

January 14, 2016

Chairman and Members of the Hastings Zoning Board of Appeals
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Re: Townhouses at 32-34 Washington Avenue
Revised Documents for review by the Zoning Board of Appeals

Dear Chairman and Members of the Zoning Board of Appeals:

As the Architect for the proposed townhouses at 32-34 Washington Avenue, I am submitting the following revised documents for review at the January 28, 2016 Zoning Board of Appeals meeting:

Title Sheet, Dated 1-14-16
S-1 Site Plan, dated 1-14-16
S-2 Development Coverage Plan, dated 1-14-16
S-3 Open Space Plan, dated 1-14-16
S-4 Sections through the Site, dated 1-14-16
A-1 - A-4 Basement, First Floor, Second Floor and Attic Floor Plans, dated 1-14-16
A-5 West Elevation, dated 1-14-16
A-6 North & South Elevation, dated 1-14-16
A-7 East Elevation, dated 1-14-16
A-8 - A-16 View Preservation Studies, dated 1-14-16
Development Coverage Studies, dated 1-14-16
Summary of Responses to the Planning Board, 5-21-15 - 10-1-15

In response to comments made at the Zoning Board of Appeals meeting, held on December 10, 2015, the following is a summary of revisions and additional information for your review:

1. The drawings have been revised to show new patios at the rear of the townhouses., a reduction in the size of the front porches, and removal of one story section of the two-family house, see revised Site Plan, Drawing S-1. These changes result in a revised total development coverage of 41%, which is the same as before.
2. A Development Coverage Plan, Drawing S-2, was prepared to show a color-coded breakdown of coverage for buildings, walks, driveway, etc.
3. The total building coverage (buildings & porches) has been reduced to 27%, 1.5% less than the previous submission, see Drawings S-1 and S-2. Note that in the R-7.5 single family zone, 30% building coverage is allowed.
4. A more comprehensive study of development coverage in the neighborhood was prepared, which includes 117 properties and four zoning districts in the Washington Avenue and Warburton Avenue neighborhood, see Development Coverage Studies attached. These

studies also include the Cropsey Estate on Washington Avenue. The previous study of development coverage included only properties located in the MR 1-5 zoning district.

5. The results of the latest development coverage studies show that the proposed 41 % development coverage is not higher than the average development coverage of 45.5%, based on 117 properties in the neighborhood, and would not set a higher coverage precedent.
6. The additional paved area for parking at the two-family house provides the four parking spaces required by the zoning code, and the new turn-around area eliminates the safety issue of cars backing out into Washington Avenue. These new paved areas are 2.8% of the development coverage.
7. The total amount of paved area for driveways (outside of the 960 SF allowed), parking, and turn-around is 699 SF, or 3% of the development coverage. All paving surfaces will be pervious pavers, and although the calculation of development coverage in accordance with Hastings zoning regulations does not allow any exception for perviousness, many other municipalities in Westchester, such as Dobbs Ferry, allows a reduction in coverage based on the percentage of perviousness of the paver (approximately 10 -20%).
8. A central exterior stair and path around the building was requested by the Planning Board, which added 1% to the development coverage.
9. Note that elimination of the front porches could reduce coverage by 2%, but this idea was dismissed by the Planning Board due to the aesthetic benefits.
10. A financial analysis was conducted by the owner/developer, and the conclusion was that five new residential units are necessary to make the project feasible, which includes restoration of the old rectory building, strongly recommended by the Planning Board. A petition signed by over 50 people was submitted by the neighbors to object to removal of this building.
11. Benefits to the neighborhood as a result of the proposed development are as follows:
 - restoration of an old building with character and local history
 - additional parking for the two-family house
 - safer vehicular circulation as a result the proposed turn-around at the two-family house
 - removal of the derelict shed along Warburton Avenue
 - increase in property values that results in from upgrade of the property
 - better maintenance of the property that results from home ownership
12. Review of the project by the Zoning Board of Appeals should consider the seven month review by the Planning Board, and several iterations of the drawings, until we reached a point where the Board felt comfortable with the site plan and required variances. Please see summary of our responses to the Planning Board attached.

I appreciate your understanding of our request for these variances, and look forward to presenting the revised drawings and zoning studies at the January 28th Zoning Board of Appeals meeting.

Thank you again for your time and effort to review our proposal.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name and last name clearly legible.

Christina Griffin AIA LEED AP CPHC

cc: Andrew Cortese, President of CCI Properties

Summary of Responses to Planning Board Comments 5-21-15

1. Survey, site plan, and layout plans updated and corrected.
2. Footprint of New Building reduced from 4,813 to 4,762 SF
3. Reduced length of building by 2 ft.
4. Height of Building reduced from 34.6 ft. to 32.6 ft.
5. Central garage entry and steps added to improve pedestrian access to garage
6. Waste areas shown, central location for pick-up added
7. Dormers are reduced in size to reduce bulk
8. Front setback changed from 15.75 to 19.33 ft. to provide more space between building and trees, corner porch reduced in size
9. Driveway at two-family house enlarged, turn-around moved to rear of house
10. Details of Driveway showing site lines, distance from traffic lights, etc., provided
11. Garage layout changed to show parking spaces and turn around to meet zoning code
12. View analysis prepared based on photos taken from inside 15 William Street & 42 Washington Street (properties most affected)
13. Usage of back yards - to be kept open without fences
14. Civil engineering details, such as drainage details, do not coordinate with the plans - reviewed and confirmed by JMC, tree protection details added
15. Comparison of size of units with other townhouses in the area:

32-34 Washington	1,570 - 1,996 SF
Ridge Street	1,680 - 2,400 SF
400 Warburton	2,100 SF
River Town House	2,100 SF
Warburton Avenue Townhouses	+/-3,500 SF

16. Method for collecting data for density studies - example of information obtained from property card presented at 5-21-15 Planning Board Meeting

Summary of Responses to Planning Board Comments 7-1-15

1. Poles and string were mounted on site to show top of ridge of proposed townhouses
2. EAF Statement by JMC Site Development Consultants, dated 7-1-15, corrected Traffic Study by JMC Site Development Consultants, dated 7-1-15, provided
3. Letter from landscape architect, Stephen Lopez, dated 7-1-15, about impact on trees by construction provided. Note that the recommended safe distance of 15 feet from the trees to the building has been provided, see Site Plan drawing S-1, dated 6-30-15
4. Central exterior stair to provide pedestrian access from Warburton Avenue has been added back to the plans, see drawings S-1, C-1. C-2, C-3, dated 6-30-15. As a result, the development coverage changed from 39% to 40%, see revised

zoning data, drawing S-1, and revised density studies, drawings S-3 and S-4, dated 6-30-15.

5. Changes were made to clarify (same data, better graphics) the Density Study of Neighboring Properties, drawing A-4, dated 6-30-15. Note that the proposed development has 3,752 SF lot area per unit, which is the he highest ratio of lot area to unit (lowest density) when compared to the lot area per unit of groups of properties with similar lot areas. Also note that

the proposed lot area per unit is 2.5 times greater than the minimum 1,500 SF lot area per unit required in the MR 1.5 zone.

6. Additional view analysis, drawing A-11, dated 6-30-15, provided to show views from second floor of 15 William Street, as requested by neighbor

Summary of Changes and Responses to Planning Board Comments 8-13-15

1. A fully developed SWPPP has been submitted, showing necessary drainage plans and details
2. The Landscape Plan, Drawing L-1, has been updated and completed.
3. Fences between units have been eliminated to provide more open space. For privacy, six foot long trellises will be attached to the rear wall between the units.
4. Path to south of building was added to improve pedestrian circulation through the property.
5. The driveway along Warburton Avenue has been widened to 16 feet, as requested by Westchester County Engineering Department. A zoning variance will be needed for a total driveway width of 26 feet, exceeding the 24 foot maximum.
6. Development coverage was recalculated and is now 40.7%, to account for new path and wider driveway.
7. The south side of the building has been regraded to include the gravel walkway and to preserve the existing retaining walls.
8. Additional information has been added to Drawings C-2 to show spot grades throughout the site, including grades on the expanded driveway, renovated walkway/steps to existing building (both sides), and throughout the front of the proposed building.
9. A trench drain has been added along the new walkway in front of the new building, see Drawing C-2, to collect storm water. We are still in the process of determining the specifications/details but you can see the general location on the plan.
10. The 12" tree to the east of the building to allow for the drywells and without exceeding a 3:1 slope, the 92-foot contour cannot be moved closer to the existing building - it is likely that such regrading would have impacted the root system and overall health of the tree.
11. The EAF has been corrected to indicate no waterbodies located on site.

Summary of Changes and Response to Planning Board Comments 10-1-15

1. The number and sizes of recycling bins have been added to the Basement Plan, see Drawing A-1.
2. The corner lot setback of 15 feet has been shown on the site plan and zoning data chart.
3. Evergreen screening along the property line next to parking areas for two-family house has been added on the site plan and landscaping plan.
4. The parking layout at the two-family house has been changed to indicate 9' x 18' parking spaces, and a 25 ft. diameter turn-a-round space.
5. Clarifications have been made to the wall and steps on north side of driveway, see Section A, Drawing S-2, and civil engineering drawings, Drawings C-1 and C-7.
6. The Site Plan has been coordinated with the civil engineering drawings. A note was added to the Site Plan to refer to the Grading & Utilities Plan, Drawing C-2, for all grading and topographic information.
7. Type and location of exterior lighting has been added to the Landscape Plan, Drawings L-1.
8. A note indicating a right turn only sign has been added at the driveway to the two-family house and at new driveway, see Drawings C-1 and C-7
9. The transformer has been removed, service will be underground.
10. Structural supports were added to the basement floor plan and the elevation of the porch above the garage. The headroom below the structural beam at garage door has been added to the West Elevation, Drawing A-5.
11. The 25 ft. diameter turnaround space has been indicated on the Basement Floor Plan, Drawing A-1.
12. Bollards were added at the garage to protect the corners of the building, see Basement Plan, Drawing A-1.
13. The elevator layout was changed to eliminate obstruction of the HC aisle, see Basement Plan, Drawing A-1.
14. The powder room at the HC accessible unit has been changed to meet ADA regulations, see Drawing A-2.
15. The number of public parking spaces to be removed on Warburton Avenue has been indicated on Drawings C- 1 & C-7.
16. JMC will be providing additional information about the traffic study to address questions/comments from the Planning Board, including:
 - a. Explanation of why the traffic standard does not take into count number of bedrooms
 - b. Clarification of traffic generated by the new units
 - c. Comparison of traffic generation at similar properties, such as 491-493 Warburton & 45 Main

- d. Review of the traffic after project is built and occupied to compare proposed vs. actual JMC will present this information at the next Planning Board meeting.
17. The EAS has been revised as follows:
- a. Page 6, D.2.f third item - revised to show heating fuel and effluence from that fuel
 - b. Page 10, E.h.part 4 environmentally sensitive sites - reviewed to check accuracy of address for Gasworks on Washington Avenue
 - c. Page 11, E.2.e drainage of site soils - updated and completed based on the SWPP
 - d. Page 19 hydrology- updated and completed based on the SWPP
18. Comments from Hahn Engineering have been addressed by JMC engineering. Revised civil engineering drawings were sent directly to Hahn Engineering by JMC on October 1, 2015.

