

November 11, 2015

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 December 10th, 2015 Zoning Board of Appeals meeting:

Title Sheet, Dated 11-11-15
S-1 Site Plan, dated 11-11-15
S-1a Open Space, dated 11-11-5
S-2 Sections through the Site, dated 11-11-15
S-3 Coverage & Density Map, dated 11-11-15
S-4 Density Study, dated 11-11-15
A-1- 4 Basement, First Floor, Second Floor and Attic Floor Plans, dated 11-11-15
A-5 West Elevation, dated 11-11-15
A-6 North & South Elevation, dated 11-11-15
A-7 East Elevation, dated 11-11-15
A-8 - A-16 View Preservation Studies, dated 11-11-15

Based on the comprehensive review the Planning Board undertook with the Applicant over the past three years, the project scope and extent has been significantly revised and improved. On October 15, 2015, the Planning Board adopted a SEQRA Negative Declaration and recommended approval of the applications for area variances and for a view preservation permit per the attached resolutions.

We are requesting that the Zoning Board of Appeals grant the following variances from the Hastings Zoning Code:

1. Variance from Section 295-18.B - Different Uses on Single Lot

We are requesting a variance to allow the construction of a multi-family building, consisting of five attached townhouses, on the same lot which currently has a two-family house. This variance will allow preservation of the architectural history of the old building that was a once used as a rectory. Also, two separate buildings on the lot results in a greater amount of open green space.

2. Variance from Section 295-72 E (2) - Buildings and Structures Coverage

We are requesting a variance for 40.7 % total buildings and structures coverage, which is 25.7% greater than the 15% maximum coverage required by the Hastings Zoning Code.

The size of the footprint for the new townhouses was determined by the space needed for a garage at the basement level, which provides 10 parking spaces necessary for compliance with off-street parking regulations for five 2- and 3-bedroom residential units.

Attached are studies of the development coverages and density at neighboring properties, see drawings S-3 and S-4. These studies demonstrate that the average development coverage for 24 properties on Washington Avenue and William Street, excluding the Cropsey Estate, is 41%. At properties along Warburton Avenue, across from the site, the development coverages range from 46% to 93%. The proposed lot coverage of 40.7% is well within the range of coverage that exists in the area.

3. Variance from Section 295-30.A & 295-20.C - Parking in Required Yards

The parking spaces for the two-family dwelling are set back five feet from the rear property line, but encroach into the 30 foot rear yard by 25 feet. Due to the location of the existing two-family dwelling on the property, there is no other location for providing the required parking on site.

The proposed parking area will add two parking spaces to the two spaces that exist, and will be screened by an evergreen hedge along the eastern property line.

4. Variance from Section 295-41 B - Width of Curb Cuts

We are requesting a variance for two curb cuts, totaling 26 feet in width, which is 2 feet greater than the maximum 24 feet in total width allowed. This variance will allow the construction of two separate driveways as follows:

- A new two-way driveway is proposed along Warburton Avenue, which requires 16 feet in width, is proposed to provide access to the 10 parking spaces at the garage below the townhouses
- Upgrade and extension of the existing driveway is proposed along Washington Avenue, providing access to four parking areas for the two-family dwelling.

By having separate driveways at different ends of the property, rather than one shared driveway, the intensity of vehicular traffic flow to each parking area will be reduced.

Since our last meeting with the Zoning Board earlier this year, we have presented the project at seven Planning Board meetings. The Planning Board review process honed this project from 14 units to 13 units, 11 units, 9 units, and finally to the current configuration of 5 units and renovation of the existing two family house. The latest site plan responds to the community's request to preserve the two family house, and to reduce the density and number of residential units on the property. To maximize the green space, and to reduce the amount of impervious surfaces, a garage has been located at the basement level of the new building, for use by the residents of the townhouses.

These changes were made to provide a consistency in the scale and density of the buildings along Washington and Warburton Avenue. The proposed lot coverage is in keeping with the pattern of development that exists at properties along Washington and Warburton Avenue. The townhouses have been designed to have similar features to surrounding two and three family houses, such as sloped roofs and front porches that add charm and a village-like character to the new building. For these reasons, the new townhouse development will be a harmonious addition to the context of buildings in the neighborhood.

With regard to view preservation, there has been a thorough analysis of views of the river and Palisades as seen from neighboring properties through the proposed development, see view preservation studies drawings A-8 - A-16. In addition to photographs taken at neighboring buildings, a mock-up showing the height of the new building, using poles and rope, was built on site and reviewed by members of the Planning Board. View preservation approval was granted by the Planning Board at their October 15, 2015 meeting, based on the best siting, dimensions, and configuration of the new structure so as to cause the least obstruction of the view of the Hudson River and the Palisades from neighboring properties.

I appreciate your understanding of our request for these variances, and look forward to presenting the drawings at the December 10th Zoning Board of Appeals meeting.

