-147) [ ] View Preservation (\$295-82)

Property owner: SETTANNI INVESTORS, LLC (CONTRACT VENDEE)
Property address: 9 JEFFERSON AVENUE
Name all streets on which the property is located: JEFFERSON AVE & COCHRANE AVENUE
Sheet: 004.80 Block: 74 Lot/Parcel: 1+2 Zoning District: R-10

Applicant: SETTANNI DEVELOPMENT, LLC
Standing of applicant if not owner: CONTRACT VENDEE
Address: 1 VINCENT ROAD, APT 3F BRONXVILLE NY 10708
Daytime phone number: 516.974.5225 Fax number:
E-mail address: DONATO.SETTANNI@YAHOO.COM

Total Area of subject Land/property: 1.2118 Ac.
Is the subject Property in View Preservation District? [ ] yes [x] No
Does Property currently contain or will contain Steep Slopes? [x] yes [ ] 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? [x] yes [ ] No

Please provide brief description of proposed work:

SUBDIVISION OF A 1.2118 ACRE PARCEL OF LAND CONTAINING AN EXISTING RESIDENCE, DETACHED GARAGE & ASPHALT DRIVEWAY INTO A TOTAL OF THREE LOTS, CREATING TWO NEW BUILDING LOTS FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES. THE PROJECT SITE CURRENTLY CONSISTS OF THREE SEPARATE TAX PARCELS, SO THERE WILL BE NO NET INCREASE IN LOTS.

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



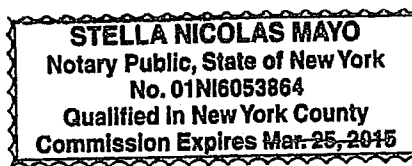
STATE OF NEW YORK  
COUNTY OF WESTCHESTER ss.: NEW YORK

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 16<sup>th</sup> day  
of JUNE, 2015

[Signature]  
Signature of the Applicant

[Signature]  
Notary Public



MAR. 19, 2019

[Signature]

STATE OF NEW YORK  
COUNTY OF WESTCHESTER NEW YORK .

Name : \_\_\_\_\_, being duly sworn, deposes and says that he/she resides at \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_ day  
of \_\_\_\_\_, 2015

\_\_\_\_\_  
Signature of the Owner

\_\_\_\_\_  
Notary Public

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.

**GENERAL NOTES**

1. THE GROSS SITE AREA EQUALS 1.2118 ACRES (52,788 SQUARE FEET).
2. ACCORDING TO THE TAX ASSESSOR, THE SUBJECT SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SECTION: 004.080, BLOCK: 74, LOT: 7 & SECTION: 004.080, BLOCK: 104, LOT(S): 1 & 2.
3. SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY LINK LAND SURVEYORS P.C. ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY .....", DATED DECEMBER 11, 2014.
4. THE SUBJECT SITE IS LOCATED IN THE R-10 ZONING DISTRICT.
5. THE WATER PURVEYOR IS UNITED WATER WESTCHESTER. POTABLE WATER FOR THE EXISTING & PROPOSED LOTS IS FROM AN EXISTING 8" WATER MAIN IN JEFFERSON AVENUE.
6. THE EXISTING & PROPOSED LOTS ARE WITHIN THE HASTINGS SANITARY SEWER DISTRICT. SEWER DISPOSAL FOR THE EXISTING HOUSE AND PROPOSED LOT 3 IS TO THE EXISTING 8" SANITARY SEWER MAIN LOCATED IN JEFFERSON AVENUE. SEWER DISPOSAL FOR PROPOSED LOT 1 IS TO THE EXISTING 8" SANITARY SEWER MAIN LOCATED IN COCHRANE AVENUE.