TOWNHOUSES at 32-34 WASHINGTON AVENUE

HASTINGS-ON-HUDSON, N Y 10706

CHRISTINA GRIFFIN ARCHITECT

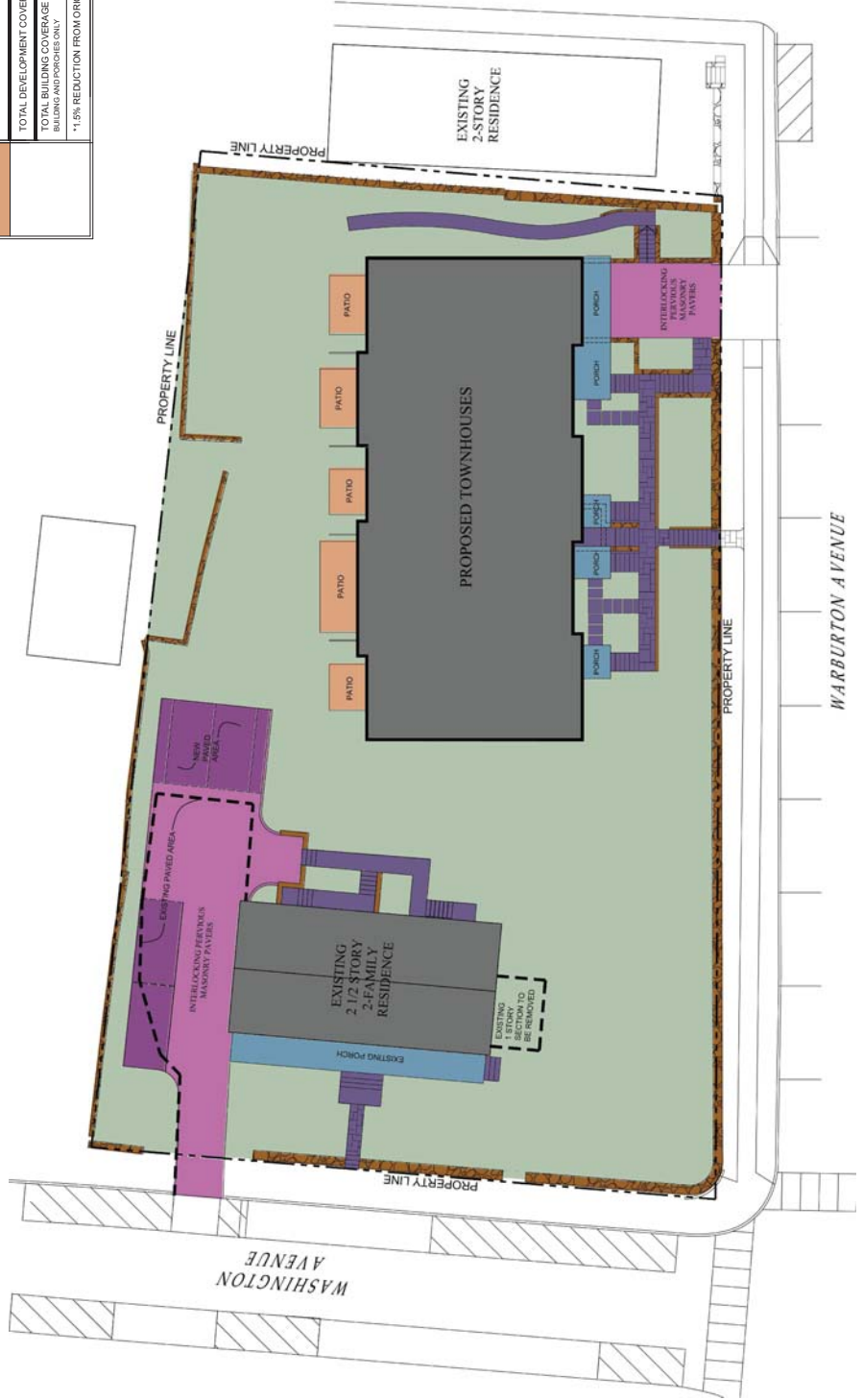
10 Spring Street, Hastings-on-Hudson, NY 10706



ZONING BOARD SUBMISSION 1-14-16

OWNER	ARCHITECT	CIVIL ENGINEER	LIST OF DRAWINGS	DATES
<p>CCI Properties Andrew Cortese, President 52 Cedar Street Dobbs Ferry, NY 10522 914.447.3965 andrew@corteseconstruction.com</p>	<p>Christina Griffin Architect, PC Christina Griffin AIA LEED AP CPHC 10 Spring Street Hastings-on-Hudson, NY 10706 914.478.0799 cgg@cgastudio.com</p>	<p>JMC John Meyer Consulting, PC 120 Bedford Road Armonk, NY, 10504 914.273.5225</p>	<p>TITLE SHEET RENDERING OF PROPOSED BUILDING S-1 SITE PLAN S-2 DEVELOPMENT COVERAGE PLAN S-3 OPEN SPACE PLAN S-4 SECTIONS THROUGH SITE A-1 BASEMENT PLAN A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 ATTIC PLAN A-5 WEST ELEVATION A-6 NORTH & SOUTH ELEVATIONS A-7 EAST ELEVATION A-8-16 VIEWS OF NEIGHBORHOOD</p>	<p>2-19-15 PRELIMINARY PLANNING BOARD SUBMISSION 3-19-15 PLANNING BOARD SUBMISSION 4-15-15 PLANNING BOARD SUBMISSION 5-07-15 PLANNING BOARD SUBMISSION 6-30-15 PLANNING BOARD SUBMISSION 7-28-15 WESTCHESTER COUNTY PLANNING SUBMISSION 8-11-15 PLANNING BOARD SUBMISSION 10-01-15 PLANNING BOARD SUBMISSION 1-14-16 ZONING BOARD SUBMISSION</p>
<p>As-Built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.</p>				

COVER AGE CALCULATIONS	
LOT AREA	26,126 SF / 0.60 AC
WALLS	696 SF (2.6%)
SIDEWALKS & STEPS INCLUDING 20 SF COMMON WALK & STAIR	1,070 SF (3.8%)
PARKING & TURNAROUND AT 2-FAMILY HOUSE	741 SF (2.8%)
DRIVEWAY (COVER 900 SF) 1,182 SF EXISTING DRIVEWAY 4,777 SF NEW DRIVEWAY = 1099 SF = 409 SF NEW	699 SF (3.0%)
BUILDING NOT INCLUDING PORCHES	6,343 SF (24%) (1,681 SF EXIST. + 4,762 SF NEW)
PORCHES	635 SF (2.0%) (339 SF EXISTING + 296 SF NEW)
PATIOS	516 SF (1.9%)
TOTAL DEVELOPMENT COVER AGE	10,030 SF (41%)
TOTAL BUILDING COVER AGE BUILDING AND PORCHES ONLY	6,978 SF (27%)*
*1.5% REDUCTION FROM ORIGINAL SUBMISSION	

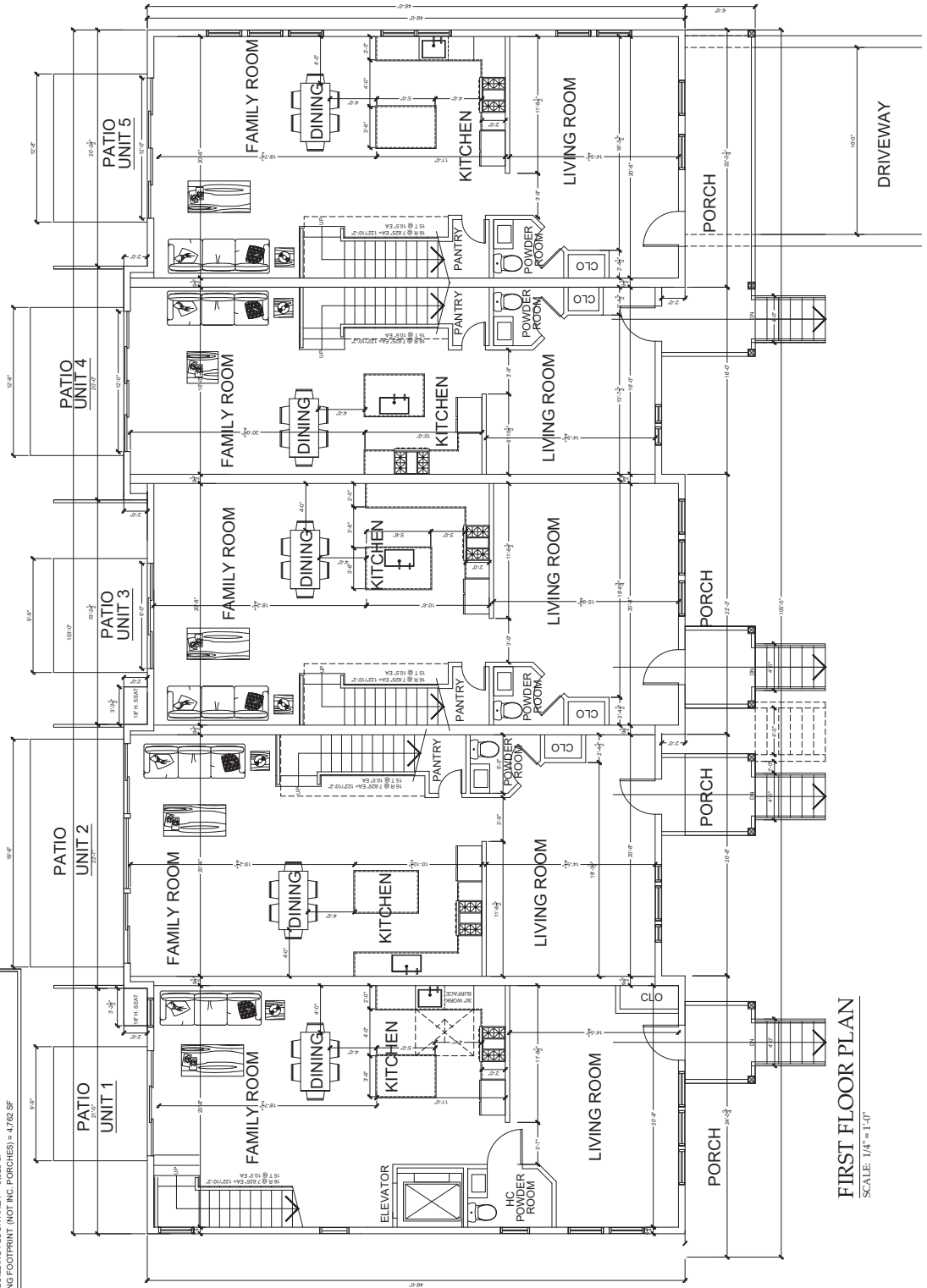


DEVELOPMENT COVER AGE PLAN

SCALE: 3/32" = 1'-0"

