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2	Mews Level Plan (1/16"=1'-0")	16	Sections Showing Building Height Limits, Scheme A (1"=10')	VP1	View Preservation, 1 of 2
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8	Longitudinal & Transverse Sections (1/8"=1'-0")				
9	Site Analyses				
10	Zoning Analysis				
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12	Plan Showing Building Height Limits (1"=10') (Section 295-5 "Height, Building" B (2)), per original scheme				
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WASHINGTON MEWS

A MID-BLOCK INFILL MEWS HOUSING DEVELOPMENT
 SECTION 4.70 - BLOCK 48 - LOTS 37 & 38

ISSUE DATE: 12 JUNE 2015

3344



**TOPOGRAPHIC
SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF GREENBURGH
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY
NEW YORK**

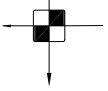
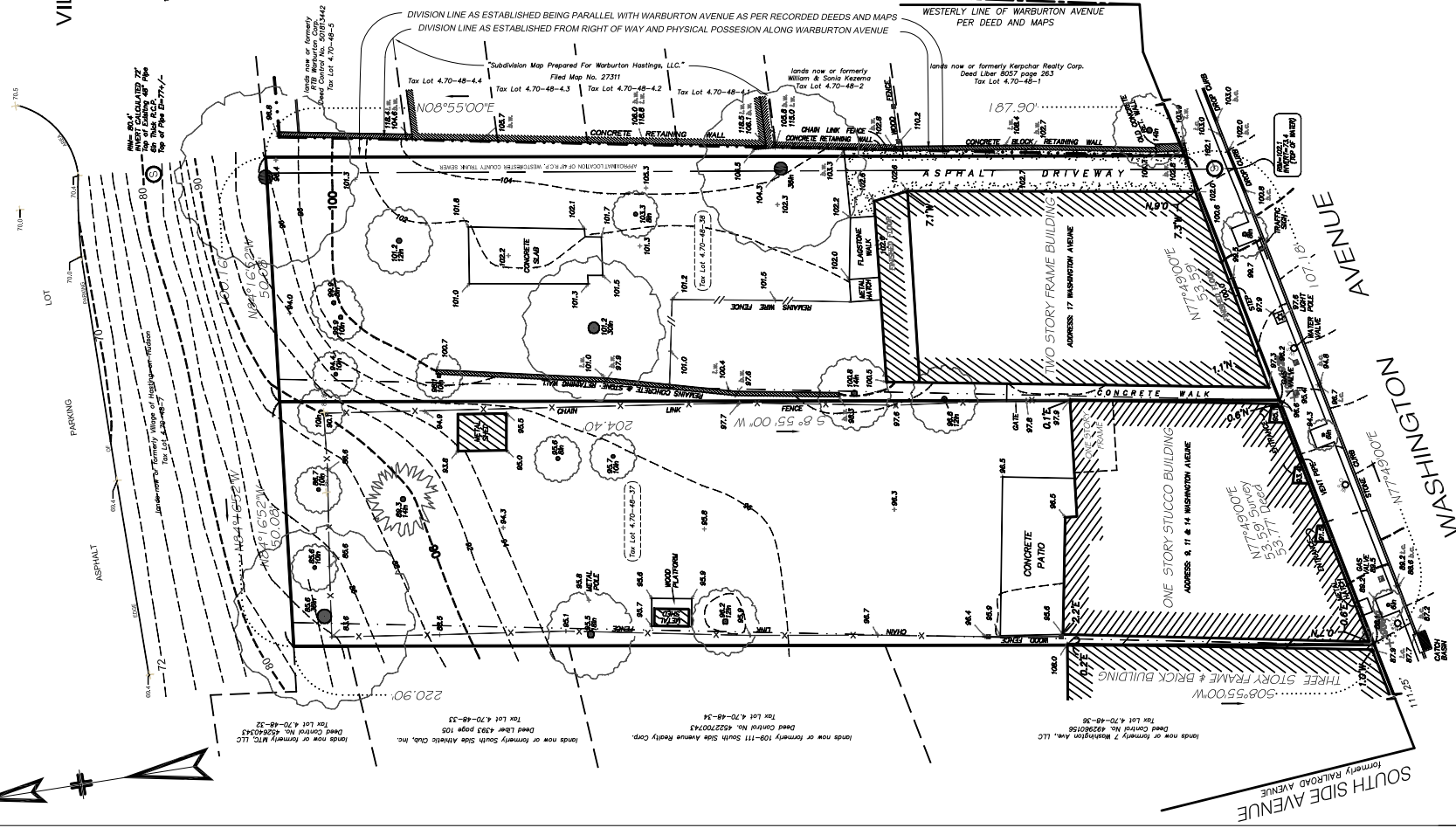


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- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH VILLAGE OF HASTINGS-ON-HUDSON SECTION: 4.70 BLOCK: 48 LOT: 37 PROPERTY AREA: 10.633 Sq Ft./0.2441 Acre SECTION: 4.70 BLOCK: 48 LOT: 38 TOTAL PROPERTY AREA: 9.807 Sq Ft./0.2251 Acre
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
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CERTIFIED TO:
RTB WASHINGTON LLC
ALL NEW YORK TITLE AGENCY INC.
STEWART TITLE INSURANCE COMPANY