**LIST OF DRAWINGS**

SHEET	DESCRIPTION	DATE	REVISED
EX-1.1	EXISTING CONDITIONS	6/17/2015	---
SP-2.1	PROPOSED LOT LAYOUT	6/17/2015	---
SP-3.1	PROPOSED BUILDING LAYOUT	6/17/2015	---

**LOT AREA CHART**

LOT DESCRIPTION	AREA (SF)	AREA (AC)
TAX LOT 1	27,238	0.6250
TAX LOT 2	5,695	0.1307
TAX LOT 3	19,855	0.4558
TOTAL	52,788	1.2118

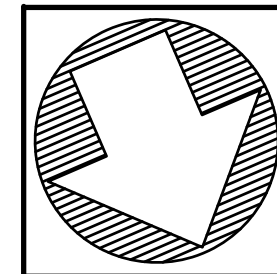
**LEGEND**

- EXISTING GRADE
- EXISTING LEDGE ROCK
- EXISTING WATER MAIN AND HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING STONE WALL
- ZONING SETBACK



VICINITY MAP SCALE: 1" = 200'

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**New York**  
 (800) 962-7962  
 www.digsafelynewyork.com



15 0 7.5 15  
 SCALE: 1" = 15 FT.

**OWNER**

SETTANNI INVESTORS, LLC  
 1 VINCENT ROAD, APT 3F  
 BRONXVILLE, NY 10708

**APPLICANT**

SETTANNI DEVELOPMENT, LLC  
 1 VINCENT ROAD, APT 3F  
 BRONXVILLE, NY 10708

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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**REVISIONS**

#	REASON	DATE
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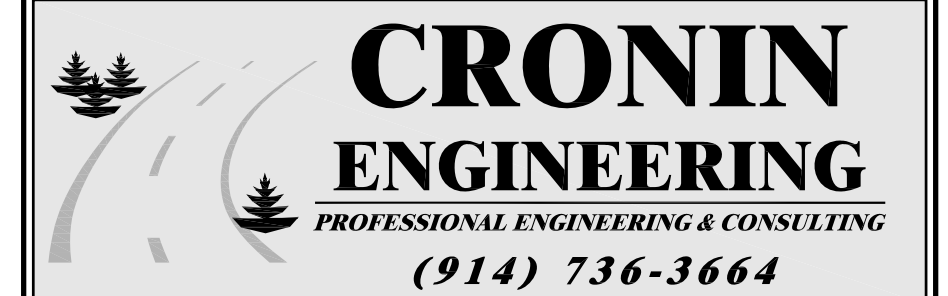
**MUNICIPAL TAX IDENTIFICATION:**

SECTION:	004.080	004.080
BLOCK:	74	104
LOT:	7	1 & 2
SUB LOT:		