Thank you 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

**Planning Board of the Village of Hastings-on-Hudson
Meeting of October 15, 2015**

Application of CCI Properties, LLC for the construction of an additional building containing 5 townhouse units and reconfiguration of parking on the property at 32-34 Washington Avenue, SBL: 4.70-53-11

Resolution adopting a Negative Declaration under SEQRA

RESOLVED, that based upon a review of the Environmental Assessment Form parts 1 and 2, plus the plans and additional supporting information provided by the applicant in this matter, the Planning Board as Lead Agency under SEQRA hereby determines that this project will not result in any significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared, and makes a negative declaration of significance under SEQRA

Adopted by a vote of 6-0

Resolution granting View Preservation Approval

RESOLVED, that the Planning Board has determined that the proposed new building as shown on the plans prepared by Christina Griffin Architects and JMC dated last revised October 1, 2015 represents the best siting, dimensions and configuration of the structure so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way, and hereby grants View Preservation Approval and refers the application for View Preservation Approval to the Zoning Board of Appeals and recommends the ZBA approve same; and it is further

Adopted by a vote of 5-1

Resolution referring the application to the Zoning Board of Appeals for view preservation approval and required variances

RESOLVED, that the Planning Board hereby refers the application to the Zoning Board of Appeals for consideration of the following required variances, with the Planning Board's recommendation that the variances as follows be granted:

1. Variance from the provision of Section 295-18.B. requiring "[u]nless otherwise permitted in this chapter, there shall be only one use or use category permitted per lot." By retaining the existing two-family residence structure on the lot there will be two different uses, two family dwelling and multi-family dwelling. The Planning Board recommends approval of this variance due to the unique features of the site, the desired preservation of the existing two family residence structure on the property, and the amount of open space provided.

2. Variance from the provision of Section 295-72.E (2) requiring “[a]ll buildings and structures on the lot shall together cover not more than 15% of the area of the lot” where the proposed coverage is 40.7%. This variance will allow for the desired preservation of the existing two family building on the site, and is appropriate due to the unique features of the site and the design of the proposed new building. The coverage for the actual buildings with porches is 28.5% with the balance being made up of walls, sidewalks and steps, parking and driveway areas, all of which are considered structures counting towards coverage, and which have been minimized but are necessary for the site layout. The Planning Board believes the coverage is acceptable and should be permitted for this site.

3. Variance from the provision of Section 295-30.A and Section 295-20.C. requiring that parking spaces for two family dwellings shall not encroach upon any required yard and in any event may not be less than five feet from any side or rear lot line. The parking spaces for the two family dwelling are set back five feet from the rear property line, but encroach into the required 30 foot rear yard by 25 feet. Due to the location of the existing two family dwelling on the property and the Planning Board’s desire to provide the required parking for this use, the Planning Board determined this is the best and most appropriate parking location and layout for the property. The minimum five foot parking setback is maintained and will contain evergreen screening.

4. Variance from the provision of Section 295-41.B. that the total width of curb cuts on a site with two curb cuts shall not exceed 24 feet. The combined width of the curb cuts is 26 feet. Due to the unique configuration of the site and the desired preservation of the existing structure, two curb cuts are required. The widths of the curb cuts have been determined to provide the maximum safety for cars entering and exiting the site, including providing for two way traffic for the new curb cut on Warburton Avenue.

Adopted by a vote of 6-0



NOW OR FORMERLY LEWISCHAK

WASHINGTON AVENUE

WARBURTON AVENUE

TOTAL PARCEL AREA: 26,126 SQ. FT.

TOPOGRAPHIC SURVEY
PREPARED FOR
CCI PROPERTIES, LLC

LOCATED IN THE
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, N.Y.

DATE: AUGUST 24, 2011
HEIGHTS ADDED FEB. 13, 2015.
REVISED APRIL 23, 2015.
FILE: RIVASTINGSHAFT-21DWG1 / 19G.DWG

PARCEL SHOWN HEREON BEING LOTS 1 & 51 OF BLOCK 617, AS SHOWN ON SHEET 7, OF SECTION 10 OF THE VILLAGE OF HASTINGS-ON-HUDSON TAX ASSESSMENT MAPS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE TITLE EXAMINATION AND IS SUBJECT TO ANY DISCOVERY THAT A COMPLETE EXAMINATION OF THE RELEVANT RECORDS.