FLOOR AREA CALCULATIONS

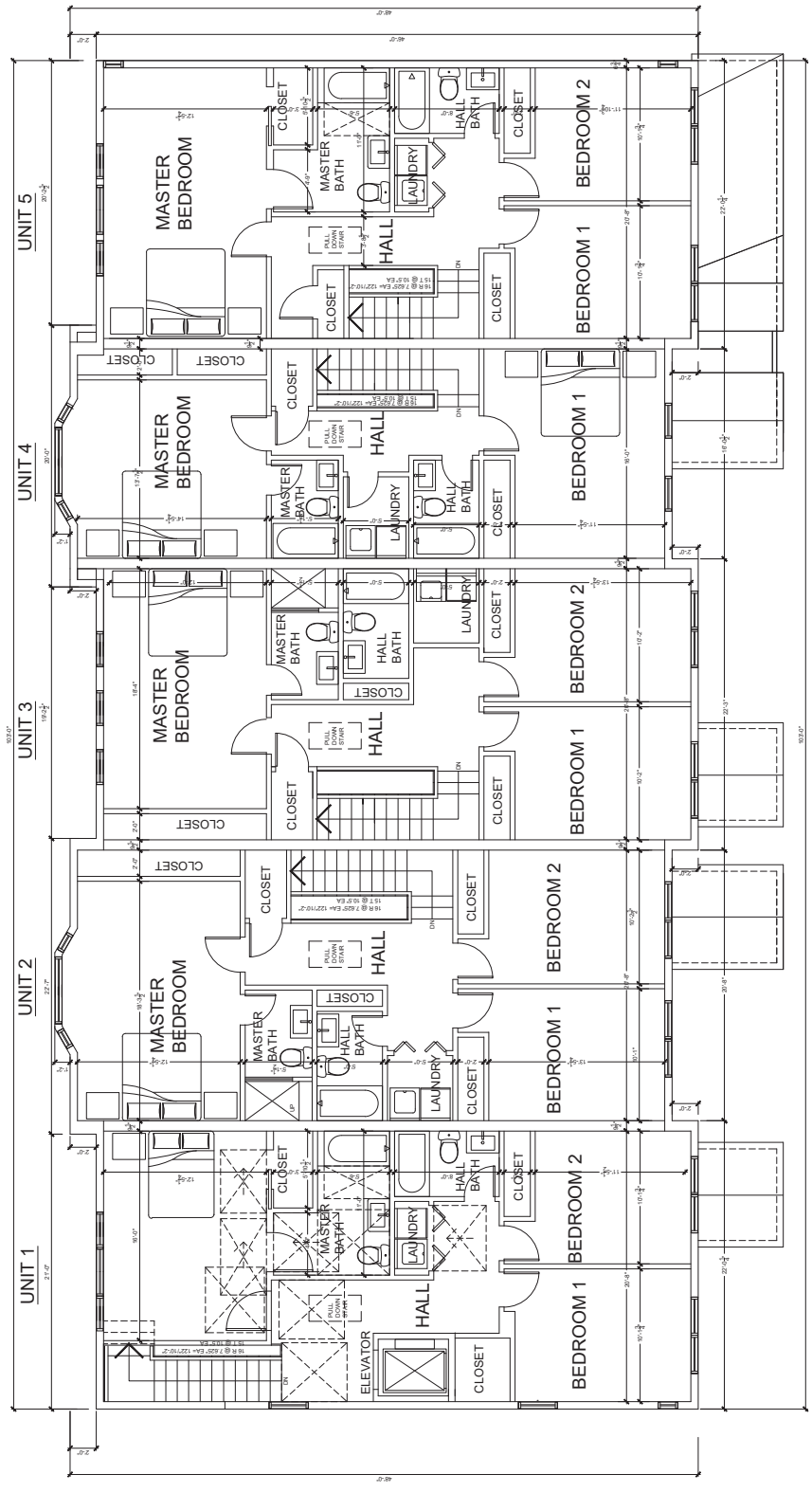
	1ST FLOOR	2ND FLOOR	TOTAL 1ST & 2ND
UNIT 1	1,001.4 SF	995 SF	1,996.4 SF
UNIT 2	988.7 SF	997.8 SF	1,986.5 SF
UNIT 3	997.0 SF	960.6 SF	1,957.6 SF
UNIT 4	779.4 SF	788.5 SF	1,567.9 SF
UNIT 5	955.4 SF	950.8 SF	1,906.2 SF
TOTAL FLOOR AREA	4,761.9 SF	4,767.3 SF	9,529.2 SF
TOTAL BUILDING FLOOR AREA = 9,529 SF			
BUILDING FOOTPRINT (NOT INC. PORCHES) = 4,762 SF			



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

FLOOR AREA CALCULATIONS

TOTAL 1ST. & 2ND.	
1ST FLOOR	2ND FLOOR
UNIT 1	1,001.4 SF
UNIT 2	995.5 SF
UNIT 3	997.8 SF
UNIT 4	990.8 SF
UNIT 5	995.4 SF
TOTAL FLOOR AREA	4,781.9 SF
TOTAL BUILDING FLOOR AREA = 9,529 SF	
BUILDING FOOTPRINT (NOT INC. PORCHES) = 4,762 SF	

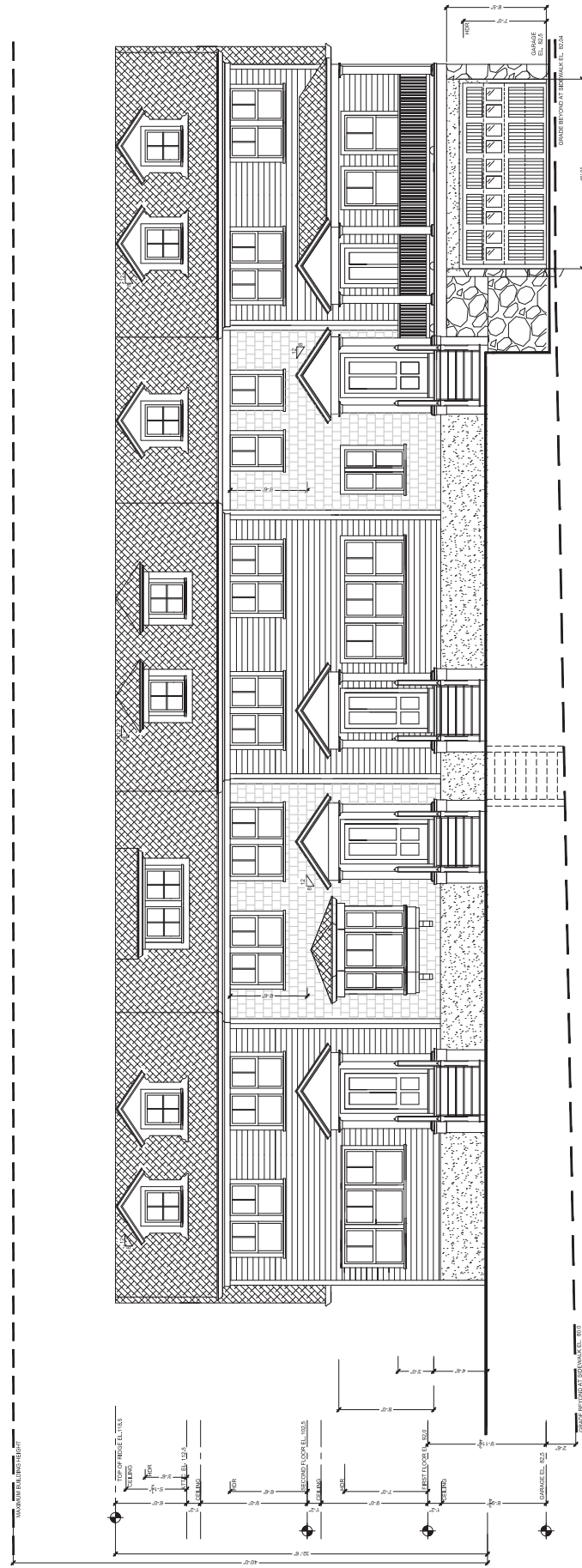


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLANNING BOARD SUBMISSION	2-15
PLANNING BOARD SUBMISSION	4-15
PLANNING BOARD SUBMISSION	5-15
PLANNING BOARD SUBMISSION	7-15
PLANNING BOARD SUBMISSION	8-15
PLANNING BOARD SUBMISSION	9-15
PLANNING BOARD SUBMISSION	11-15
PLANNING BOARD SUBMISSION	1-16