DRAWN BY: KCS/JCA  
 CHECKED: KCS  
 PROJECT: SETTANNI  
 DATE: JUNE 17, 2015  
 JOB #: 150302



TIMOTHY L. CRONIN III, P.E.  
 LICENSE #62980



**39 Arlo Lane**  
**Cortlandt Manor, New York 10567**

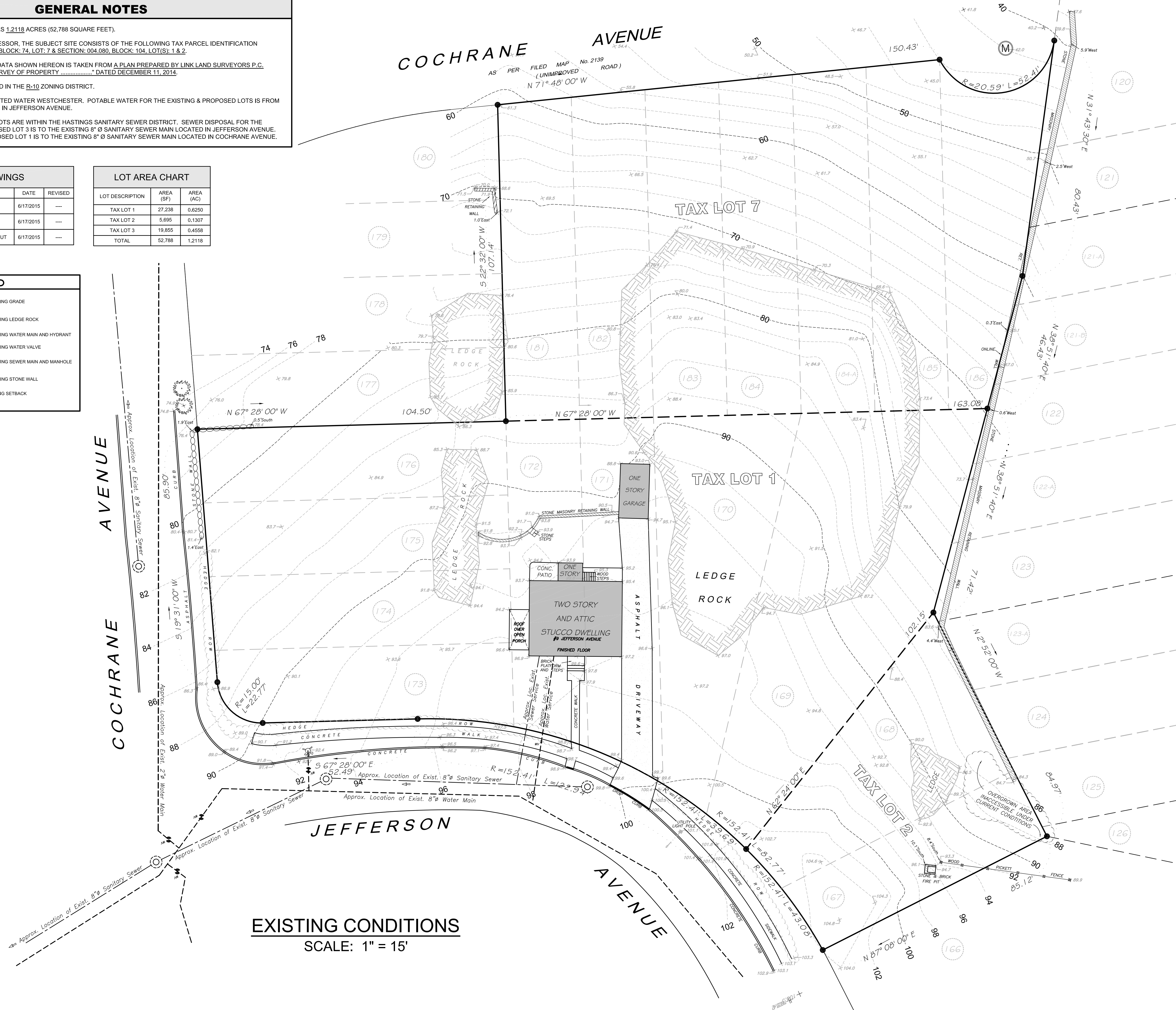
**EXISTING CONDITIONS**

**SUBDIVISION PLAN FOR SETTANNI DEVELOPMENT, LLC**

LOCATION:  
 JEFFERSON AVENUE & COCHRANE AVENUE  
 HASTINGS-ON-HUDSON, NEW YORK

SHEET 1 OF 3

**EX-1.1**



**EXISTING CONDITIONS**

SCALE: 1" = 15'