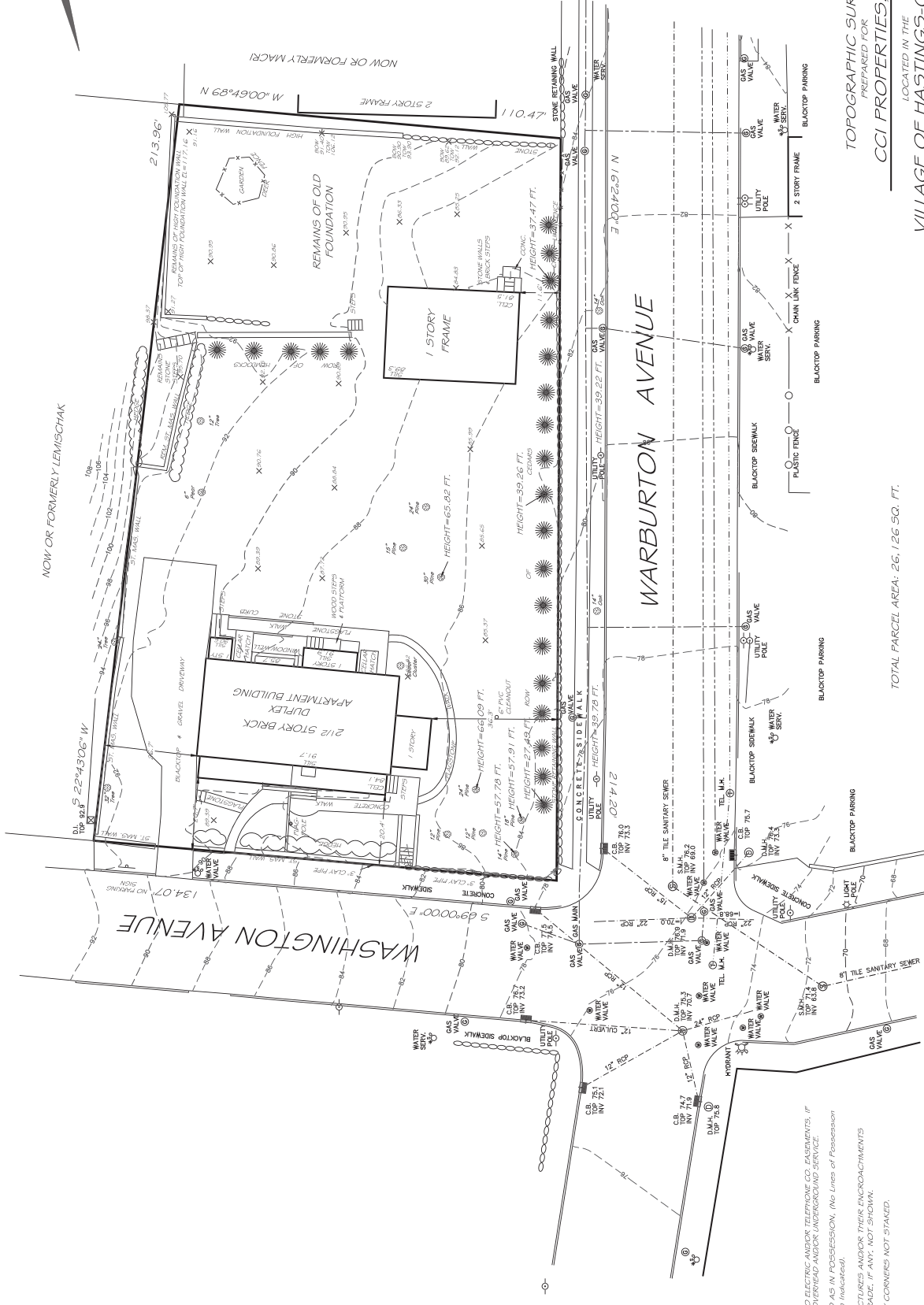
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE SURVEYING BOARD OF WESTCHESTER COUNTY, NEW YORK. CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE COMPANY, GOVERNMENT AGENCY AND LISTING OFFICER. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**WARD CARPENTER
ENGINEERS, INC.**
76 IMARONCK AVE.
SCOTTSVILLE, NY 13601
(518) 349-6000

Steven J. Willard, L.S. NY Lic. # 050054



SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE SURVEYED AS IN POSSESSION, (No Lines of Possession Other Than Indicated).
SUBSTATIONS, PIPES, AND/OR OTHER SURFACE ENCUMBRANCES BELOW GRADE, IF ANY, NOT SHOWN.
PROPERTY CORNERS NOT STAKED.



VILLAGE OF HASTINGS-ON-HUDSON
 Zoning Board of Appeals
 Application and Procedure for Application for
 Variance/Interpretation/View Preservation



MR.1.5

Case number: Date of application: 11/12/15

Property owner: CCI Properties
 Property address: 32-34 Washington Avenue
 Name all streets on which the property is located: Washington + Warburton
 Sheet: 4.70 Block: 53 Lot/Parcel: 11 Zoning District: MR.1.5

Applicant: CCI Properties / Andrew Cortese, President
 Standing of applicant if not owner: n/a
 Address: 32-34 Washington Ave
 Daytime phone number: 914.447.3965 Fax number: 914.840.1304
 E-mail address: acortese410@gmail.com

ZBA action requested for (See §295-146B & C : Use Variance/s; Area Variance/s;
 Interpretation; View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295.18.B	Different Uses on Single Lot	Two family House	Multi Family on same lot as two family
295.72.E	Building + Structures Coverage	12% coverage	40% total Building + Structures Coverage
295.30.A + 295.20C	Parking in Required yards	parking setback 5ft from rear	parking setback of 5ft will add 2 addit. spaces

*See example below:

...295-68F.1a...Front Yard Min. 30 ft. deep.....26.5 ft.....19.5 ft.....
...295-68A.....Permitted Principal Use.....Single Family Home.....Conversion to Dental Office.....

295.41.B Width of Curb Cuts max. 24ft.

n/a

Total of 26 ft. width - 2ft greater than max

VILLAGE OF HASTINGS-ON-HUDSON
 Zoning Board of Appeals
 Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS
 (Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	12.5 ft	36.33 ft	19.33 ft
REAR	30 ft	26.66 ft	37.83 ft
SIDE ONE	15. ft	159. ft	14.7 ft
SIDE TWO		20.33 ft	20.33 ft
TOTAL OF TWO SIDES	27.5 ft.	179.33 ft	35.03 ft.