WARBURTON AVENUE
WESTERLY LINE OF WARBURTON AVENUE
AS PER PHYSICAL POSSESSION

WESTERLY LINE OF WARBURTON AVENUE
PER DEED AND MAPS

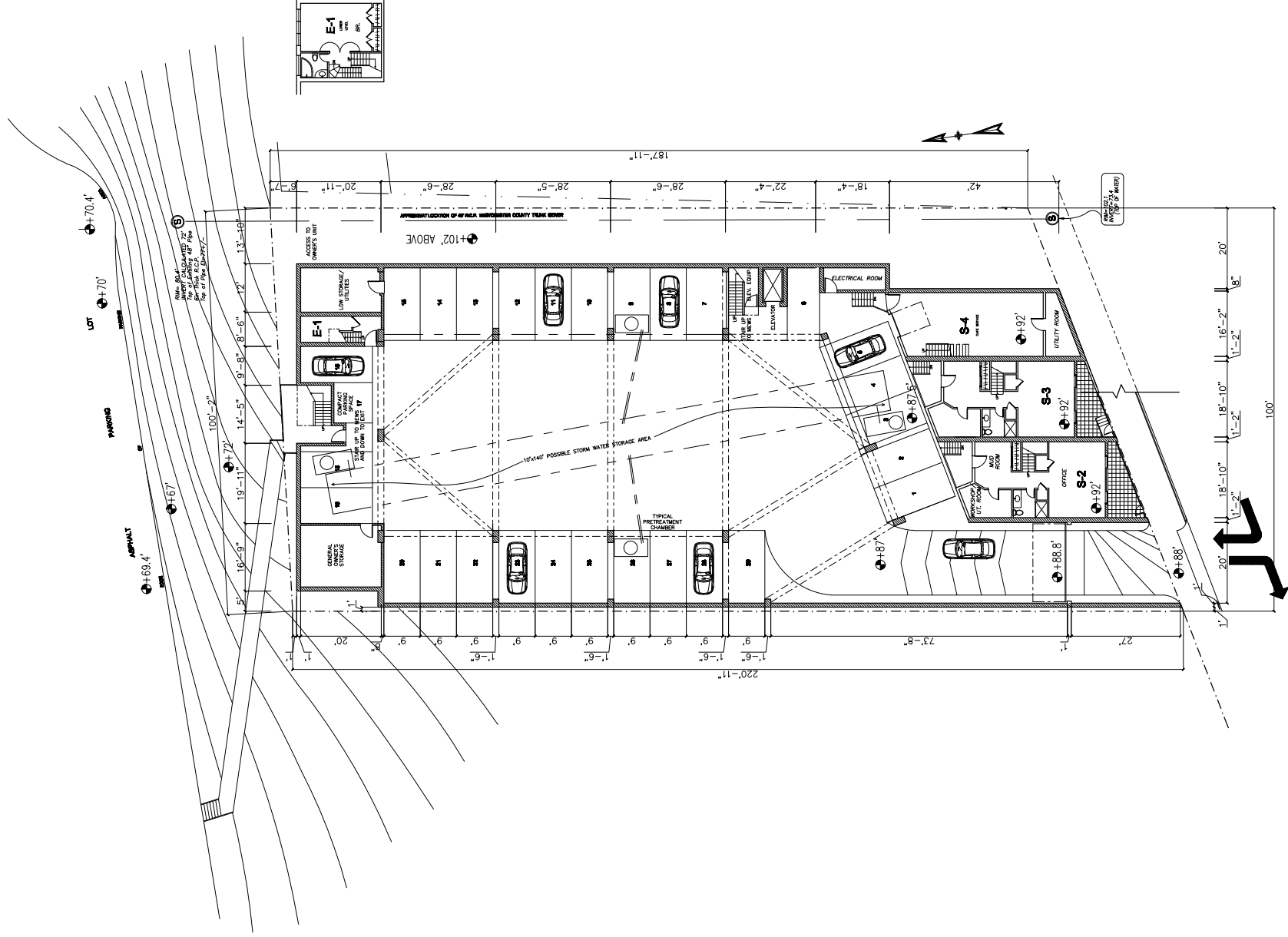


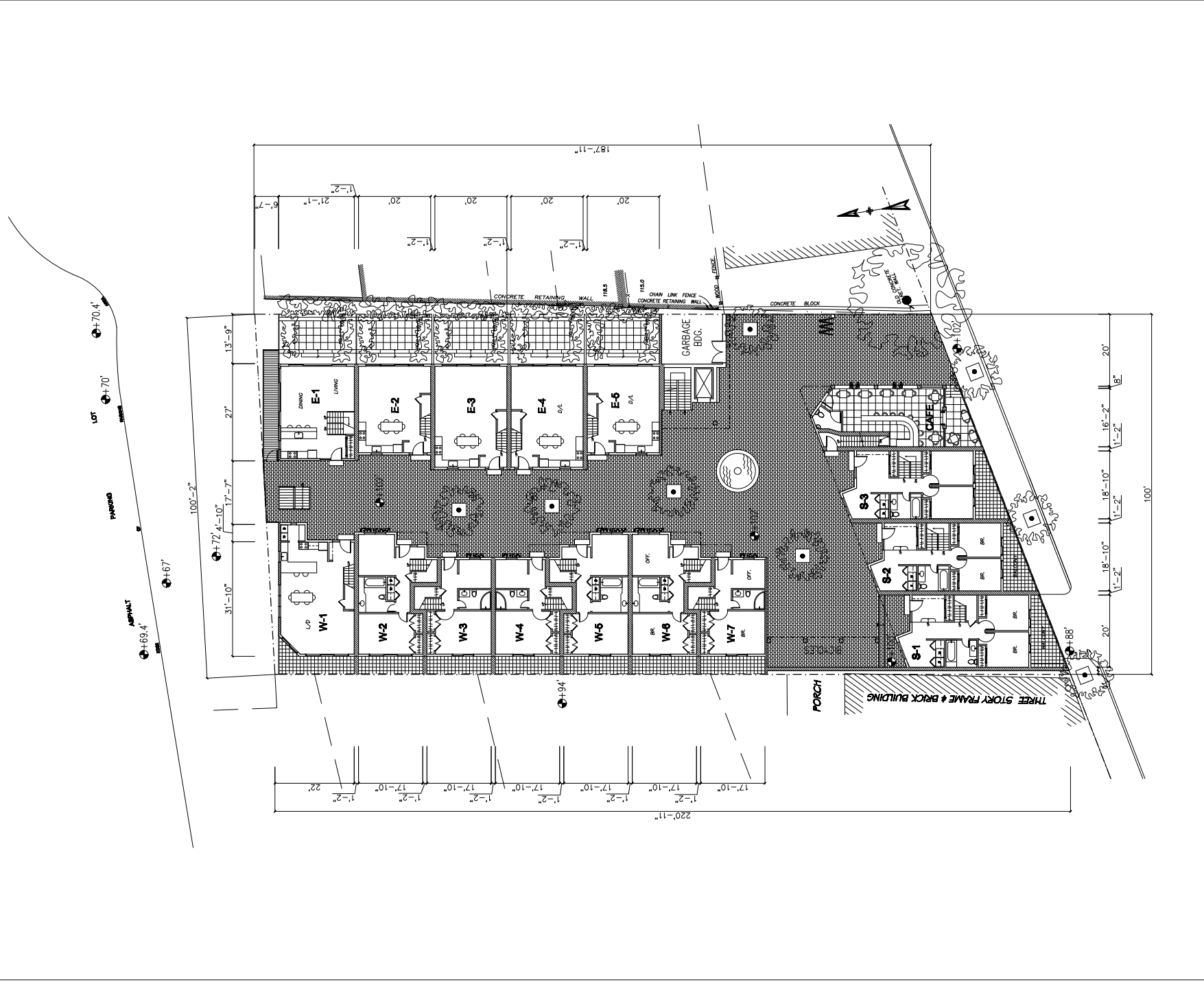
**Link
Land Surveyors P.C.**
21 Clark Place, Suite 1-5 Phone 945-626-6957
Mahopac, N.Y., 10541 Fax 945-621-0013