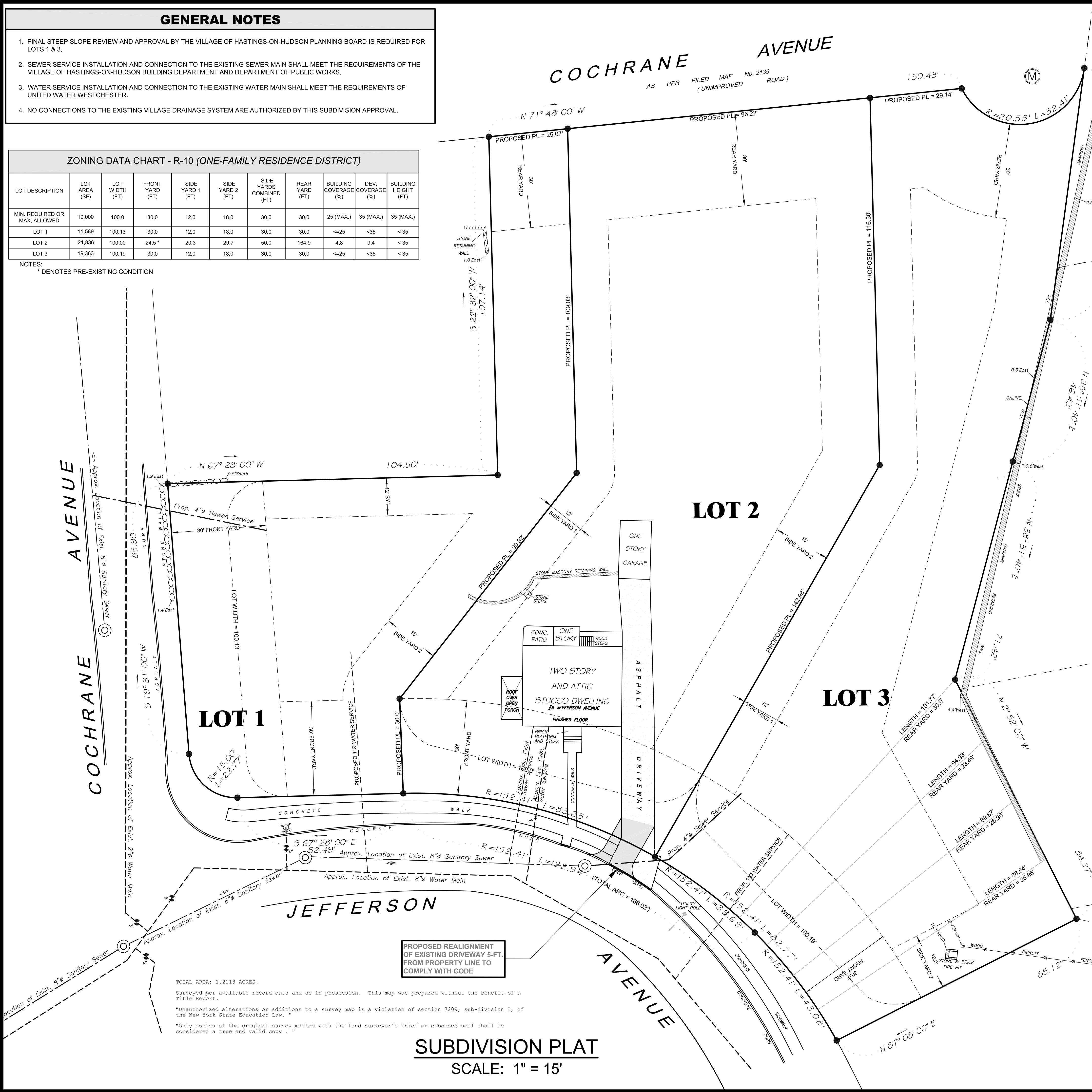
**GENERAL NOTES**

1. FINAL STEEP SLOPE REVIEW AND APPROVAL BY THE VILLAGE OF HASTINGS-ON-HUDSON PLANNING BOARD IS REQUIRED FOR LOTS 1 & 3.
2. SEWER SERVICE INSTALLATION AND CONNECTION TO THE EXISTING SEWER MAIN SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF HASTINGS-ON-HUDSON BUILDING DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS.
3. WATER SERVICE INSTALLATION AND CONNECTION TO THE EXISTING WATER MAIN SHALL MEET THE REQUIREMENTS OF UNITED WATER WESTCHESTER.
4. NO CONNECTIONS TO THE EXISTING VILLAGE DRAINAGE SYSTEM ARE AUTHORIZED BY THIS SUBDIVISION APPROVAL.