WEST ELEVATION
 Drawing Title
 AS SHOWN
 Scale

A-5



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

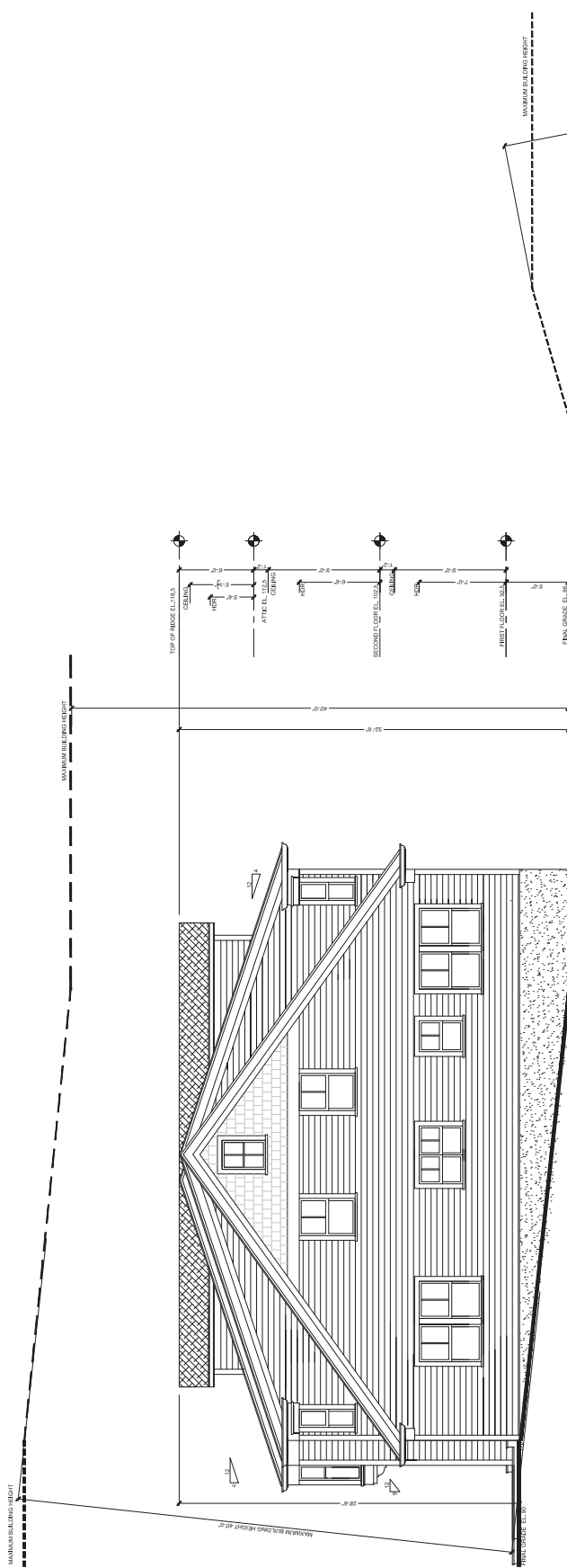
TOWNHOUSES at
32-34 WASHINGTON AVENUE
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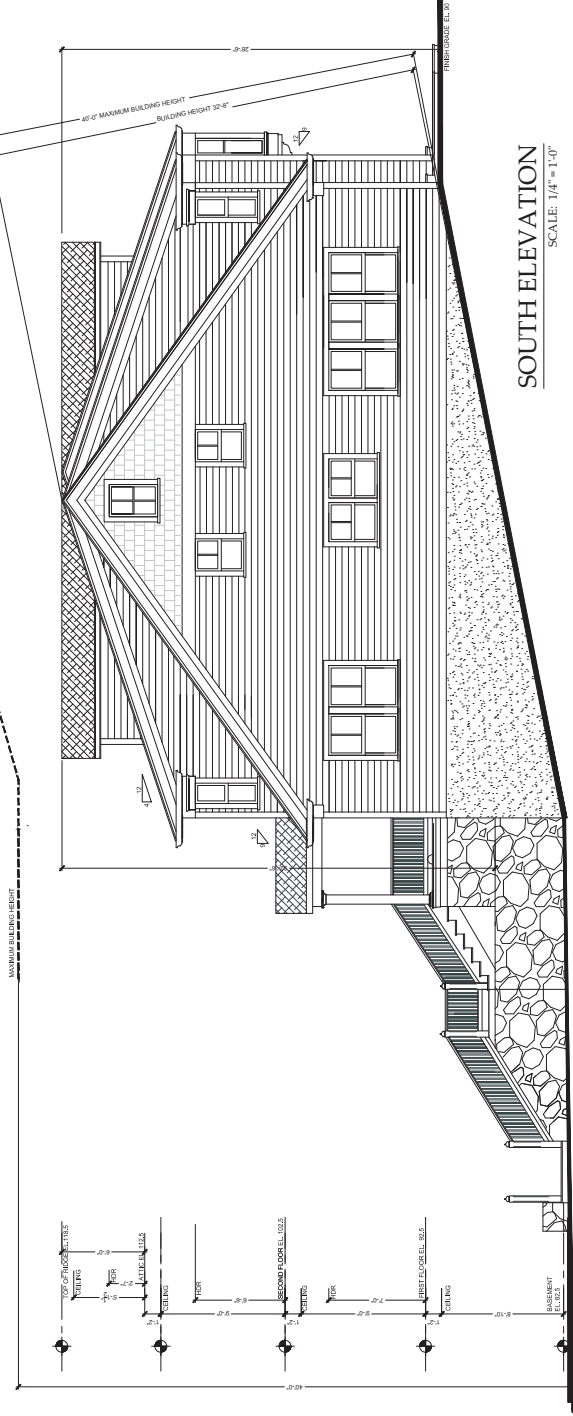
AS SHOWN	DATE
PLANNING BOARD PRE-REVISION, 2-1-15	PLANNING BOARD PRE-REVISION, 2-1-15
PLANNING BOARD SUBMISSION, 4-1-15	PLANNING BOARD SUBMISSION, 4-1-15
PLANNING BOARD SUBMISSION, 5-29-15	PLANNING BOARD SUBMISSION, 5-29-15
PLANNING BOARD SUBMISSION, 6-11-15	PLANNING BOARD SUBMISSION, 6-11-15
PLANNING BOARD SUBMISSION, 8-11-15	PLANNING BOARD SUBMISSION, 8-11-15
PLANNING BOARD SUBMISSION, 9-1-15	PLANNING BOARD SUBMISSION, 9-1-15
PLANNING BOARD SUBMISSION, 11-18-15	PLANNING BOARD SUBMISSION, 11-18-15

North & South
Elevations

A-6



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PLANNING BOARD SUBMISSION	2-1-15
PLANNING BOARD SUBMISSION	4-1-15
PLANNING BOARD SUBMISSION	5-27-15
PLANNING BOARD SUBMISSION	7-14-15
PLANNING BOARD SUBMISSION	8-11-15
PLANNING BOARD SUBMISSION	1-18-16

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TOWNHOUSES at
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HASTINGS-ON-HUDSON, NY 10706



EAST ELEVATION
SCALE: 1/4" = 1'-0"

VIEWS of SITE



PERSPECTIVE VIEW from
WARBURTON AVENUE
SHOWN WITHOUT
EXISTING TREES



PERSPECTIVE VIEW from
WARBURTON AVENUE
SHOWN WITH
EXISTING TREES

TOWNHOUSES at
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HASTINGS-ON-HUDSON, NY 10706

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PERPECTIVE VIEW	2.4.14
BLANKING BOARD SUBMISSION	4.19.14
FROM	4.19.14
WARBURTON AVE	4.19.14
AS SHOWN	4.23.14
BLANKING BOARD SUBMISSION	4.23.14
ZONING BOARD SUBMISSION	4.23.14
BLANKING BOARD SUBMISSION	4.23.14
AS SHOWN	4.23.14
ZONING BOARD SUBMISSION	4.23.14
BLANKING BOARD SUBMISSION	4.23.14
ZONING BOARD SUB	4.23.14

A-8



①
BEFORE
 VIEW from
 NEIGHBORING PROPERTY
 on WILLIAM STREET



①
AFTER
 VIEW from
 NEIGHBORING PROPERTY
 on WILLIAM STREET

TOWNHOUSES at
 32-34 WASHINGTON AVENUE
 HASTINGS-ON-HUDSON, NY 10706

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DATE: 2.14.14
 PLANING BOARD SUBMISSION: 5.19.14
 ZONING BOARD SUBMISSION: 6.23.14
 PLANING BOARD SUBMISSION: 6.30.14
 ZONING BOARD SUBMISSION: 8.14.14
 ZONING BOARD SUBMISSION: 11.14.14
 AS SHOWN

A-9

TOWNHOUSES at
 32-34 WASHINGTON AVENUE
 HASTINGS-ON-HUDSON, NY 10706

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DATE: 10/14/14
 DRAWING TITLE: 15 WILLIAM STREET
 PLANING BOARD SUBMISSION: 4-23-14
 ZONING BOARD SUBMISSION: 6-30-14
 PLANNING BOARD SUBMISSION: 8-20-14
 ZONING BOARD SUBMISSION: 11-11-14
 CONING BOARD SUB: 1-16-14
 AS SHOWN

A-10



② BEFORE VIEW from FIRST FLOOR at 15 WILLIAM STREET

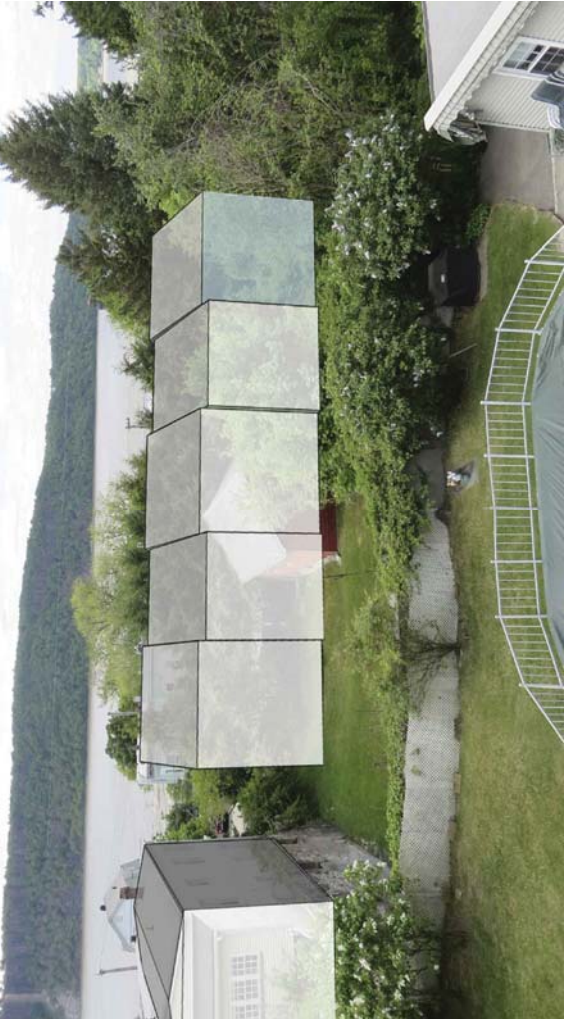
② AFTER VIEW from the FIRST FLOOR at 15 WILLIAM STREET

TOWNHOUSES at
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 HASTINGS-ON-HUDSON, NY 10706

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DATE: _____
 DRAWING TITLE: 15 WILLIAM STREET
 PLAN NUMBER: 2A
 PLAN DATE: 12.16.15
 PLAN SCALE: AS SHOWN
 PLANING BOARD SUBMISSION: 6.23.15
 ZONING BOARD SUBMISSION: 8.30.15
 ZONING BOARD SUB. 11.14.16
 ZONING BOARD SUB. 1.14.16
 ZONING BOARD SUB. 1.14.16

A-11



2A BEFORE VIEW
 from SECOND FLOOR
 at 15 WILLIAM STREET

2A AFTER VIEW
 from SECOND FLOOR
 at 15 WILLIAM STREET

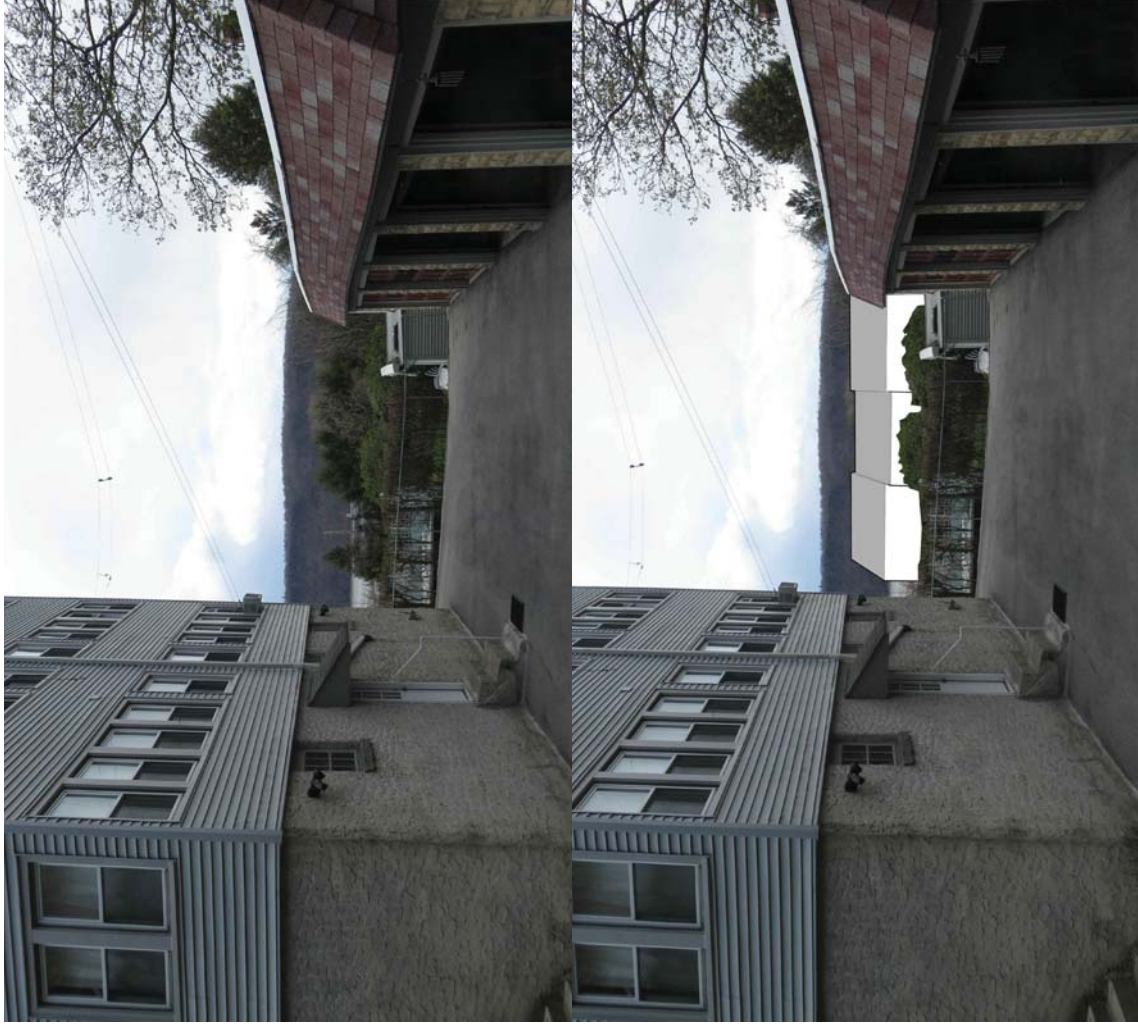
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DATE	2-1-15
PLANNING BOARD SUBMISSION	3-3-15
ZONING BOARD SUBMISSION	4-23-15
PLANNING BOARD SUBMISSION	6-25-15
ZONING BOARD SUBMISSION	8-11-15
AS SHOWN	