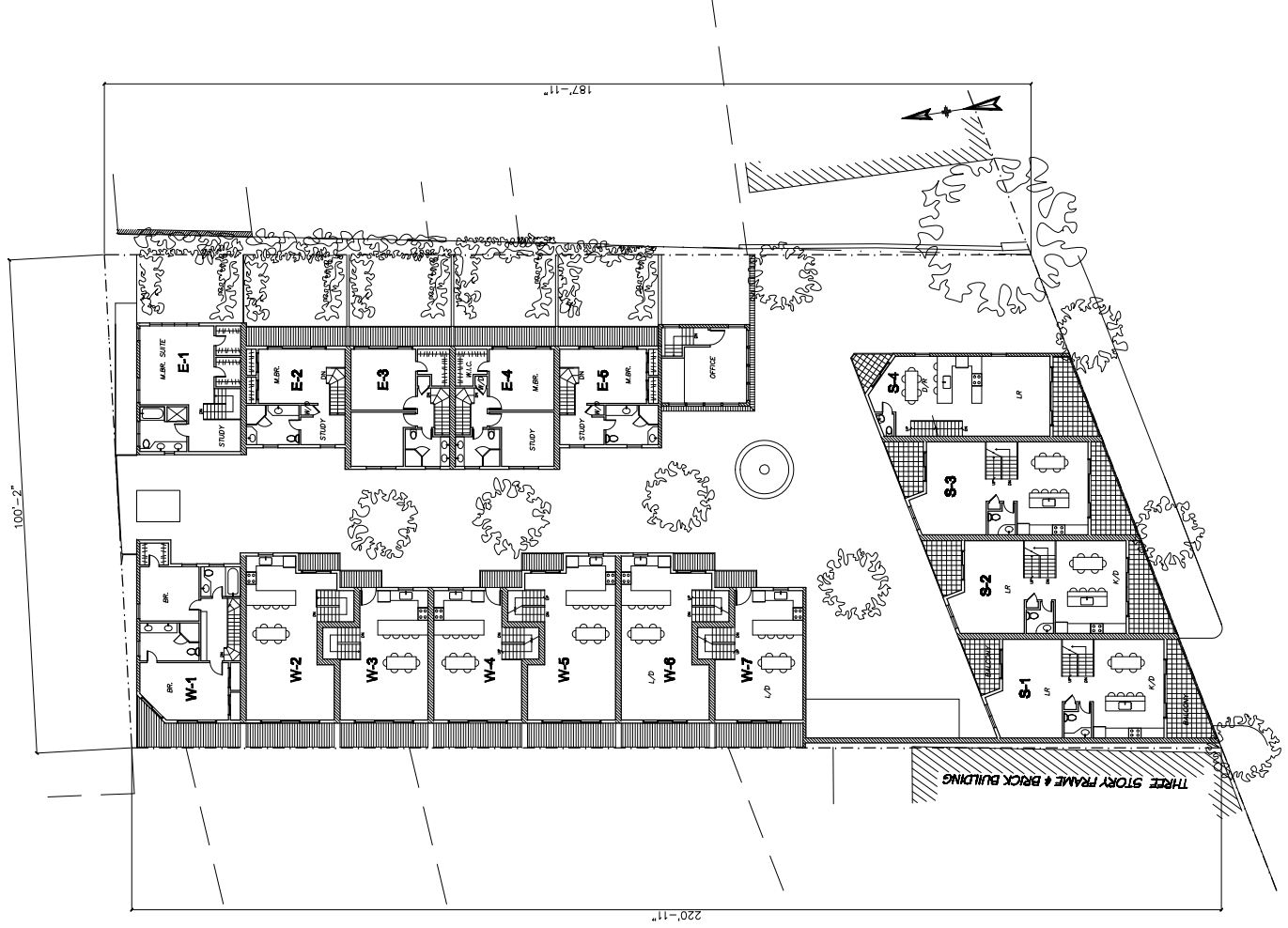
NO.	DATE	DESCRIPTION	BY
2	7-28-14	Revised Distance	JRL
1	7-2-14	Additional locations	JRL

JOSEPH R. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 05046

NEW YORK STATE LICENSED
LAND SURVEYOR SEAL







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Project:

WASHINGTON MEWS
RTB WASHINGTON LLC

Sheet Title:

Second Floor Plan

Project No.:

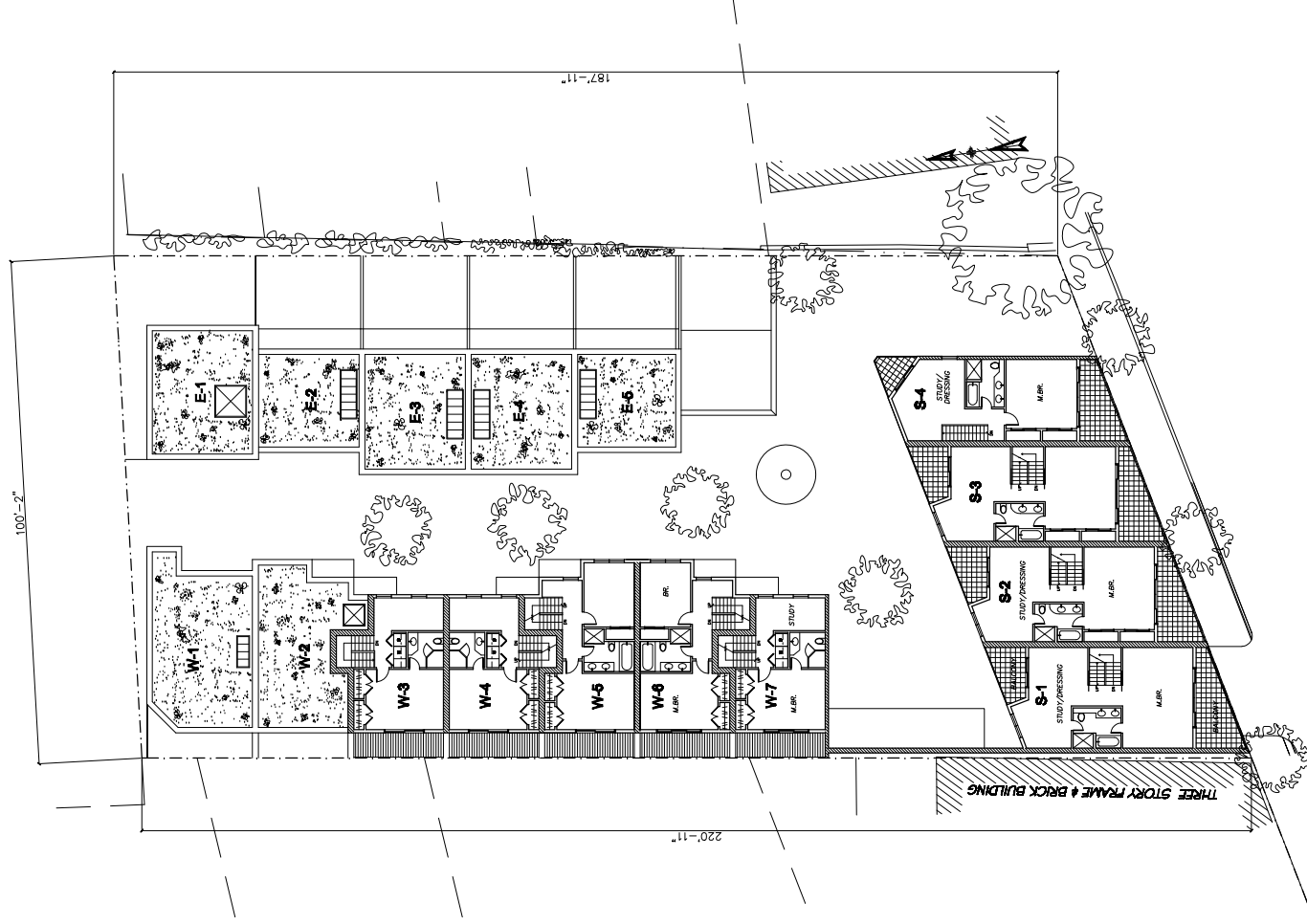
Date: April 16, 2015

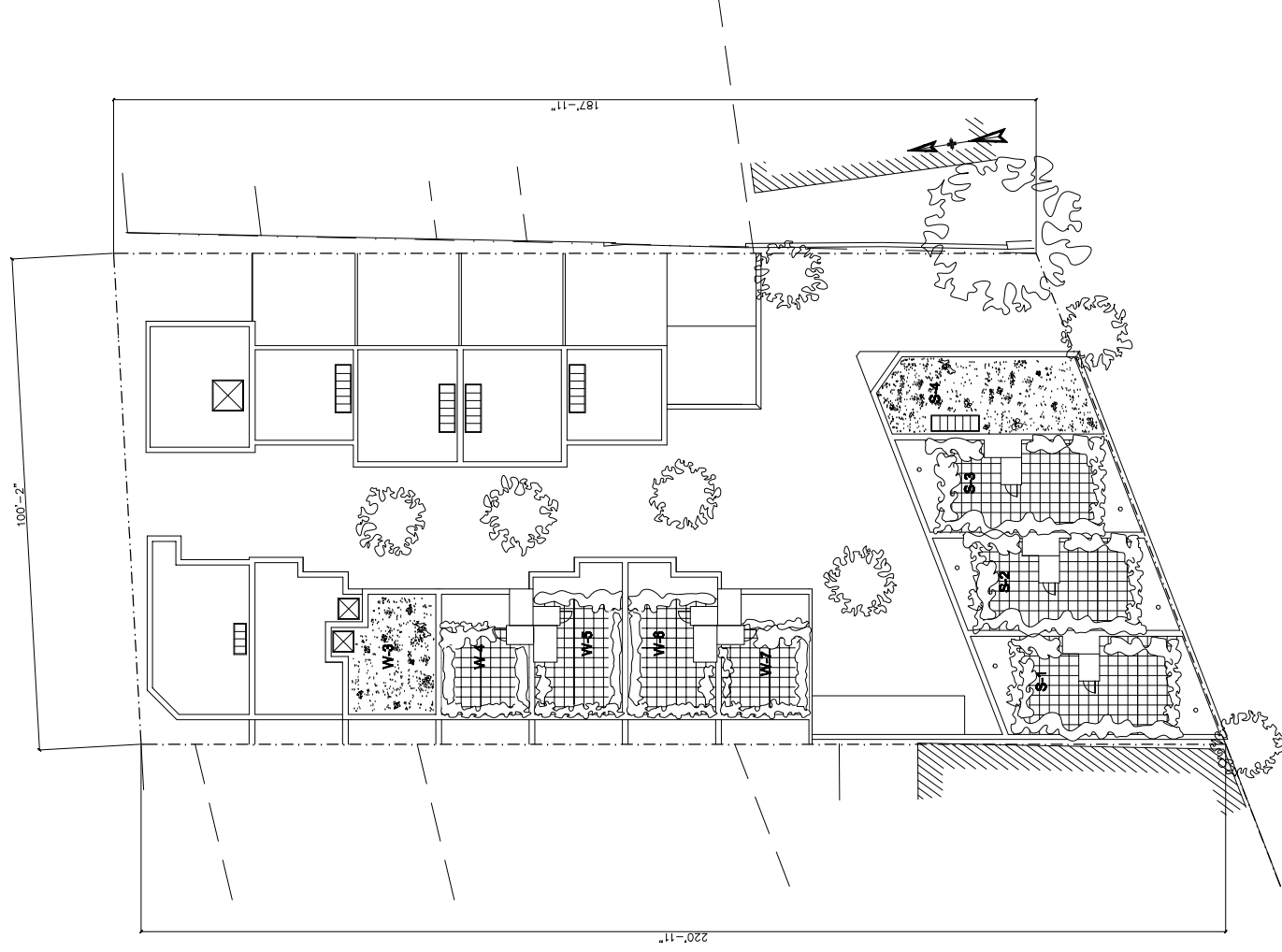
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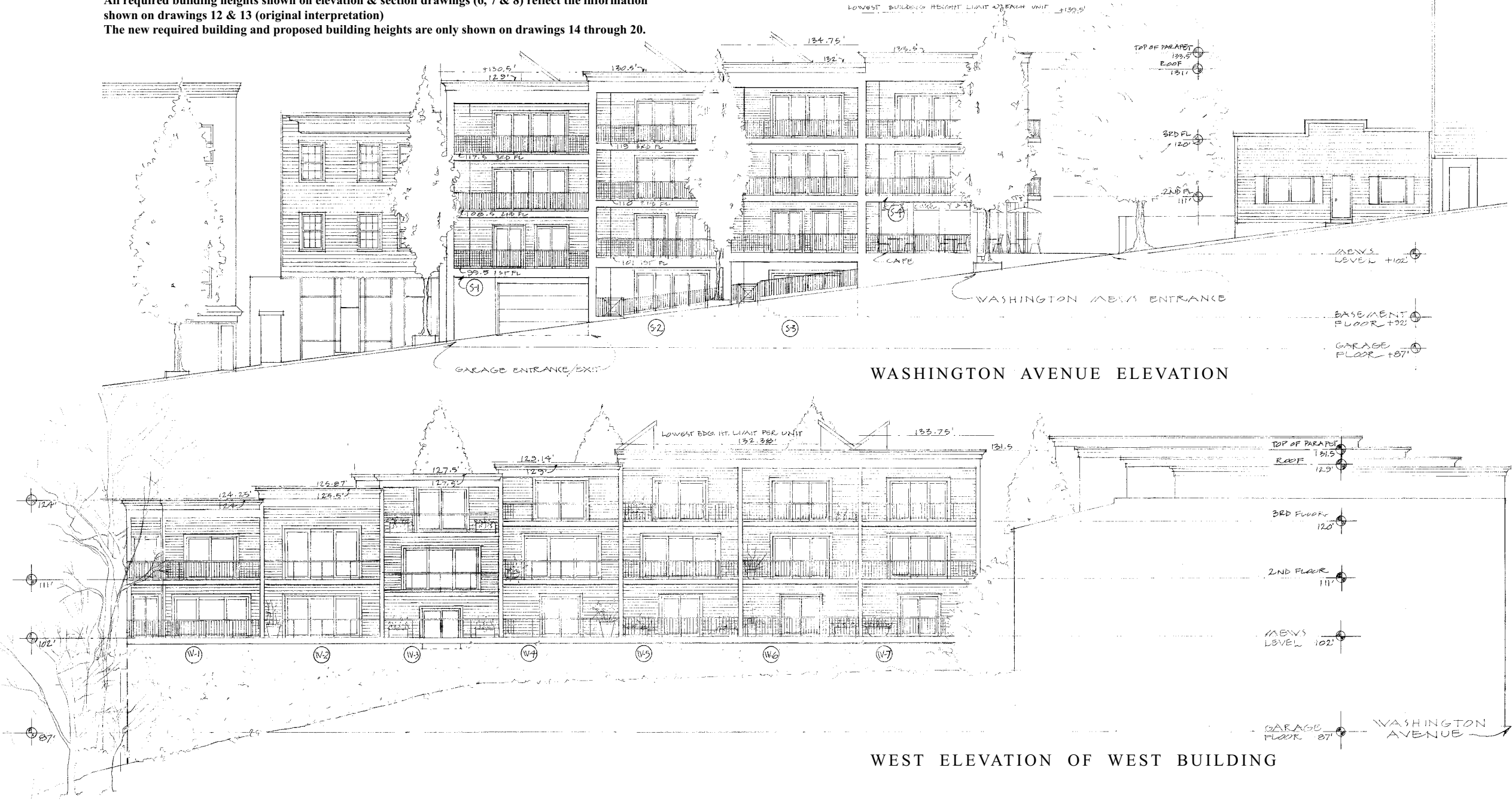
Sheet No.:

3





All height limits shown on this drawing are based on an interpretation of 295-72.2 (E) (3) made by Mr. Sharma & Mr. Minozzi in 2014.
 On June 9th of 2015 we were advised by Mr. Minozzi that this interpretation was incorrect.
 Additional drawings (14 through 20) reflect new interpretations.
 All required building heights shown on elevation & section drawings (6, 7 & 8) reflect the information shown on drawings 12 & 13 (original interpretation)
 The new required building and proposed building heights are only shown on drawings 14 through 20.