**ZONING DATA CHART - R-10 (ONE-FAMILY RESIDENCE DISTRICT)**

LOT DESCRIPTION	LOT AREA (SF)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD 1 (FT)	SIDE YARD 2 (FT)	SIDE YARDS COMBINED (FT)	REAR YARD (FT)	BUILDING COVERAGE (%)	DEV. COVERAGE (%)	BUILDING HEIGHT (FT)
MIN. REQUIRED OR MAX. ALLOWED	10,000	100.0	30.0	12.0	18.0	30.0	30.0	25 (MAX.)	35 (MAX.)	35 (MAX.)
LOT 1	11,589	100.13	30.0	12.0	18.0	30.0	30.0	<=25	<35	<35
LOT 2	21,836	100.00	24.5*	20.3	29.7	50.0	164.9	4.8	9.4	<35
LOT 3	19,363	100.19	30.0	12.0	18.0	30.0	30.0	<=25	<35	<35

NOTES:  
\* DENOTES PRE-EXISTING CONDITION



PROPOSED REALIGNMENT OF EXISTING DRIVEWAY 5-FT. FROM PROPERTY LINE TO COMPLY WITH CODE.

TOTAL AREA: 1.2118 ACRES.  
Surveyed per available record data and as in possession. This map was prepared without the benefit of a Title Report.  
Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.  
Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

**SUBDIVISION PLAT**  
SCALE: 1" = 15'

**COCHRANE AVENUE**  
AS PER FILED MAP No. 2139 (UNIMPROVED ROAD)

**COCHRANE AVENUE**

**JEFFERSON AVENUE**

**JEFFERSON AVENUE**

**SURVEYOR'S CERTIFICATION**  
SURVEYED & PREPARED BY  
**Link Land Surveyors P.C.**  
21 Clark Place, Suite 1-B Phone 845-628-5857  
Mahopac N.Y. 10541 Fax 845-621-0013  
I, ERIK J. LINK, THE SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON NOVEMBER 14, 2014 AND THAT THIS MAP WAS COMPLETED ON DECEMBER 11, 2014.  
ERIK J. LINK  
NEW YORK STATE LICENSED LAND SURVEYOR NO. 056542  
COPYRIGHT: 2015  
LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.

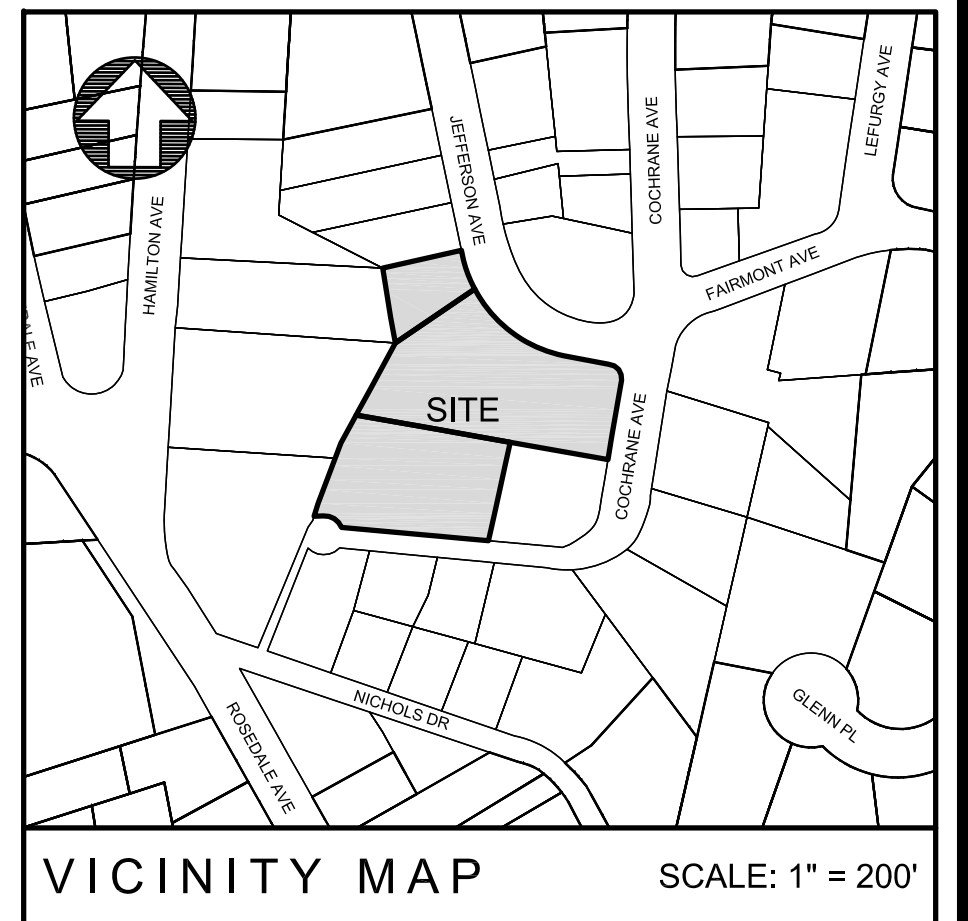
**W.C.D.H. APPROVAL**  
Westchester County Department of Health  
New Rochelle, New York  
Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.  
Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.  
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health  
Filed in Westchester County Clerk's Office, Division of Land Records, on \_\_\_\_\_, 20\_\_ as Map Number \_\_\_\_.  
Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.  
County Sheet 51 County Block 5171