YARD SETBACKS
 (Accessory Structure) n/a

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	3	2 1/2	2 1/2
FEET	40 ft	34.75 ft	32.6 ft

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	1,500 min	26,126.47 sf	26,126.47 sf
BLDG. COVERAGE/ % OF LOT AREA			28.6%
DEVELOPMENT COVERAGE / % OF LOT AREA	15%	12%	40.7%*

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Two family + Multi-family Dwellings.	Two family	Multi family (5 Townhouses)

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON
 Zoning Board of Appeals
 Application and Procedure for Application for
 Variance/Interpretation/View Preservation



- List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
	n/a		

- List pending violations on this property if any:

n/a


- Is there an approved site plan for this property?: (Yes) (No)
- Is there an Accessory Apartment at this property?: (Yes) (No)
- Does this property have Boarder's Permit?: (Yes) (No)

- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

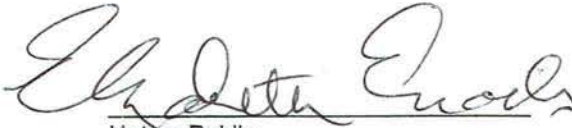
Submit nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK
 COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:


 Applicant

Sworn to before me this 25 day
 of Nov., 2015


 Notary Public


Elizabeth M. Enoris
 Notary Public, State of New York
 No: 02EN4623992
 Qualified in Westchester County
 My Commission Expires June 30, 2018

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
Variance/Interpretation/View Preservation




STATE OF NEW YORK
COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON

Name : Andrew Cortese , 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 4.75 Block 53 and Lot 11 of the tax map, and that he/she hereby authorized Christine Griffin to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.



Owner

SWORN TO BEFORE ME THIS 25 DAY
OF Nov 2015



Notary Public

Elizabeth M. Enos
Notary Public, State of New York
No: 02EN4623982
Qualified in Westchester County
My Commission Expires June 30, 2018

NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

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 11-11-15

OWNER	ARCHITECT	CIVIL ENGINEER	LIST OF DRAWINGS	DATES
CCI Properties Andrew Cortese, President 52 Cedar Street Dobbs Ferry, NY 10522 914.447.3965 andrew@corteseconstruction.com	Christina Griffin Architect, PC Christina Griffin AIA LEED AP CPHC 10 Spring Street Hastings-on-Hudson, NY 10706 914.478.0799 cgg@cgaudio.com	JMC John Meyer Consulting, PC 120 Bedford Road Armonk, NY, 10504 914.273.5225	TITLE SHEET RENDERING OF PROPOSED BUILDING S-1 SITE PLAN S-1a OPEN SPACE PLAN S-2 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	PRELIMINARY PLANNING BOARD SUBMISSION 2-19-15 PLANNING BOARD SUBMISSION 3-19-15 PLANNING BOARD SUBMISSION 4-15-15 PLANNING BOARD SUBMISSION 5-07-15 PLANNING BOARD SUBMISSION 6-30-15 WESTCHESTER COUNTY PLANNING SUBMISSION 7-28-15 PLANNING BOARD SUBMISSION 8-11-15 PLANNING BOARD SUBMISSION 10-01-15 ZONING BOARD SUBMISSION 11-11-15
As-Built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.				

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

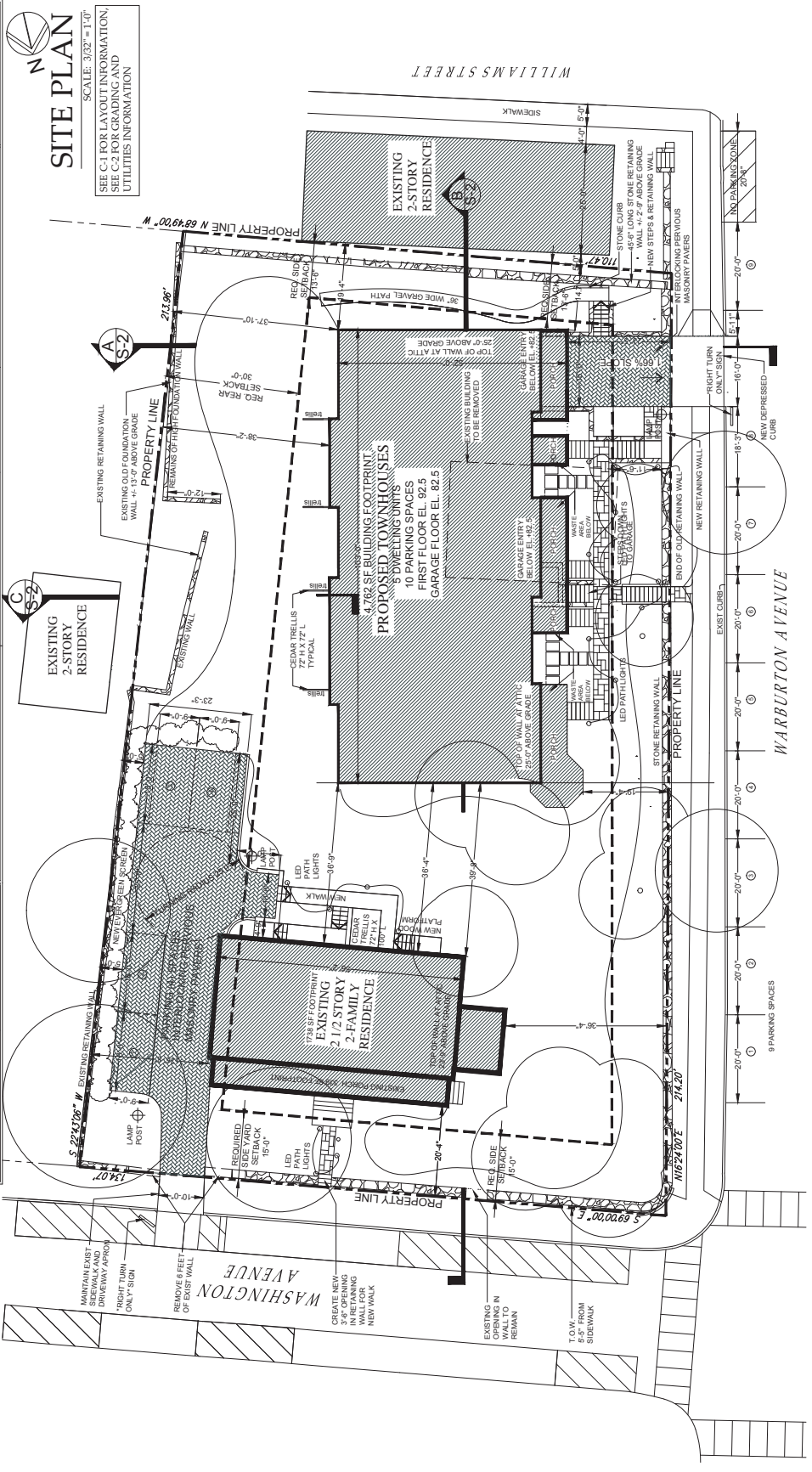
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.670.0570 or 914.783.0882 fax
www.christinagriffinarchitect.com