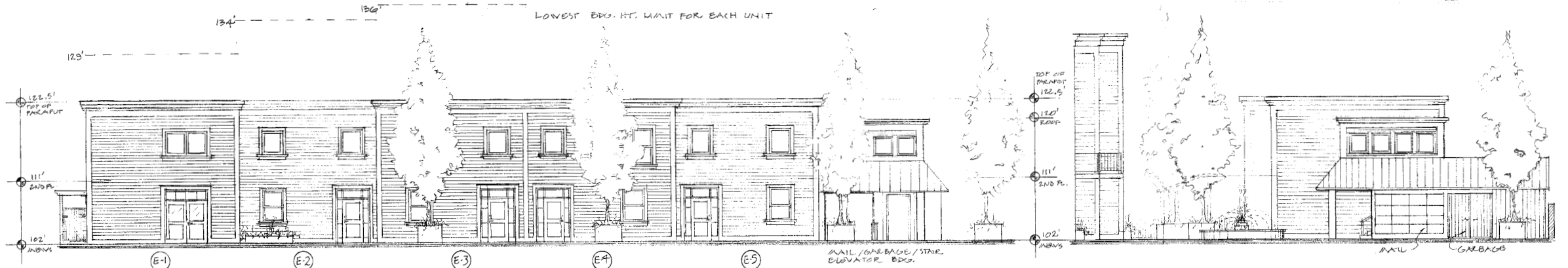


Sheet No.:	6
Project No.:	1405
Date:	12 JUN 2015
Scale:	1/8" = 1'-0"
Drawn:	G.A.
Sheet Title:	Washington Avenue South & West Elevations
Project:	WASHINGTON MEWS RTB WASHINGTON LLC
Architect:	Baldwin & Franklin Architects 73 Washington Avenue Hastings-on-Hudson, N.Y. 10706 Tel.: (914) 693-5324 Fax: (914) 693-5676



NORTH ELEVATION FROM PARKING LOT

All height limits shown on this drawing are based on an interpretation of 295-72.2 (E) (3) made by Mr. Sharma & Mr. Minozzi in 2014.
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WEST ELEVATION OF EAST HOUSES SEEN FROM THE MEWS

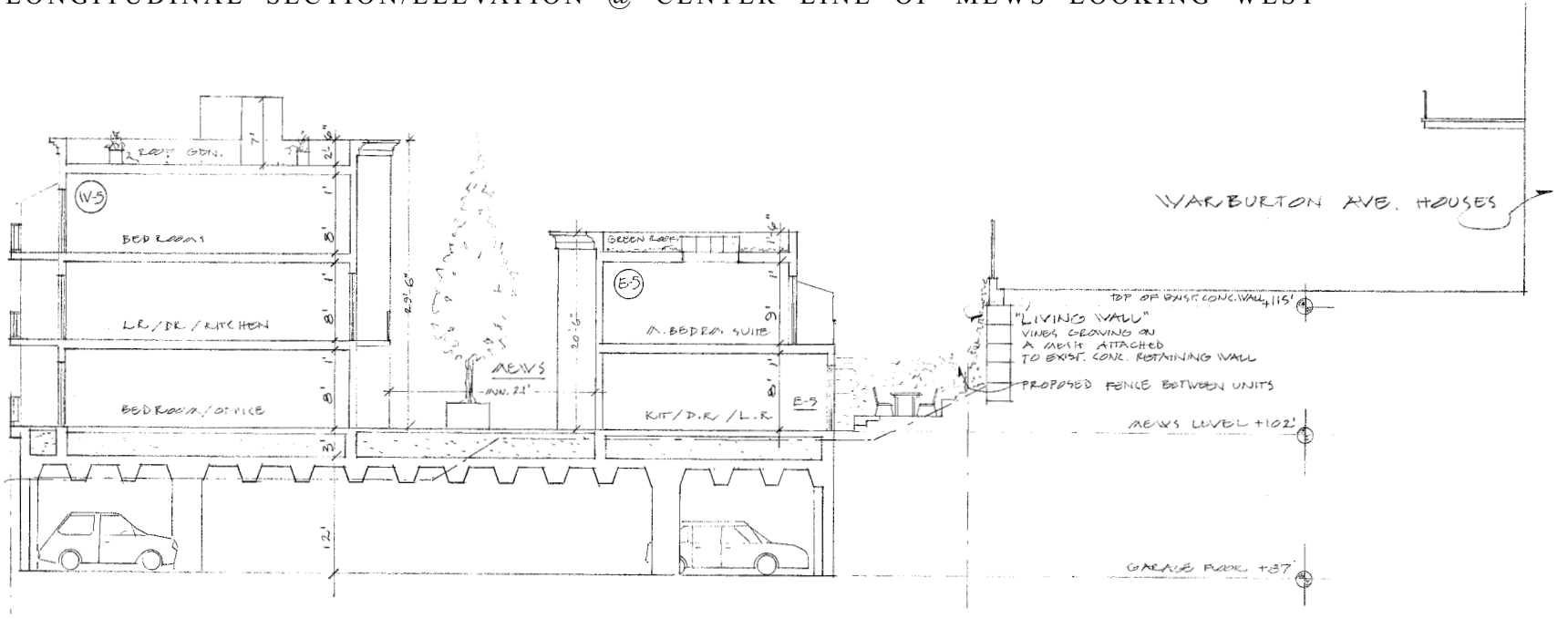
SOUTH ELEVATION OF EAST HOUSES
 (INCLUDING ELEVATOR/GARBAGE/MAIL BUILDING)

Project No.: 1405	Sheet No.: 7
Date: 12 JUNE 2015	
Scale: 1/8" = 1'-0"	
Drawn: GA	
Sheet Title: North & East Elevations	
WASHINGTON MEWS RTB WASHINGTON LLC	
Project: Baldwin & Franklin Architects 73 Washington Avenue Hastings-on-Hudson, N.Y. 10706 Tel.: (914) 693-5324 Fax: (914) 693-5676	