**VILLAGE OF HASTINGS APPROVAL**  
Approved by Resolution of the Planning Board, Village of Hastings-on-Hudson, New York this \_\_\_\_\_ Day of \_\_\_\_\_ Subject to all requirements, conditions, of said resolution and an approved \_\_\_\_\_  
This plat is hereby approved for filing with the Village of Hastings Planning Board and the Westchester County Clerk's Office, Division of Land Records.  
Date \_\_\_\_\_ Chairperson of Planning Board  
Date \_\_\_\_\_ Vice Chairperson of Planning Board

**OWNER APPROVAL**  
The owner of the property shown hereon is familiar with this map and its contents and hereby consents to the filing of this map in the Westchester County Clerk's Office, Division of Land records:  
Owner \_\_\_\_\_ Date \_\_\_\_\_  
Settanni Development, LLC  
1 Vincent Road, Apt. 3F  
Bronxville, NY 10708  
Donato Settanni, Owner

**UNITED WATER WESTCHESTER APPROVAL**  
United Water Westchester certifies the existing water main(s) shown hereon have adequate pressure & capacity to provide potable water to the existing and proposed dwellings shown hereon.  
Professional Engineer \_\_\_\_\_ Date \_\_\_\_\_  
United Water Westchester  
2525 Palmer Avenue  
New Rochelle, New York 10801

**ENGINEERS CERTIFICATION**  
Utilities Designed By: \_\_\_\_\_  
Timothy L. Cronin III, P.E.



**Dig Safely. New York**  
(800) 962-7962  
www.digsafelynewyork.com

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MUNICIPAL TAX IDENTIFICATION:  
SECTION: 004.080 004.080  
BLOCK: 104 74  
LOT: 1 & 2 7  
SUB LOT:  
DRAWN BY: KCS/JCA  
CHECKED: KCS  
PROJECT: SETTANNI  
DATE: JUNE 17, 2015  
JOB #: 150302  
TIMOTHY L. CRONIN III, P.E.  
LICENSE #062980

**CRONIN ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664  
39 Arlo Lane  
Cortlandt Manor, New York 10567

**SUBDIVISION PLAT**  
**SUBDIVISION FOR SETTANNI DEVELOPMENT, LLC**  
LOCATION:  
JEFFERSON AVENUE & COCHRANE AVENUE  
HASTINGS-ON-HUDSON, NEW YORK  
SHEET 2 OF 3  
FILING SHT 1 OF 1  
**SP-2.1**