PLANNING BOARD PRE-APPROVAL	2.15
PLANNING BOARD SUBMISSION	4.15
PLANNING BOARD PRE-APPROVAL	2.15
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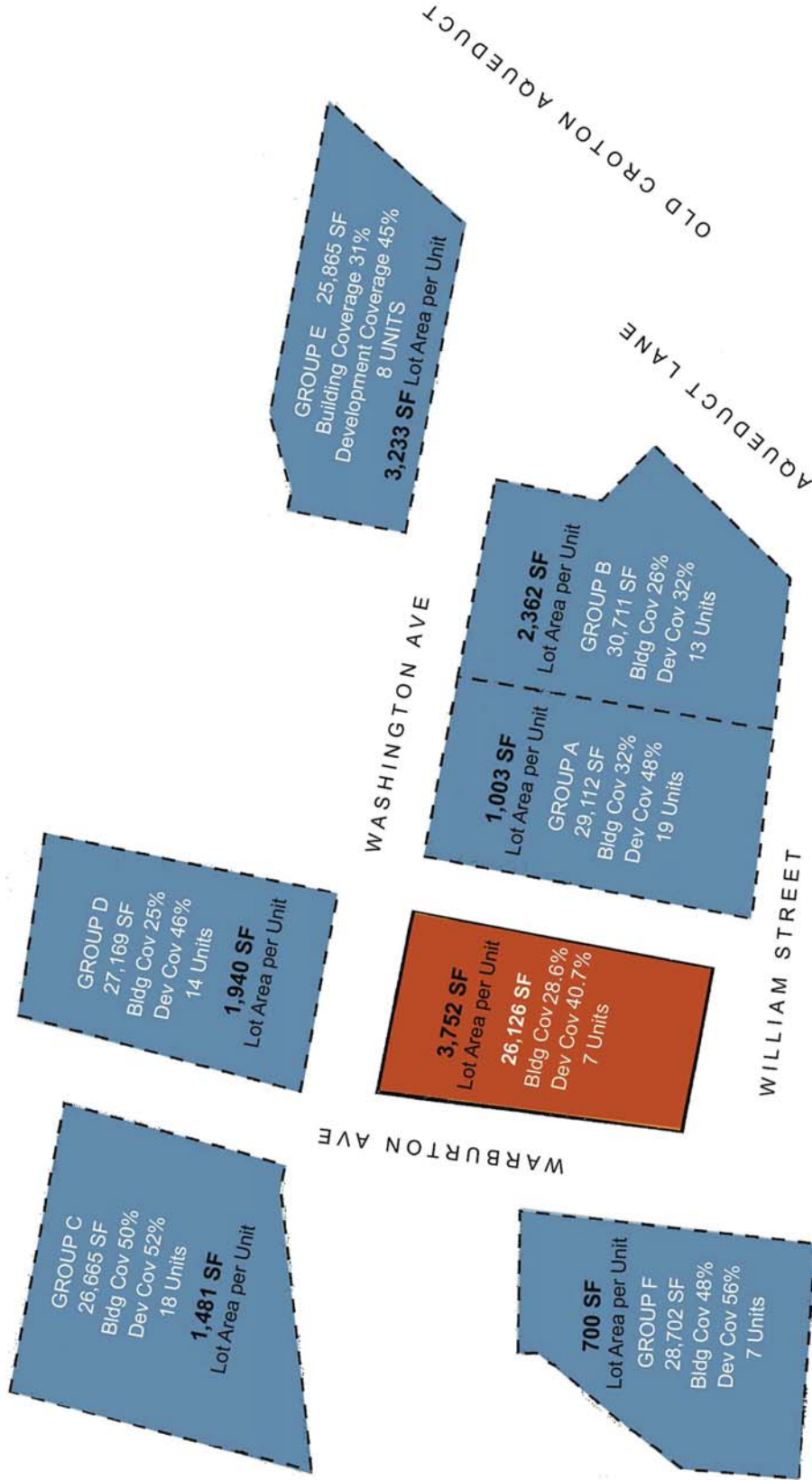
AS SHOWN
SHEET PLAN
Drawing Title