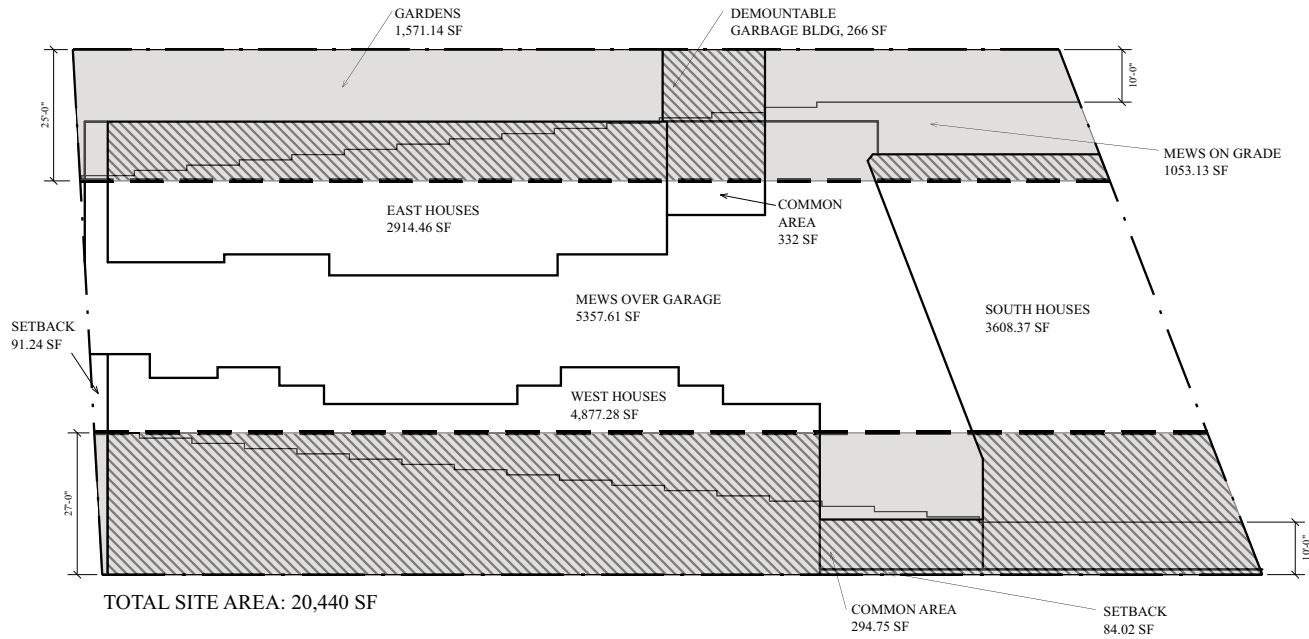


LONGITUDINAL SECTION/ELEVATION @ CENTER LINE OF MEWS LOOKING WEST

All height limits shown on this drawing are based on an interpretation of 295-72.2 (E) (3) made by Mr. Sharma & Mr. Minozzi in 2014. On June 9th of 2015 we were advised by Mr. Minozzi that this interpretation was incorrect. Additional drawings (14 through 20) reflect new interpretations. All required building heights shown on elevation & section drawings (6, 7 & 8) reflect the information shown on drawings 12 & 13 (original interpretation). The new required building and proposed building heights are only shown on drawings 14 through 20.



TRANSVERSE SECTION OF WASHINGTON MEWS



COVERAGE AREAS & REQUIRED SETBACKS
(1/16" = 1'-0")

- GREY AREA SHOWS SETBACK REQUIREMENTS AS DETERMINED BY THE HASTINGS-on-HUDSON BLDG DEPT.
- GREY HATCHED AREA SHOWS ENCROACHMENT ENTIRE WEST SIDE ENCROACHES 5,289 SF. AT EAST SIDE THE GARBAGE AREA & COMMON AREA ENCROACH 478 SF & A PORTION OF EAST HOUSES ENCROACHES 1,202 SF. S-4 ENCROACHES 225 SF. TOTAL ENCROACHMENT AREA IS 7194 SF OR 35.19% OF SITE AREA

1 Planning Considerations for the Washington Mews Project

Rubbish & Recycling Removal
We have reviewed facilities provided at other multi-family developments in Hastings such as Hastings Landing. We have also met with Mike Gunther, director of public works for Hastings and reviewed the facilities proposed with him. Mike deemed the curb space available on pick up days as being entirely adequate and said in addition that should an excessive number of wheeled bins be needed he would move the project into a twice a week pick up regiment. The space we are providing both in storage and for curb side pick up is significantly larger than that at Hastings Landing.

Snow Removal
We shall be rebuilding the sidewalk on Washington Avenue and shall incorporate a snow melt system for this entire area. While continuation of snow melt facilities into the Mews is possible, we do not wish to be committed to this at this time. We have examined the area of the Mews with a view toward snow storage and believe it would be adequate with 4 foot wide cleared section down the center with 2 1/2' wide branches to each entry. At the egress pathway & steps to the north snow will be cleared manually utilizing a snow blower stored at the parking garage level.

Lighting of Public Areas
The Mews area will be illuminated by wall sconces at each entry door and uplights at each tree. The exit stairway at the north will be illuminated by LED steplights and the pathway by LED landscape lights, all served from, and maintained by, the project. Wall sconce fixtures shall emit 1250 lumens, landscape units 650, and step lights 500. Fixture spacings shall result in surface illumination levels near entrances at 20 foot candles, on walks and paths 5min to 10max foot candles. All fixtures will produce warm, 2700°K, light. Illuminance levels shall be category A.

Impact of Traffic Generated by the Project
The project will involve the relocation of one existing curb cut into Washington Avenue and will not result in the loss of any on-street parking spaces. We have met with Chief Visalli whose assessment was that the project will have an extremely beneficial impact on current congestion on lower Washington Avenue simply due to the potential removal of 29 vehicles from the street. So long as a right turn in and a right turn out is observed at the garage entry he did not think that there would be any problem entering and leaving the Washington Avenue traffic stream. He did note however that a commercial operation such as the proposed café could create problems. He noted that at Antoinette's on Warburton Avenue many customers simply double park leaving their warning lights flashing. However he said that even though this is illegal and the police ticket as often as they can, it seems to work because the street is wide enough at that location. He said that on Washington this would not be the case and he felt that double parking would likely not occur. As a result the café trade may be largely be restricted to walk-in. In this location it is probably more likely anyway.

He also acknowledged that this project is likely to have far more commuters that walk to the station or seniors that do not take their car out at rush hour, so significant volumes of traffic in and out of the garage is not expected. At his suggestion, it is our intention to request that three meters in front of the project to be limited to 15 minutes.

Fire Fighting
Previous correspondence has been submitted on a review of the project by the HFD Fire Inspector and Chief.

Deliveries
The issue of mail has not been discussed with the postmaster but we know that at Hastings Landing the mailboxes were consolidated near the entry to the project. We believe a suitable location for this would be under the projecting roof on the south wall of the elevator. Mailbox facilities would include receiving receptacles for courier deliveries.

Window openings on West Elevation
This fully sprinkled building is classed as Type 5A construction under the New York State Building Code which stipulates that: All openings facing a lot line set back 5' to 10' may have unprotected openings up to 10% of the wall area and protected ones up to 25%. (Table 704.8) The openings we show are 25% at each house. We investigated protecting these openings with fire resistive glass but this would not permit operators. We have therefore elected to install coil type fire shutters similar to those made by Alpine Products at each of these openings. The coil is housed a box approximately 14"x 14" which can be concealed in the wall above the door header. In detail design we are confident that we can integrate these in an acceptable manner.

2 County Trunk Sewer Easement

The County Trunk Sewer runs North South centered approximately 3' west of the east lot line at a depth some 10' below our anticipated deepest foundations. The county easement extends only 4' west of this line. We have confirmed with Mr. Marion Pompa of the Westchester County Environmental Services Department & Mr. Lucas Herbert of the Westchester County Planning Department, that our project has no impact on the trunk sewer. Naturally the imposition of heavy loads within the easement area will be avoided. It is anticipated that a new connection to the sewer will be permitted to serve our project as it was for 495 Warburton Avenue.