Drawing Title
 WILLIAM STREET
 32-34 WASHINGTON AVENUE

A-12



BEFORE VIEW from ③
 NEIGHBORING PROPERTY
 on WILLIAM STREET

AFTERVIEW from ③
 NEIGHBORING PROPERTY
 on WILLIAM STREET



BEFORE VIEW from ④
 NEIGHBORING PROPERTY
 on WASHINGTON AVENUE



AFTER VIEW from ④
 NEIGHBORING PROPERTY
 on WASHINGTON AVENUE



TOWNHOUSES at
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DATE: 2.2.14
 PA APPROVAL BOARD OF HASTINGS-ON-HUDSON 2.19.14
 ZONING BOARD SUBMISSION 4.23.14
 PLANNING BOARD SUBMISSION 6.30.14
 ZONING BOARD SUB 4.14.14
 ZONING BOARD SUB 1.14.14
 AS SHOWN

A-13

TOWNHOUSES at
32-34 WASHINGTON AVENUE
HASTINGS-ON-HUDSON, NY 10706

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DATE	2.14.15
DESCRIPTION	FINAL ARCHITECTURAL SUBMISSION
PROJECT	PLANNING BOARD SUBMISSION
DATE	4.22.15
DESCRIPTION	PLANNING BOARD SUBMISSION
PROJECT	ZONING BOARD SUBMISSION
DATE	1.14.15
DESCRIPTION	ZONING BOARD SUBMISSION
PROJECT	ZONING BOARD SUB 1.14.15

DRIVING TIME
VIEWS FROM
WILLIAMS STREET

AS SHOWN

A-14



5 BEFORE VIEW from
NEIGHBORING PROPERTY
on WASHINGTON AVENUE

5 AFTERVIEW from
NEIGHBORING PROPERTY
on WASHINGTON AVENUE

Drawings Title
 VIEWS OF SITE
 DATE
 AS SHOWN

- PLANNING BOARD SUBMISSION 3-18-18
- PLANNING BOARD SUBMISSION 4-19-18
- PLANNING BOARD SUBMISSION 4-19-18
- PLANNING BOARD SUBMISSION 4-19-18
- ZONING BOARD SUBMISSION 4-19-18
- PLANNING BOARD SUBMISSION 4-19-18
- PLANNING BOARD SUBMISSION 6-30-18
- ZONING BOARD SUBMISSION 6-30-18
- PLANNING BOARD SUBMISSION 8-30-18
- ZONING BOARD SUBMISSION 8-30-18
- PLANNING BOARD SUBMISSION 11-13-18
- ZONING BOARD SUBMISSION 11-14-18

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**TOWNHOUSES at
 32-34 WASHINGTON AVENUE
 HASTINGS-ON-HUDSON, NY 10706**



VIEWS of SITE

VIEW# 10 SITE
AS SHOWN

PLANNING BOARD SUBMISSION 2.1.15
PLANNING BOARD SUBMISSION 3.18.15
PLANNING BOARD SUBMISSION 4.23.15
PLANNING BOARD SUBMISSION 5.19.15
PLANNING BOARD SUBMISSION 6.23.15
PLANNING BOARD SUBMISSION 8.27.15
ZONING BOARD SUBMISSION 11.11.15
ZONING BOARD SUB 11.11.15

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10 Spring Street
HASTINGS-ON-HUDSON, New York, 10706
914.872.0799 fax 914.872.0884 fax
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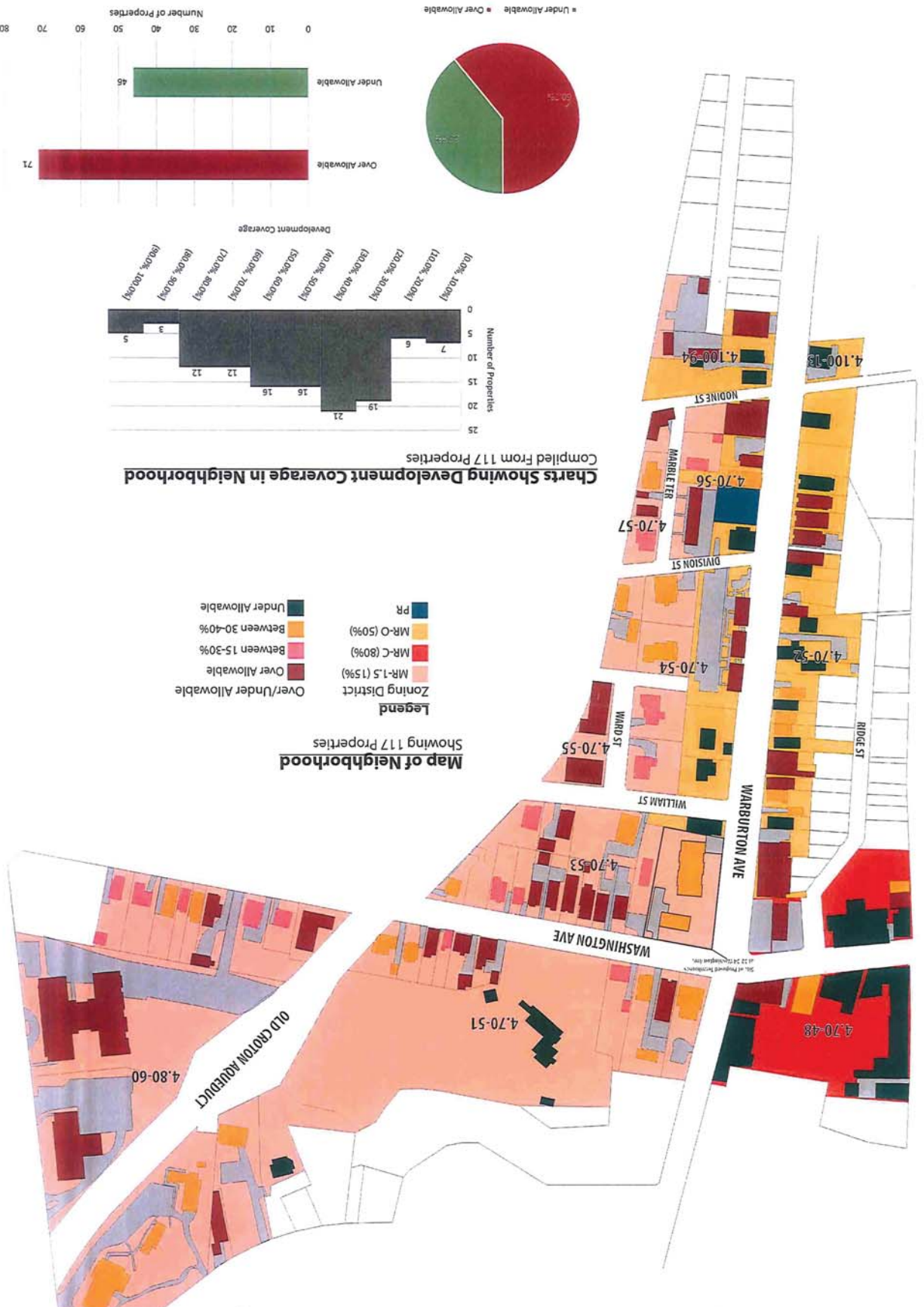
TOWNHOUSES at
32-34 WASHINGTON AVENUE
HASTINGS-ON-HUDSON, NY 10706



VIEW# 10 NEIGHBORHOOD

Proposed Townhouses at 32-34 Washington Avenue

Analysis of Development Coverage in Neighborhood
 Based on study of 117 properties in the MR-1.5, MR-Q, MR-C, and PR Zoning District



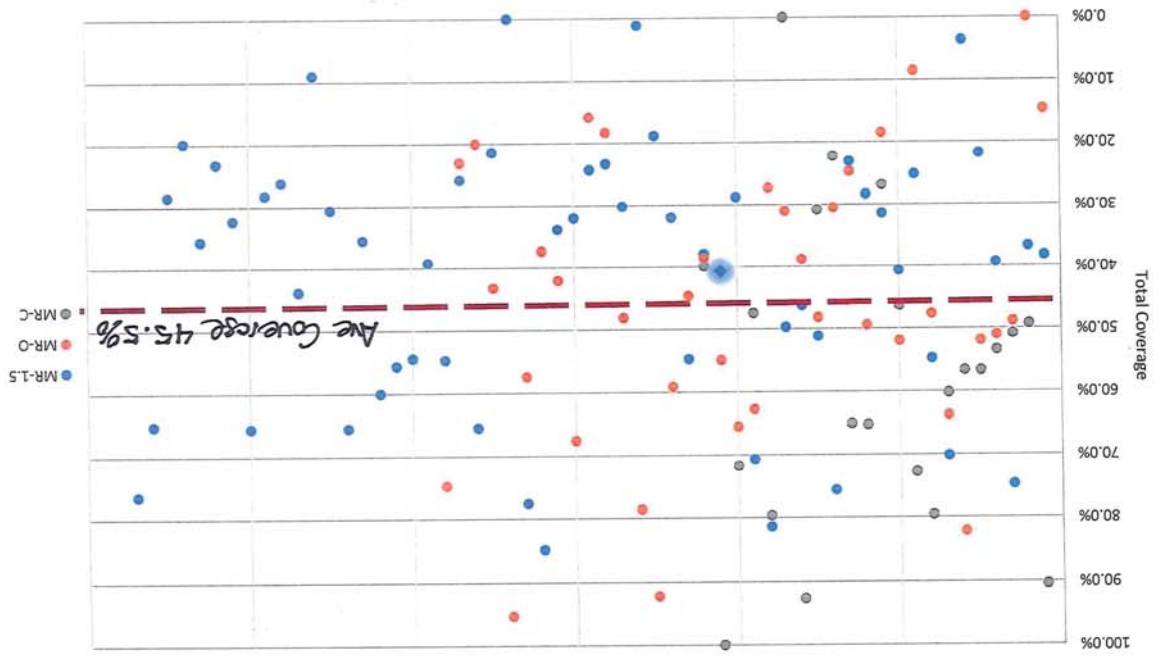
Summary of Development Coverage of Neighborhood