S-1

COVERAGE CALCULATIONS		TABLE of ZONING DATA		ZONING DISTRICT: MR 1.5		TAX DESIGNATION: SECTION 4.75, BLOCK 53, LOT 11		ZONING NOTES	
LOT AREA	26,126 SF (0.60 AC)	REQUIRED	EXISTING	PROPOSED					1. PER ZONING CODE (282-7.1A), SQUARE FEET FOR EACH BEDROOM NEW TOWNHOUSES: (4) 3-BEDROOM TOWNHOUSES X 200 = 800 SF = 8 BEDROOMS X 200 = 1,600 SF
WALLS	686 SF (2.6%)	TO BE DETERMINED	2	7					2. PER ZONING CODE (282-7.1B), SQUARE FEET FOR EACH BEDROOM NEW TOWNHOUSES: (4) 3-BEDROOM TOWNHOUSES X 200 = 800 SF = 8 BEDROOMS X 200 = 1,600 SF
SIDE WALKS & STEPS	1,010 SF (3.8%)	15% (7,491 SF)	13,053 SF PER UNIT	3,732 SF PER UNIT					3. A BUILDING WALL BEYOND THE FRONT AND SIDE YARD INTERPRETATION PROVIDED BY HASTINGS BUILDING DEPARTMENT, GRABED TO TOP OF ATTIC FLOOR.
EXTERIOR PARKING	741 SF (2.8%)	1,600 SF FOR EXISTING 2-FAMILY HOUSE	20,613 SF	20,613 SF					
DRIVEWAY (OVER 600 SF)	765 SF (2.9%)	2,800 SF FOR NEW TOWNHOUSES	134	134					
BUILDING (NOT INCL PORCHES)	6,500 SF (25%)	MINIMUM LOT WIDTH (FRONTAGE)	60 FT	66.66 FT					
PORCHES	934 SF (3.6%)	MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	3 STORIES / 40 FT					
TOTAL DEVELOPMENT COVERAGE	10,638 SF (40.7%)	MAXIMUM BUILDING HEIGHT	30 FT	30 FT					
TOTAL BUILDING COVERAGE (BUILDING AND PORCHES ONLY)	7,434 SF (28.5%)	MAXIMUM DRIVEWAY SLOPE	12.5%	12.5%					
		REAR YARD SETBACK	30 FT	30 FT					
		REAR YARD SETBACK	15.0 FT	15.0 FT					
		REAR YARD SETBACK	27.5 FT	27.5 FT					
		REAR PARKING SETBACK	10 FT	10 FT					
		REAR PARKING SETBACK	5 FT	5 FT					
		REAR PARKING SETBACK	5 FT	5 FT					
		PARKING SUMMARY - TOTAL SPACES PROVIDED	4 SPACES	14 SPACES					



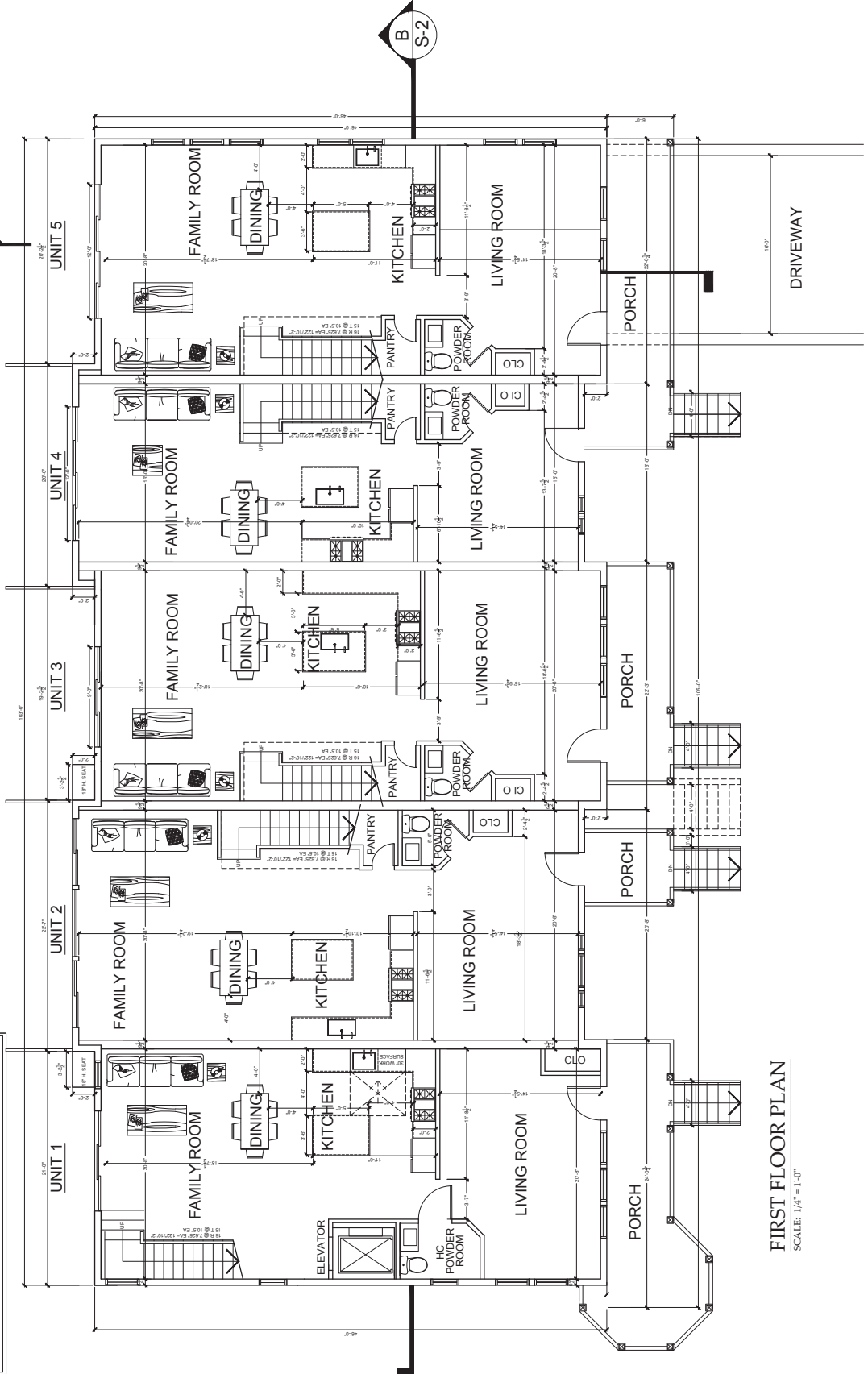
SITE PLAN
SCALE: 3/32" = 1'-0"
SEE C1 FOR LAYOUT INFORMATION,
SEE C2 FOR GRADING AND
UTILITIES INFORMATION