3 Storm Water Retention Analysis for Washington Mews Project

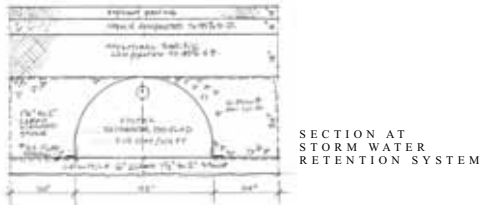
Total Site Area = 20,440 SF Elevations on site range from +84' to +106'. Project design calls for Mews level at approximately +102' throughout the site. A basement garage is planned some 15' lower at +87'. An existing county sewer transits the site near the east border of the site with an invert at approx. +70'. Soils are old fill heavily compacted. Percolation rate on the adjacent site to the east was 1" in 15 min as measured 7 years ago. We are approaching design using this same rate and planning for a 100 year storm event. In the event of a greater storm overflow water will run by gravity to the existing catch basin in Washington Ave at the SW corner of the site which has an invert of approximately +84'. We are designating an area of 10'x140' under the garage floor to accommodate the retention system.

Run off characteristic numbers have been taken from the Westchester County Storm Water Control Manual.

Roofs -	CN 98	9376 SF x 7.75 ÷ 12 =	6055 CF
Vegetated Roofs -	CN 80	2914 SF x 5.42 ÷ 12 =	1316 CF
Mews Paving -	CN 85	6411 SF x 5.67 ÷ 12 =	3029 CF
Gardens -	CN 75	1739 SF x 4.81 ÷ 12 =	697 CF
Total			11,097 CF

Pre Development Run off Analysis:
Entire Site CN 75 20,440 SF x 4.81 ÷ 12 = 8,193 CF
Net Required Storage Capacity = 2,904 CF
Utilizing Cultec Recharger XLHD 330 units placed in a linear fashion beneath the asphalt paving in the garage and using the 15 min per inch percolation rate we calculate meeting this storage volume requirement as follows:

Clear Interior volume of the recharger units = 7.15 cu ft per lineal foot
Void capacity in stone fill each side of recharger units = 7.44 cu ft per lin ft
Percolation rate over 24 hours at 15 min per inch = 6.38 cu ft per lin ft
Total capacity of system = 20.97 cu ft per lin ft. Therefore 2904 cu ft ÷ 20.97 = 138.48' length is required.
Storm water retention during construction will consist of silt fence and hay bale back up along both the west and north lot lines.



4 Probable Service Connections:

- 4" domestic water service from Washington Avenue existing main. Meters to be on west wall of garbage/recycling center and backflow preventer at SE corner of garage.
- 8" Sanitary sewer connection to county sewer at NE corner of site exactly as was arranged for 495 Warburton.
- Storm Sewer on site disposal system as described above & on garage plan.
- Underground electrical service will enter electrical room shown on garage plan.