(Breakdown Provided for Each Zone Separately)

Summary of Neighborhood

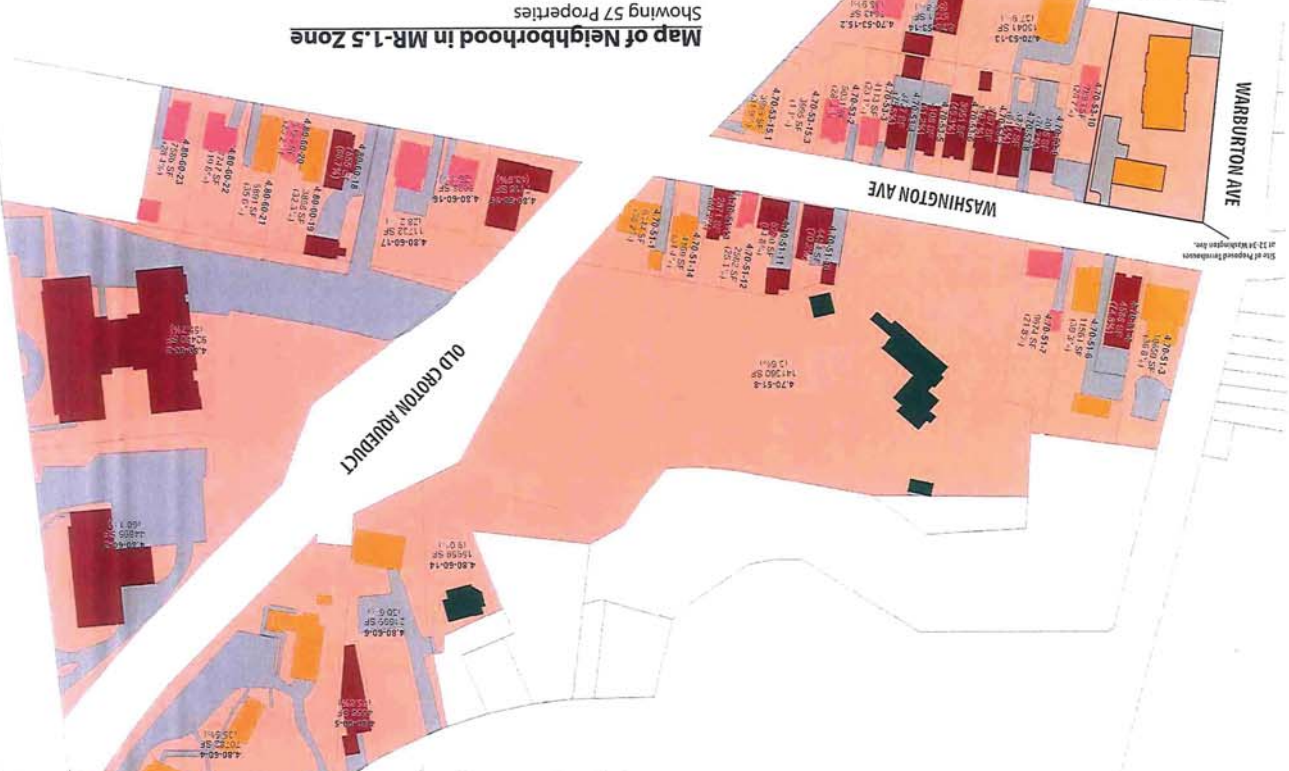
Category	Count	Percentage
Total Lots	117	
Coverage Average	35.0%	45.6%
Under Allowable	61	39.3%
Over Allowable	56	60.7%
Within 30-40%	12	17.1%

Chart Showing Development Coverage of Neighborhood
 Consists of 117 Properties from MR-1.5, MR-O, and MR-C Zoning Districts

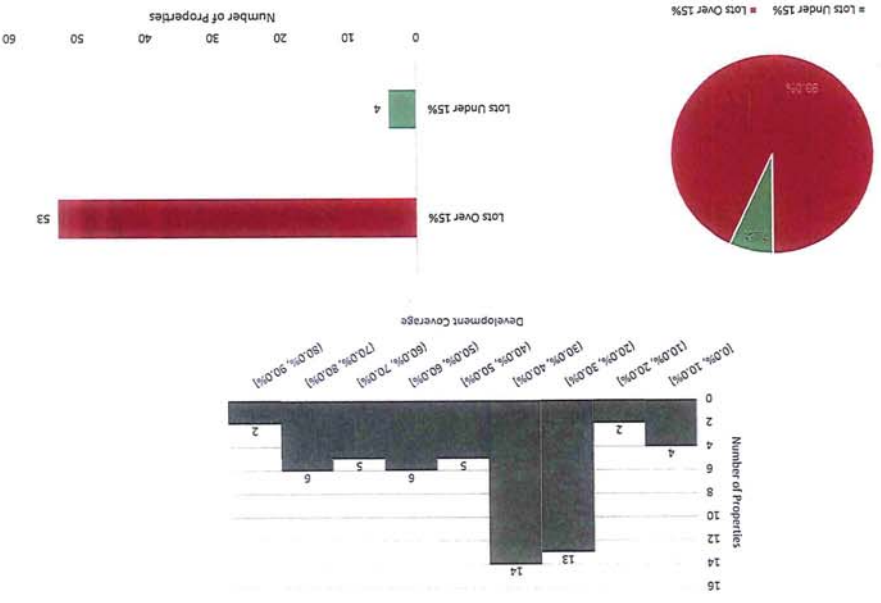


Proposed Townhouses at 32-34 Washington Avenue

Based on study of 57 properties in the MR-1.5 Zoning District



Charts Showing Development Coverage in MR-1.5 Zone
Compiled From 57 Properties

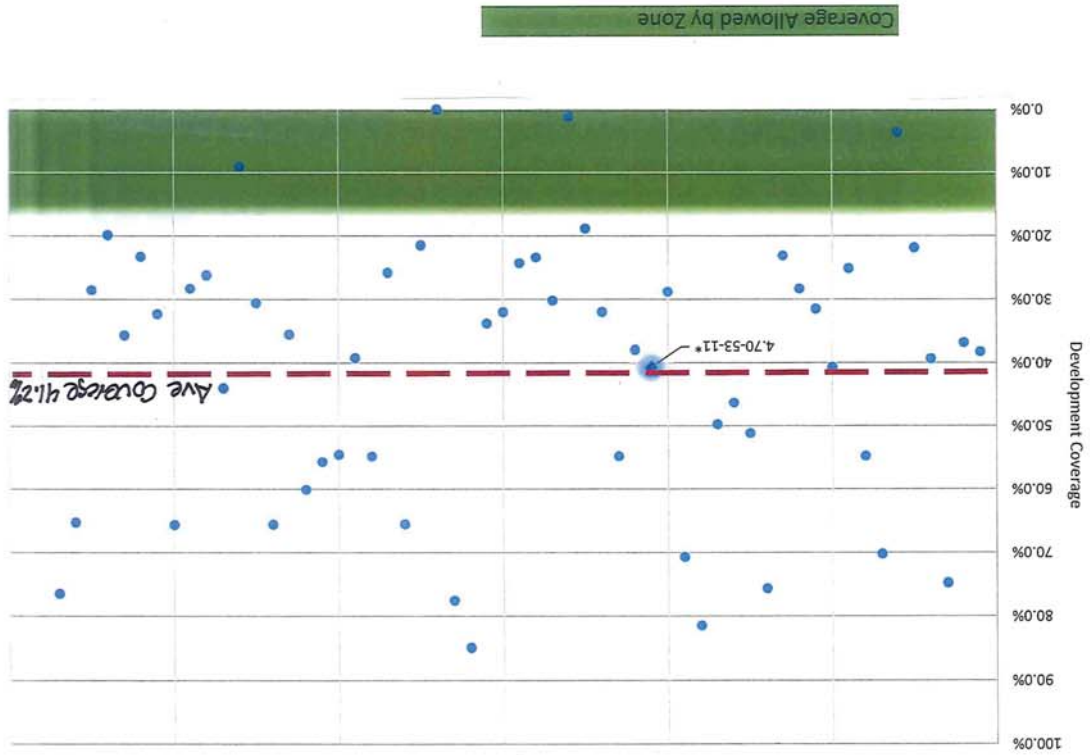


Breakdown of Development Coverage in MR-1.5 Zoning District

57 Neighboring Properties in MR-1.5 (data compiled from Town of Greenburgh GIS website)

Zone	Lot	Total Lot Area (S.F.)	Total Building Area (S.F.)	Driveways (S.F.)	Total Impervious Surface (S.F.)	Building Coverage	Total Coverage
MR-1.5	4.70-51-1	6,344	1,565	861	2,426	24.7%	38.2%
	4.70-51-3	10,650	2,508	1,409	3,917	23.5%	36.8%
	4.70-51-4	4,586	2,318	1,111	3,429	50.5%	74.8%
	4.70-51-6	11,561	2,036	2,509	4,545	17.6%	39.3%
	4.70-51-7	9,674	1,362	746	2,108	14.1%	21.8%
	4.70-51-8	141,360	5,090	47	5,137	3.6%	3.6%
	4.70-51-10	4,464	1,929	1,206	3,135	43.2%	70.2%
	4.70-51-11	5,280	1,761	1,133	2,894	33.4%	54.8%
	4.70-51-12	2,582	613	34	647	23.7%	25.1%
	4.70-51-13	2,871	1,161	7	1,168	40.4%	40.7%
	4.70-51-14	4,169	863	448	1,311	20.7%	31.4%
	4.70-53-2	5,031	1,114	308	1,422	22.1%	28.3%
	4.70-53-3	4,113	614	335	949	14.9%	23.1%
	4.70-53-4	3,227	1,544	1,275	2,819	41.4%	75.6%
	4.70-53-5	4,106	1,093	1,009	2,102	26.6%	51.2%
	4.70-53-6	3,961	1,682	152	1,834	42.5%	46.3%
	4.70-53-7	3,767	1,784	90	1,874	47.4%	49.7%
	4.70-53-8	3,777	1,640	1,436	3,076	43.4%	81.4%
	4.70-53-9	4,005	1,120	1,713	2,833	28.0%	70.7%
	4.70-53-10	7,853	967	1,290	2,257	12.3%	28.7%
	4.70-53-11*	26,126	7,434	3,202	10,636	28.5%	40.7%
	4.70-53-13	13,041	2,868	2,072	4,940	22.0%	37.9%
	4.70-53-14	5,721	2,110	1,025	3,135	36.9%	54.8%
	4.70-53-15.1	3,985	779	494	1,273	19.5%	31.9%
	4.70-53-15.2	7,643	1,313	128	1,441	17.2%	18.9%
	4.70-53-15.3	3,995	1,961	882	2,843	20.8%	30.2%
	4.70-54-1	9,425	1,893	370	2,263	19.5%	23.3%
	4.70-54-2	9,703	1,893	370	2,263	13.8%	24.2%
	4.70-54-3	10,069	1,386	1,054	2,440	13.8%	24.2%
	4.70-54-9	9,644	2,107	975	3,082	21.8%	32.0%
	4.70-54-10	10,321	1,938	1,545	3,483	18.8%	33.7%
	4.70-55-1	4,724	4,010		4,010	84.9%	84.9%
	4.70-55-2	8,815	3,180	3,657	6,837	36.1%	77.6%
	4.70-56-1	3,936	1,178		1,178	0.0%	0.0%
	4.70-56-2	5,498	1,178		1,178	21.4%	21.4%
	4.70-56-4	10,602	2,692	4,255	6,947	25.4%	65.5%
	4.70-57-1	5,114	1,316		1,316	25.7%	25.7%
	4.70-57-3	2,620	1,110	326	1,436	42.4%	54.8%
	4.70-57-4	3,692	1,446		1,446	39.2%	39.2%
	4.70-57-5	3,419	1,740	124	1,864	50.9%	54.5%
	4.80-60-2	92,480	1,9574	31,952	51,526	21.2%	55.7%
	4.80-60-3	44,895	7,890	1,9070	26,960	17.6%	60.1%
	4.80-60-4	70,782	9,380	15,744	25,124	13.3%	35.5%
	4.80-60-5	4,556	2,427	561	2,988	53.3%	65.6%
	4.80-60-6	21,699	1,957	4674	6,631	9.0%	30.6%