DENSITY STUDY of NEIGHBORING PROPERTIES Grouped into Blocks of Similar Lot Areas
 Showing Lot Area per Unit, Building Coverage & Development Coverage
 SCALE: N.T.S.

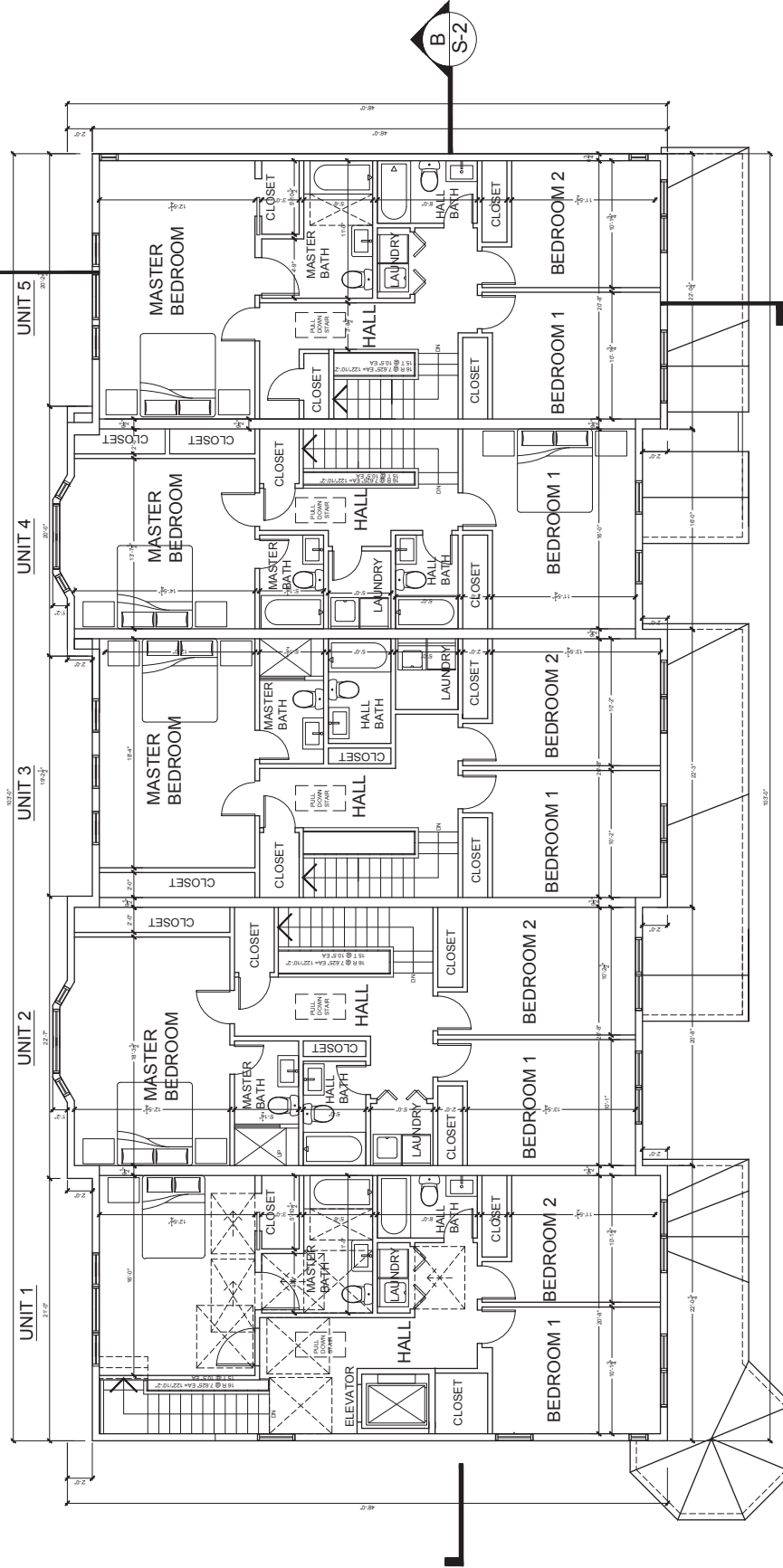


FLOOR AREA CALCULATIONS			
	1ST FLOOR	2ND FLOOR	TOTAL 1ST & 2ND
UNIT 1	1,001.4 SF	995 SF	1,996.4 SF
UNIT 2	988.7 SF	997.8 SF	1,986.5 SF
UNIT 3	997.0 SF	960.8 SF	1,957.8 SF
UNIT 4	779.4 SF	788.5 SF	1,567.9 SF
UNIT 5	995.4 SF	954.4 SF	1,949.8 SF
TOTAL FLOOR AREA	4,763.9 SF	4,767.3 SF	9,531.2 SF
TOTAL BUILDING FLOOR AREA = 9,530 SF			
BUILDING FOOTPRINT (NOT INC. PORCHES) = 4,762 SF			



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

FLOOR AREA CALCULATIONS		
1ST FLOOR	2ND FLOOR	TOTAL 1ST & 2ND
UNIT 1	1,001.4 SF	995.5 SF
UNIT 2	988.7 SF	997.8 SF
UNIT 3	997.0 SF	990.6 SF
UNIT 4	779.4 SF	785.5 SF
UNIT 5	995.4 SF	994.4 SF
TOTAL FLOOR AREA	4,761.9 SF	4,767.3 SF
TOTAL BUILDING FLOOR AREA = 9,529 SF		
BUILDING FOOTPRINT (NOT INC. PORCHES) = 4,762 SF		



SECOND FLOOR PLAN

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

A-3

SECOND FLOOR PLAN
 Drawing Title
 AS SHOWN
 Scale

PLANNING BOARD SUBMISSION: 2-15
 PLANNING BOARD SUBMISSION: 4-15
 PLANNING BOARD SUBMISSION: 5-15
 PLANNING BOARD SUBMISSION: 6-15
 PLANNING BOARD SUBMISSION: 7-15
 PLANNING BOARD SUBMISSION: 8-15
 PLANNING BOARD SUBMISSION: 9-15
 PLANNING BOARD SUBMISSION: 10-15
 PLANNING BOARD SUBMISSION: 11-15
 PLANNING BOARD SUBMISSION: 12-15

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



①
 BEFORE
 VIEW from
 NEIGHBORING PROPERTY
 on WILLIAM STREET

①
 AFTER
 VIEW from
 NEIGHBORING PROPERTY
 on WILLIAM STREET

TOWNHOUSES at
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DATE	2.1.14