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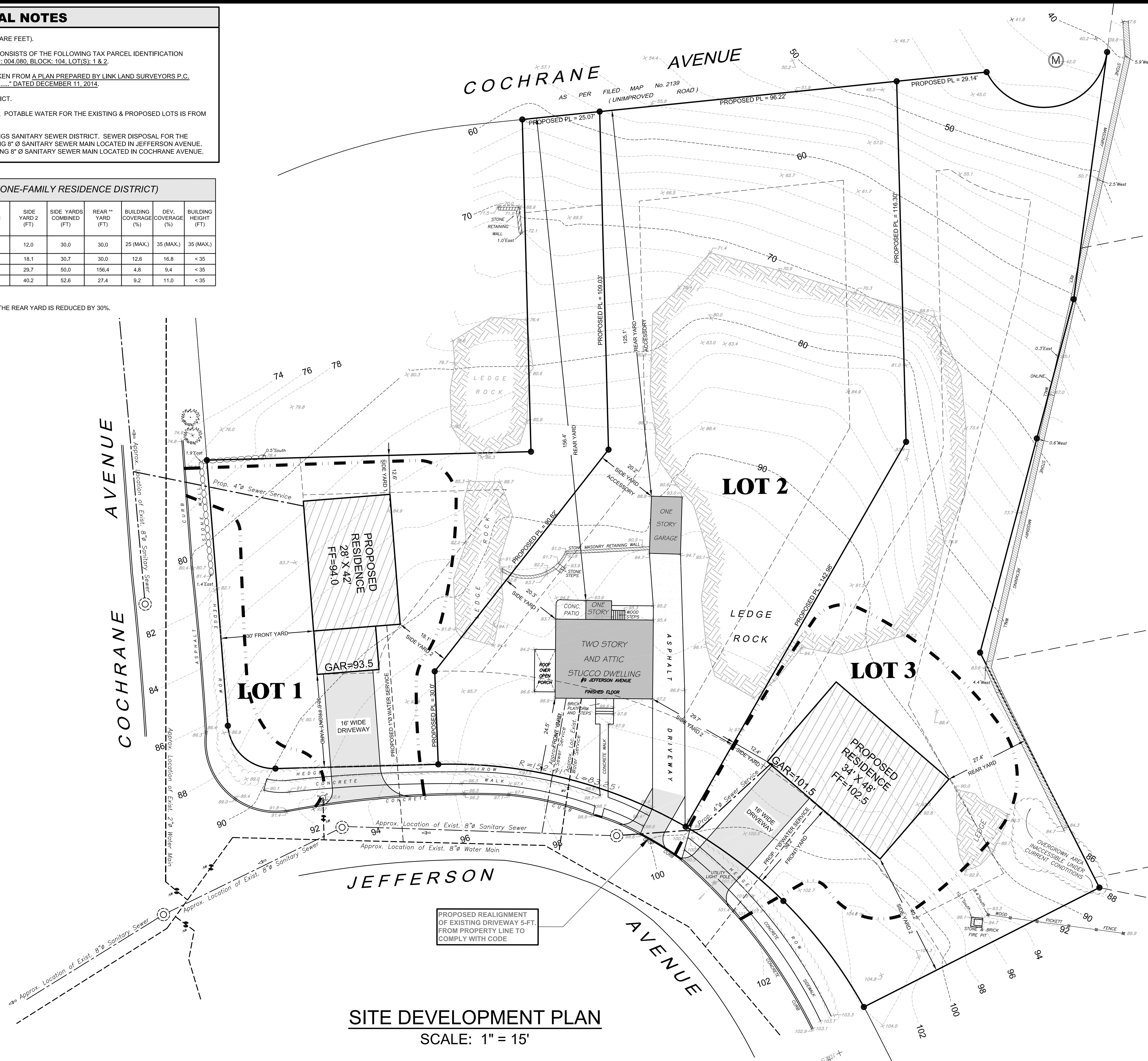
NOTES:  
 \* DENOTES PRE-EXISTING CONDITION  
 \*\* PER SECTION 295-68 F. (b) OF THE VILLAGE CODE THE REAR YARD IS REDUCED BY 30%.