Chart Showing Development Coverage of 57 Properties in MR-1.5 Zoning District



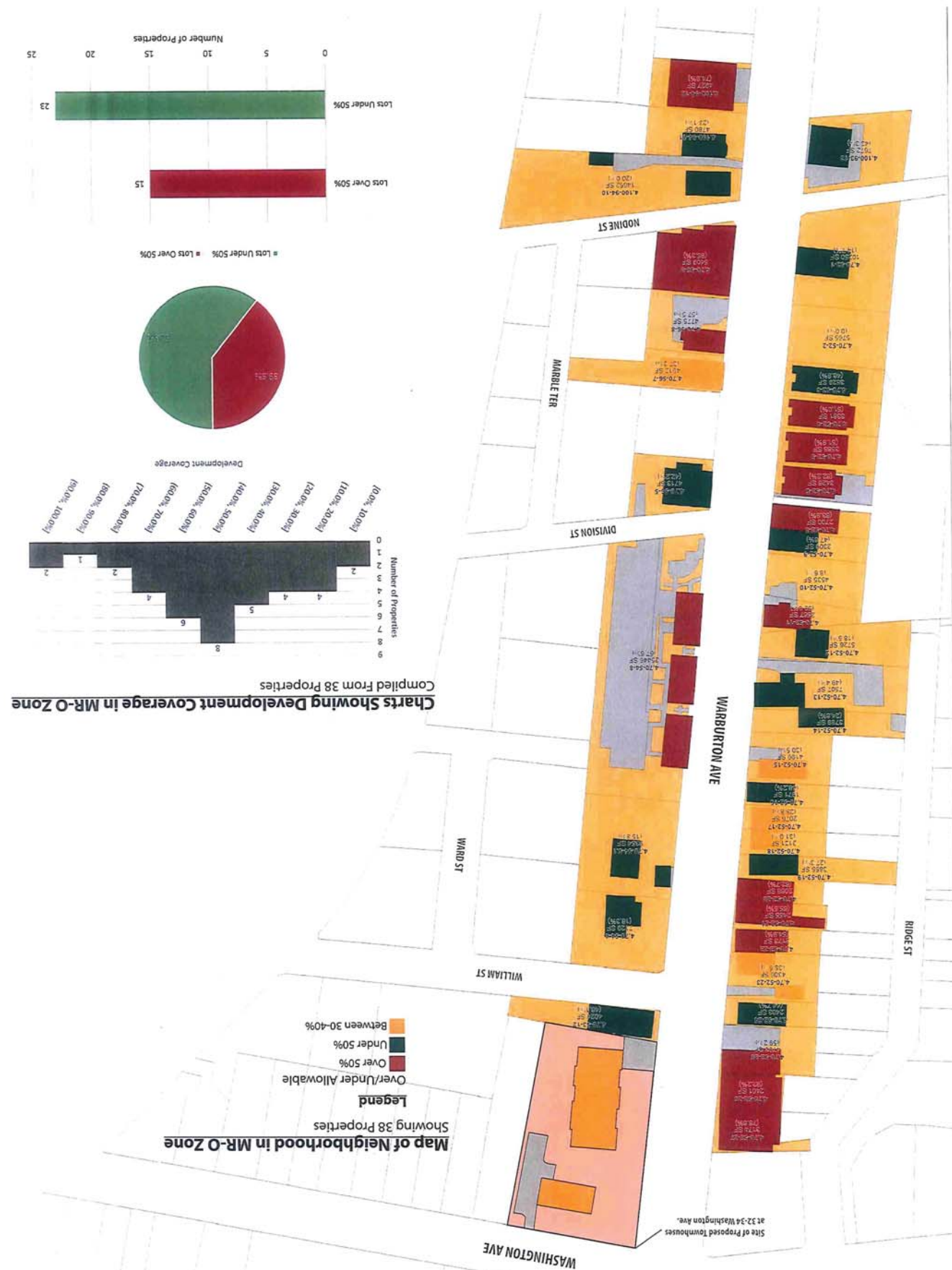
Coverage Average	12	27	45	12	4	57	Total Lots
Over 40%	12	27	45	12	4	57	Total Lots
Within 15-30%	12	27	45	12	4	57	
Lots Over 15%	12	27	45	12	4	57	
Lots Under 15%	12	27	45	12	4	57	
Coverage Average	26.3%	26.3%	26.3%	26.3%	26.3%	26.3%	
	41.2%	41.2%	41.2%	41.2%	41.2%	41.2%	
	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	
	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	
	26.3%	26.3%	26.3%	26.3%	26.3%	26.3%	
	42.1%	42.1%	42.1%	42.1%	42.1%	42.1%	

*Numbers for this lot represent proposed calculations

Summary of MR-1.5 Zoning District							
4.80-60-14	15,959	1372	68	1,440	8.6%	9.0%	
4.80-60-15	7,116	3125		3,125	43.9%	43.9%	
4.80-60-16	5,028	959	355	1,314	19.1%	26.1%	
4.80-60-17	11,732	1543	1766	3,309	13.2%	28.2%	
4.80-60-18	7,555	2431	2529	4,960	32.2%	65.7%	
4.80-60-19	3,858	1245		1,245	32.3%	32.3%	
4.80-60-20	3,426	795		795	23.2%	23.2%	
4.80-60-21	5,891	1423	675	2,098	24.2%	35.6%	
4.80-60-22	7,747	1194	343	1,537	15.4%	19.8%	
4.80-60-23	7,586	1500	658	2,158	19.8%	28.4%	
4.100-94-7	9,394	578	5551	6,129	6.2%	65.2%	
4.100-94-8	6,655	1907	3180	5,087	28.7%	76.4%	

Proposed Townhouses at 32-34 Washington Avenue

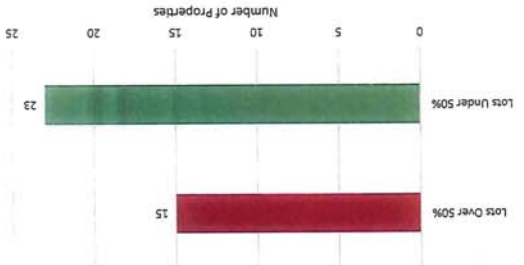
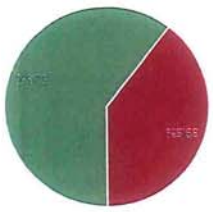
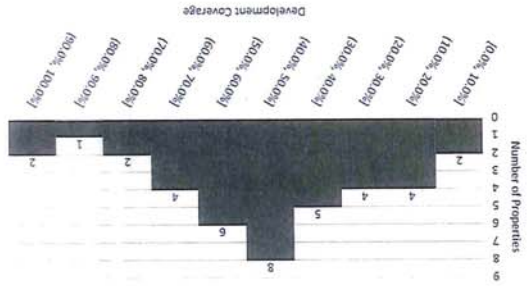
Based on study of 38 properties in the MR-O Zoning District