PERMITS BOARD SUBMISSION	1.19.14
PLANNING BOARD SUBMISSION	6.23.13
ZONING BOARD SUBMISSION	6.20.13
ZONING BOARD SUB. 11.11.14	

Drawn by
15 WILLIAM STREET
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



2A BEFORE VIEW
 from SECOND FLOOR
 at 15 WILLIAM STREET

2A AFTER VIEW
 from SECOND FLOOR
 at 15 WILLIAM STREET



BEFORE VIEW from ③
 NEIGHBORING PROPERTY
 on WILLIAM STREET



AFTERVIEW from ③
 NEIGHBORING PROPERTY
 on WILLIAM STREET

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

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DATE	2.1.15
PLANING BOARD SUBMISSION	3.3.15
PLANNING BOARD SUBMISSION	4.23.15
PLANNING BOARD SUBMISSION	6.25.15
ZONING BOARD SUBMISSION	11.11.15
AS SHOWN	

A-12



BEFORE VIEW from ④
NEIGHBORING PROPERTY
on WASHINGTON AVENUE



AFTER VIEW from ④
NEIGHBORING PROPERTY
on WASHINGTON AVENUE

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

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DATE: 2.2.14
DRAWING TITLE: WASHINGTON STREET
DESIGNED BY: CHRISTINA GRIFFIN
CHECKED BY: JAMES GRIFFIN
DATE: 4.23.14
PLANNING BOARD SUBMISSION: 6.30.14
ZONING BOARD SUBMISSION: 11.11.14
AS SHOWN

A-13



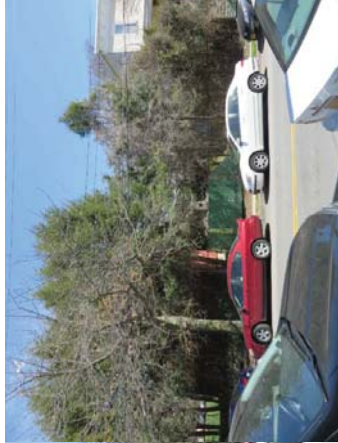
5 BEFORE VIEW from NEIGHBORING PROPERTY on WASHINGTON AVENUE

5 AFTERVIEW from NEIGHBORING PROPERTY on WASHINGTON AVENUE

AS SHOWN
Site

PLANNING BOARD SUBMISSION 2.15.15
PLANNING BOARD SUBMISSION 3.19.15
PLANNING BOARD SUBMISSION 4.15.15
PLANNING BOARD SUBMISSION 4.17.15
PLANNING BOARD SUBMISSION 4.27.15
PLANNING BOARD SUBMISSION 6.30.15
ZONING BOARD SUBMISSION 11.11.15

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IEWS of NEIGHBORHOOD