**DISTURBANCE CHART**

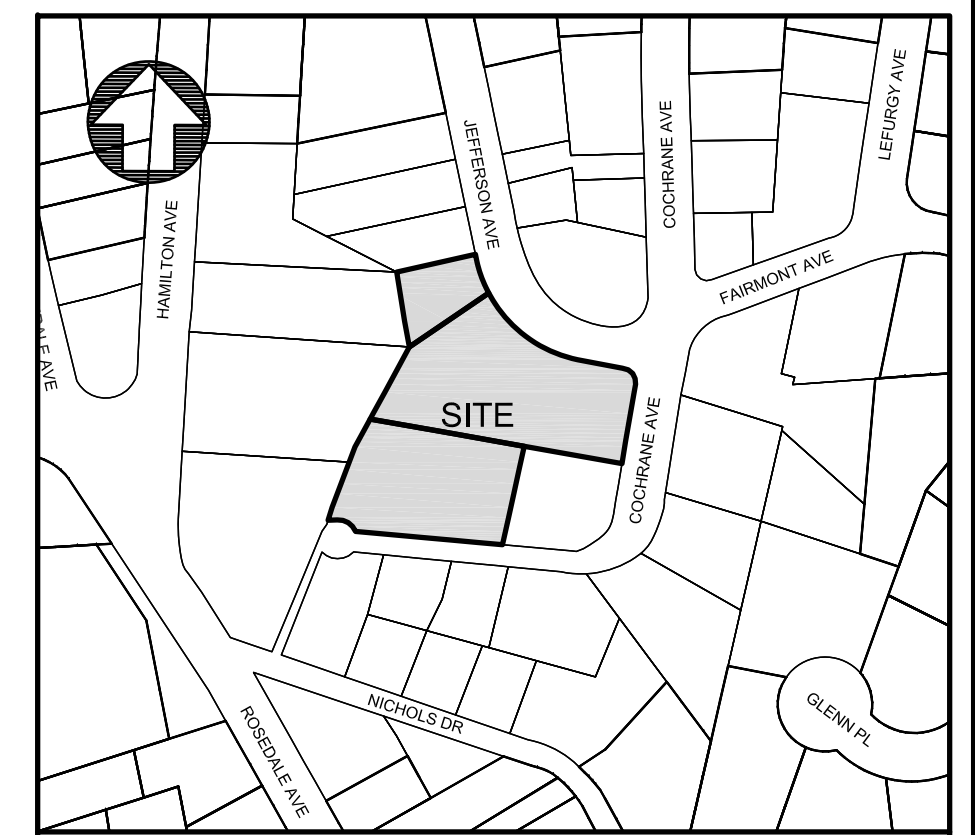
LOT DESCRIPTION	AREA (SF)	AREA (AC)
LOT 1	6,457	0.1482
LOT 2	0	0.0000
LOT 3	7,232	0.1660
TOTAL	13,689	0.3142

**LEGEND**

- EXISTING GRADE
- EXISTING LEDGE ROCK
- EXISTING WATER MAIN AND HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING STONE WALL
- ZONING SETBACK

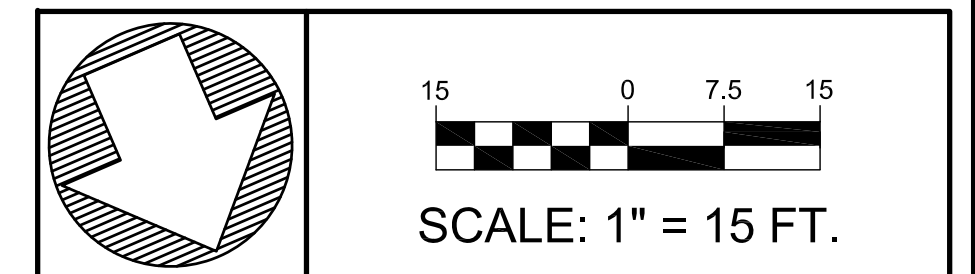


**SITE DEVELOPMENT PLAN**  
 SCALE: 1" = 15'



**VICINITY MAP** SCALE: 1" = 200'

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 LICENSE #62980

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 PROFESSIONAL ENGINEERING & CONSULTING  
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 Cortlandt Manor, New York 10567

**SITE DEVELOPMENT PLAN**

**SUBDIVISION FOR SETTANNI DEVELOPMENT, LLC**

LOCATION:  
 JEFFERSON AVENUE & COCHRANE AVENUE  
 HASTINGS-ON-HUDSON, NEW YORK