Map of Neighborhood in MR-O Zone Showing 38 Properties

- Legend**
- Over/Under Allowable
 - Under 50%
 - Between 30-40%
 - Over 50%

Charts Showing Development Coverage in MR-O Zone Compiled From 38 Properties

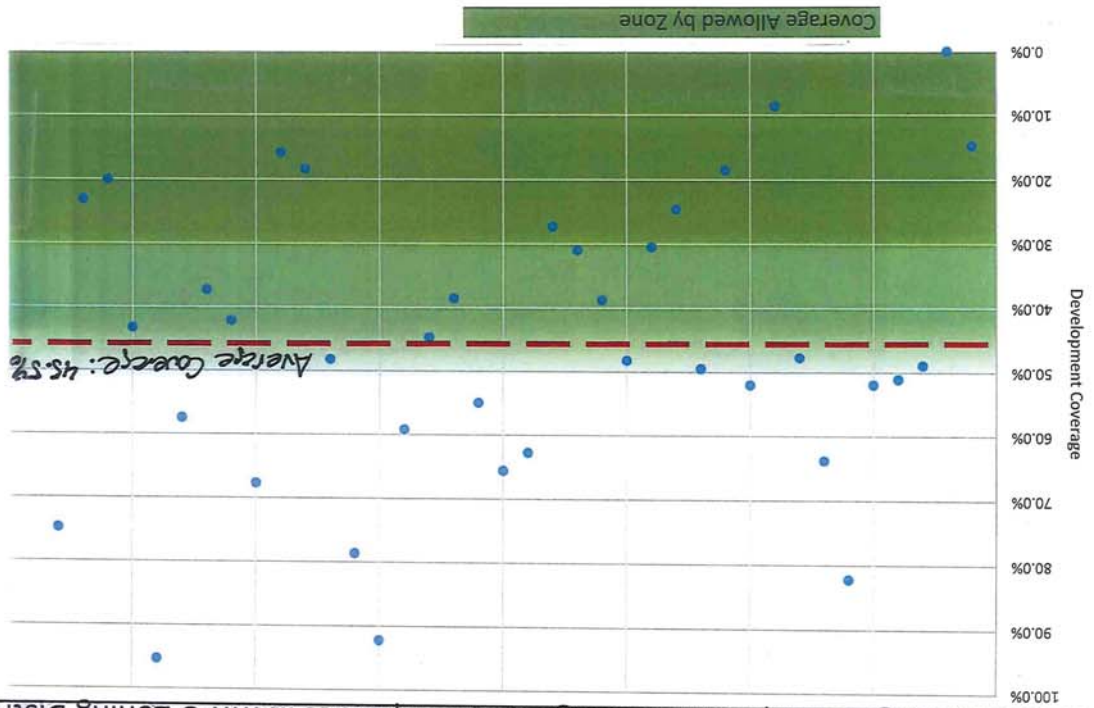


Breakdown of Development Coverage in MR-1.5 Zoning District

57 Neighboring Properties in MR-1.5 (data compiled from Town of Greenburgh GIS website)

Zone	Lot	Total Lot Area (S.F.)	Total Building Area (S.F.)	Driveways (S.F.)	Total Impervious Surface (S.F.)	Building Coverage	Total Coverage
MR-1.5	4.70-51-1	6,344	1,565	861	2,426	24.7%	38.2%
	4.70-51-3	10,650	2,508	1,409	3,917	23.5%	36.8%
	4.70-51-4	4,586	2,318	1,111	3,429	50.5%	74.8%
	4.70-51-6	11,561	2,036	2,509	4,545	17.6%	39.3%
	4.70-51-7	9,674	1,362	746	2,108	14.1%	21.8%
	4.70-51-8	141,360	5,090	47	5,137	3.6%	3.6%
	4.70-51-10	4,464	1,929	1,206	3,135	43.2%	70.2%
	4.70-51-11	5,280	1,761	1,133	2,894	33.4%	54.8%
	4.70-51-12	2,582	613	34	647	23.7%	25.1%
	4.70-51-13	2,871	1,161	7	1,168	40.4%	40.7%
	4.70-51-14	4,169	863	448	1,311	20.7%	31.4%
	4.70-53-2	5,031	1,114	308	1,422	22.1%	28.3%
	4.70-53-3	4,113	614	335	949	14.9%	23.1%
	4.70-53-4	3,727	1,544	1,275	2,819	41.4%	75.6%
	4.70-53-5	4,106	1,093	1,009	2,102	26.6%	51.2%
	4.70-53-6	3,961	1,682	152	1,834	42.5%	46.3%
	4.70-53-7	3,767	1,784	90	1,874	47.4%	49.7%
	4.70-53-8	3,777	1,640	1,436	3,076	43.4%	81.4%
	4.70-53-9	4,005	1,120	1,713	2,833	28.0%	70.7%
	4.70-53-10	7,853	967	1,290	2,257	12.3%	28.7%
	4.70-53-11*	26,126	7,434	3,202	10,636	28.5%	40.7%
	4.70-53-13	13,041	2,868	2,072	4,940	22.0%	37.9%
	4.70-53-14	5,721	2,110	1,025	3,135	36.9%	54.8%
	4.70-53-15.1	3,985	779	494	1,273	19.5%	31.9%
	4.70-53-15.2	7,643	1,313	128	1,441	17.2%	18.9%
	4.70-53-15.3	3,995	45	45	45	0.0%	1.1%
	4.70-54-1	9,425	1,961	882	2,843	20.8%	30.2%
	4.70-54-2	9,703	1,893	370	2,263	19.5%	23.3%
	4.70-54-3	10,069	1,386	1,054	2,440	13.8%	24.2%
	4.70-54-9	9,644	2,107	975	3,082	21.8%	32.0%
	4.70-54-10	10,321	1,938	1,545	3,483	18.8%	33.7%
	4.70-55-1	4,724	4,010		4,010	84.9%	84.9%
	4.70-55-2	8,815	3,180	3,657	6,837	36.1%	77.6%
	4.70-56-1	3,936			0	0.0%	0.0%
	4.70-56-2	5,498	1,178		1,178	21.4%	21.4%
	4.70-56-4	10,602	2,692	4,255	6,947	25.4%	65.5%
	4.70-57-1	5,114	1,316		1,316	25.7%	25.7%
	4.70-57-3	2,620	1,110	326	1,436	42.4%	54.8%
	4.70-57-4	3,692	1,446		1,446	39.2%	39.2%
	4.70-57-5	3,419	1,740	124	1,864	50.9%	54.5%
	4.80-60-2	92,480	1,9574	31,952	51,526	21.2%	55.7%
	4.80-60-3	44,895	7,890	1,9070	26,960	17.6%	60.1%
	4.80-60-4	70,782	9,380	15,744	25,124	13.3%	35.5%
	4.80-60-5	4,556	2,427	561	2,988	53.3%	65.6%
	4.80-60-6	21,699	1,957	4,674	6,631	9.0%	30.6%

Chart Showing Development Coverage of 38 Properties in MR-O Zoning District

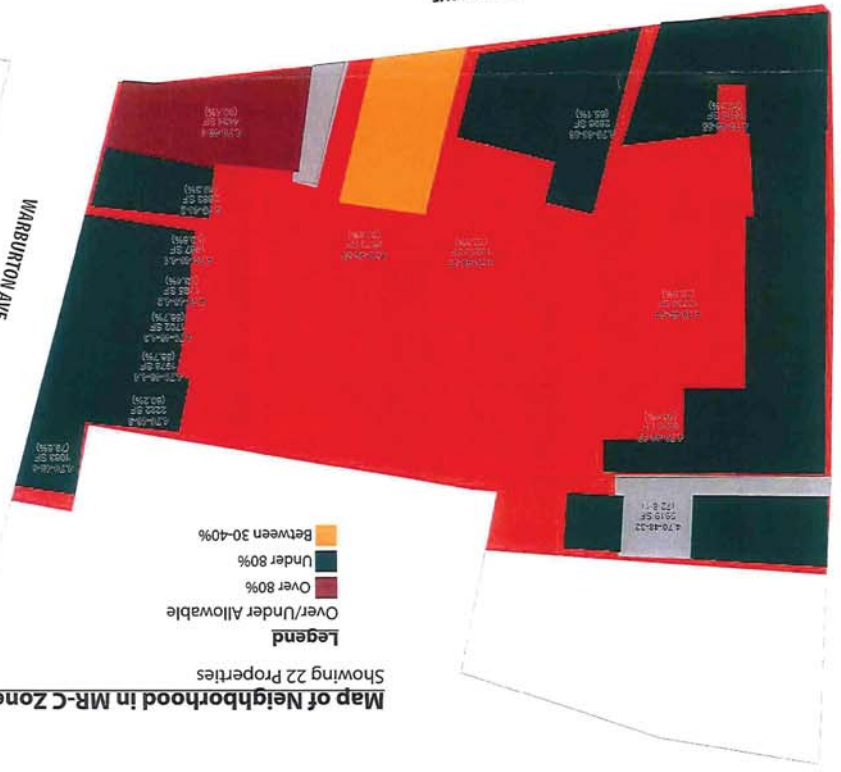


Proposed Townhouses at 32-34 Washington Avenue

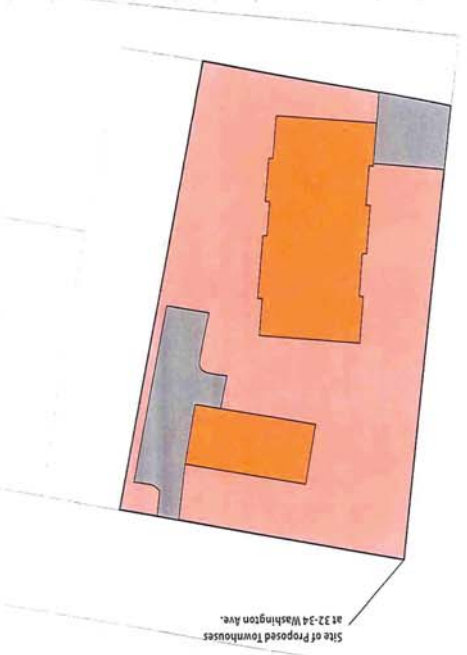
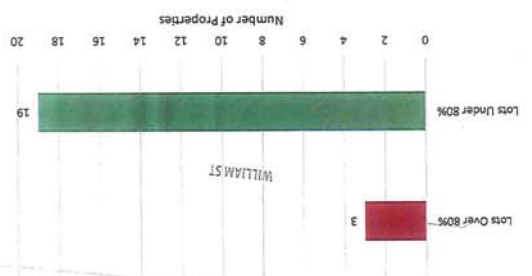
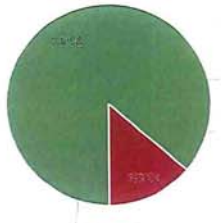
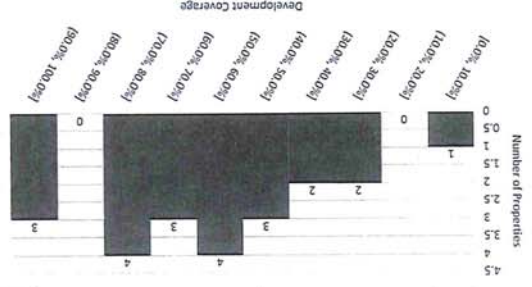
Analysis of Development Coverage in MR-C
 Based on study of 22 properties in the MR-C Zoning District

Map of Neighborhood in MR-C-Zone
 Showing 22 Properties

- Legend**
- Over/Under Allowable
 - Under 80%
 - Between 80-90%
 - Over 90%



Charts Showing Development Coverage in MR-C-Zone
 Compiled From 22 Properties



Breakdown of Development Coverage in MR-C Zoning District

22 Neighboring Properties in MR-C (data compiled from Town of Greenburgh GIS website)

Zone	Lot	Total Lot Area (S.F.)	Total Building Area (S.F.)	Driveways (S.F.)	Total Impervious Surface (S.F.)	Building Coverage	Total Coverage
MR-C	4,70-48-1	4,424	3360	641	4,001	75.9%	90.4%
	4,70-48-2	2,683	1313	9	1,322	48.9%	49.3%
	4,70-48-4.1	1,987	1010		1,010	50.8%	50.8%
	4,70-48-4.2	1,795	959		959	53.4%	53.4%
	4,70-48-4.3	1,702	965		965	56.7%	56.7%
	4,70-48-4.4	1,976	1120		1,120	56.7%	56.7%
	4,70-48-5	2,222	1338		1,338	60.2%	60.2%
	4,70-48-6	1,063	846		846	79.6%	79.6%
	4,70-48-32	5,919	2530	1778	4,308	42.7%	72.8%
	4,70-48-33	6,520	3024		3,024	46.4%	46.4%
	4,70-48-34	10,709	2871		2,871	26.8%	26.8%
	4,70-48-35	8,595	5609		5,609	65.3%	65.3%
	4,70-48-36	2,896	1885		1,885	65.1%	65.1%
	4,70-48-37	10,210	2274		2,274	22.3%	22.3%
	4,70-48-38	9,673	2921	63	2,984	30.2%	30.8%
	4,70-52-28	9,931	2058	7142	9,200	20.7%	92.6%
	4,70-52-48	8,504	0		0	0.0%	0.0%
	4,70-52-49	6,505	5182		5,182	79.7%	79.7%
	4,70-52-50	5,459	2564	30	2,594	47.0%	47.5%
	4,70-52-51	2,594	1564	297	1,861	60.3%	71.7%
	4,70-52-52	1,180	1180		1,180	100.0%	100.0%
	4,70-52-53	2,001	798		798	39.9%	39.9%
Total Lots	22					51.3%	57.2%
							19
							13.6%

Chart Showing Development Coverage of 22 Properties in MR-C Zoning District