ZONING ANALYSIS

DISCUSSION POINTS	ITEM	REQUIRED	EXISTING	PROPOSED	REQUIRED VARIANCES
<p>COVERAGE CALCULATIONS (SEE DRAWING SHOWING COVERAGE ON SHEET 9)</p> <p>Total project coverage exceeds the 80% permitted by 295-72-2 e (4) only because the Hastings Building Dept has deemed the portion of the Mews over the subgrade garage to constitute building coverage. The basis for this interpretation is that the garage constitutes a structure and that structures constitute coverage.</p> <p>We have reviewed the definition of structure in 295-5 and very clearly it refers only to items placed above grade. The Mews is located at a grade very close to that now existing. We do not believe it should be considered as building coverage. If the Mews area was replaced by pervious pavement at 50 % total development coverage would be 13.1% less or 78.5%. Despite this interpretation the excess coverage is only 6.4% or 11.6% if the portion of the mews on natural grade is also included.</p>	LOT AREA	2500 SF	20,440 SF/ 0.4692 acres	20,440 SF	
	MINIMUM AREA PER DWELLING UNIT	500 SF	N.A.	1278 SF	
	BUILDING COVERAGE ABOVE GRADE	N.A.	5296 SF or 25.9%	12,293 SF or 60.1%	
	TOTAL COVERAGE BY ALL 'STRUCTURES'	80% MAX 16,352 SF	5596 SF or 27.3%	17,650 SF or 86.4%	295-72-2 E 4 86.4% in lieu of 80%
	TOTAL PERVIOUS PAVING COVERAGE		952 SF or 4.6%	1053.11 SF or 5.2%	
	TOTAL DEVELOPMENT COVERAGE	NOT STIPULATED	APPROX.. 57.89%	91.6%	MAXIMUM IS NOT STIPULATED. 295-72-2 E 4 DOES NOT MENTION PERVIOUS PAVEMENT
<p>OPEN SPACE</p> <p>Required open space 295-72.2 a (2)</p> <p>Except for five east units which have 13'-9" deep gardens at grade, all units will have open space created within the footprint of the unit by a combination of balconies and roof terraces.</p> <p>The Hastings Building Department has deemed that the mews is not a 'courtyard' as defined in 295-5 and therefore that 295-21 C does not apply to this project.</p>	<p>OPEN SPACE BY UNIT</p> <p>Per 295-72.2.A(2), requirement is: - 100 SF for each studio or 1 bedroom unit + 100 SF added for each additional bedroom.</p> <p>Resultant required areas are shown in the next columns. Provided space exceeds requirements in all cases.</p>	<p>E-1 200 SF W-5 300 SF</p> <p>E-2 100 SF W-6 300 SF</p> <p>E-3 200 SF W-7 200 SF</p> <p>E-4 200 SF S-1 300 SF</p> <p>E-5 100 SF S-2 300 SF</p> <p>W-1 200 SF S-3 200 SF</p> <p>W-2 200 SF S-4 200 SF</p> <p>W-3 200 SF CAFE none</p> <p>W-4 200 SF</p>	N.A.	<p>E-1 270 SF W-5 507 SF</p> <p>E-2 270 SF W-6 507 SF</p> <p>E-3 270 SF W-7 449 SF</p> <p>E-4 270 SF S-1 664 SF</p> <p>E-5 270 SF S-2 598 SF</p> <p>W-1 327 SF S-3 598 SF</p> <p>W-2 267 SF S-4 254 SF</p> <p>W-3 267 SF CAFE 100 SF</p> <p>W-4 267 SF</p>	NONE
<p>OFF STREET PARKING REQUIREMENTS</p> <p>While we seek very minor variances for one space 8' in lieu of 9' in width and another for one undersized space for a sub compact vehicle, we are providing for the full required off street parking requirement of 29 spaces.</p> <p>The new curb cut will be 22' in width less than the 24' allowed.</p> <p>The existing 12' curb cut will be removed.</p> <p>The entry will be restricted to right turn in & right turn out.</p> <p>The ramp connecting the sidewalk within the garage will permit 2 way traffic. However by means of signal lights we will avoid this.</p> <p>One vehicle may wait off the street not obstructing traffic while the entry door is in operation. Cars exiting the garage will be aware of such a vehicle and be able to wait until the ramp is clear. Ramp grade is well within the 5% maximum stipulated in 295-31.</p>	<p>Per 295-36 A, required parking per unit is: - 1 1/4 spaces for studio - 1 1/2 spaces for 1 bedroom - 1 3/4 spaces for 2 bedrooms - 2 spaces for 3 bedrooms</p> <p>Per 295-36 E, CAFE is exempt</p> <p>TOTAL REQUIRED: 29</p>	<p>E-1 1 3/4 W-5 2</p> <p>E-2 1 1/2 W-6 2</p> <p>E-3 1 3/4 W-7 1 3/4</p> <p>E-4 1 3/4 S-1 2</p> <p>E-5 1 1/2 S-2 2</p> <p>W-1 1 3/4 S-3 2</p> <p>W-2 1 3/4 S-4 1 3/4</p> <p>W-3 1 3/4 CAFE 0</p> <p>W-4 1 3/4</p>	N.A.	<p>E-1 1 3/4 W-5 2</p> <p>E-2 1 1/2 W-6 2</p> <p>E-3 1 3/4 W-7 1 3/4</p> <p>E-4 1 3/4 S-1 2</p> <p>E-5 1 1/2 S-2 2</p> <p>W-1 1 3/4 S-3 2</p> <p>W-2 1 3/4 S-4 1 3/4</p> <p>W-3 1 3/4 CAFE 0</p> <p>W-4 1 3/4</p>	RELIEF FROM 295-29A
<p>YARD REQUIREMENTS</p> <p>When this project was first reviewed by Mr. Sharma in August of 2007 all yard requirements were deemed to be zero and were so shown on the schedule in the code. Mr. Minozzi advised us on may 29th that all side yards in this district are required to be 10' as all properties abut lands in the same MR-C district and that the MR-C district is to be considered a residential district. In addition he stated that additional set backs after the first 50' @ 1' per 10' as required by 295-20 G would be added to the 10' yard. This results in a 27' side yard at the west side of the site and 25' on the east side.</p> <p>Up until this time we thought 295-72.2 e (1) referred to residential only R districts and also that 295-20 G could not be added to a zero setback. Of the 22 properties that comprise the MR-C district none are in compliance with this requirement & only 3 have any side yard at all. Imposition of these side yard provisions would naturally eliminate the possibility of a Mews development and instead lead to an apartment block concept which we would consider less desirable for the site & for the neighborhood.</p> <p>Since the purpose of districting is to maintain the historic context & character of the existing buildings, (295-2 K) & (295-109 a&b), it seems inconsistent to apply 295-72.2 (e) to any building in this district. This interpretation was not imposed in carrying out our projects at 491-493a and 495 Warburton Avenue. Site plan proposed meets all criteria outlined in 295-109.</p>		<p>FRONT: 0'</p> <p>REAR: 0'</p> <p>SIDES: 10'</p> <p>(INCREASING 1' FOR EVERY 10' OF DEPTH AFTER 50'. SEE DWG ON SHEET 9)</p> <p>TOTAL WEST SIDE IS 27'</p> <p>TOTAL EAST SIDE IS 25'</p>	<p>0' @ FRONT</p> <p>0' @ WEST</p> <p>10' @ EAST</p> <p>+/- 150' @ NORTH</p>	<p>FRONT: 0'</p> <p>REAR: 1'</p> <p>EAST: 13'-9"</p> <p>WEST: 0'</p>	<p>RELIEF FROM 295-72E (1)</p> <p>RELIEF FROM 295-20G</p> <p>ENCROACHMENTS TOTAL IS 7,194 SF</p> <p>SEE DWG 9</p>
<p>HEIGHT LIMITS (SEE SHEETS 14 THROUGH 20)</p> <p>295-5 "HEIGHT, BUILDING" B (1) & B (2) + 295-72-2 (E) 3 (a) & (b) limiting height to 40'.</p>	<p>Our previous interpretation of 295-72.2 (E) (3) was incorrect as our sections were of unequal size. We have examined 4 options only one of which (A) fully complies with the law as written. The others (B), (C), and (D) are attempts to rationalize the concept of height computations to the specific and unusual topography of this site where the asymmetry between the front and rear lot lines results in extreme projections of plane A beyond the site. These are all shown on Drawing 14 along with the resultant building heights. We are not requesting specific variances for these encroachments at this time as a number of other issues such as the need for side yards need to be resolved before we spend time on design revisions of this nature. However we are anxious to learn which approach to sectioning of the site the board favors.</p>				
<p>EXITWAY/CONNECTION TO TRAIN STATION</p> <p>We propose a gravel pathway approximately 4' wide to connect the exit stair on the north end of the development to existing old stairs in need of reconstruction at the SW corner of the station parking lot. (see sheet 1) These stairs give out to the sidewalk leading to Southside Avenue and the station. We are asking the village to enter into a reciprocal easement agreement with RTB Washington LLC or their designated condominium corporation, to allow RTB to construct and maintain this pathway and steps in perpetuity as a public pedestrian way. In turn the village would receive a public right of passage through the Mews at the Mews level to Washington Avenue.</p> <p>We contacted Erika Krieger of the New York DOS regarding obtaining a state code variance to permit an exit into a 4' wide path in lieu of the 10' wide laneway prescribed by the code. Erika thought this likely but was unconvinced that we needed to classify this as an emergency egress point. Obviously if we don't, the variance would not be required. She is studying the matter and has not yet responded.</p>	EXIT TO TRAIN STATION				A recommendation from the PB & ZBA to the B of T that such an easement be granted.

Project No.: 1405 Date: 12 JUNE 2015 Scale: Drawn:	WASHINGTON MEWS RTB WASHINGTON LLC	ZONING ANALYSIS	Sheet No.: 10
Project:			
Baldwin & Franklin Architects 73 Washington Avenue Hastings-on-Hudson, N.Y. 10706 Tel.: (914) 693 5324 Fax: (914) 693 5676			

LANDSCAPE DESIGN PROPOSAL

Live plantings proposed for the public domain of the project will be as follows:

1. 3 new street trees equal to those now existing
2. 5 new trees in concrete planters within the Mews as shown on the plans. These we propose be Honey Locusts (*Gleditsia Tricanthos*) 2 1/2" caliper as their small leaves and high visual transparency will not overly shade the Mews space nor dominate or fill it excessively.

At each of these planters we would propose English Ivy (*Hedera helix*) as a ground cover which hopefully will flow over the edges of the planters.

3. At numerous window boxes we would propose annual flowering plants.
4. For the vegetated roofs on the East Houses, W-1, W-2, W-3, W-4 and S-4 we would propose a modular system employing a variety of *Sedums* mixed with short meadow grasses be used. A system such as Tremco's VR MOD would be appropriate as it is as close to being maintenance free as any system on the market.
5. For the exposed west and north walls of the sub grade parking retaining wall at the rear of the east houses we propose a "green" wall of ivy supported on a rigid mesh fastened to the wall with "stand offs".
6. Paving throughout the Mews we propose be a clay brick in a running bond adding color and a non institutional, non commercial feeling which conventional concrete modular units can never achieve.
7. Roof terraces on S and W houses have 1'-6" high planter boxes concealed by the 2'-6" high parapet. Plant material will be provided by individual owners and will be restricted by the condominium agreement to be maintained no more than 2'-6" high, i.e. 1'-6" higher than the parapet.
8. At the center of the south end of the mews we propose a fountain to provide a sitting wall and water to reflect light and provide sound to add atmosphere. The fountain will be illuminated at night.



LOWEST HEIGHT LIMIT PER UNIT
(OF THE POSSIBLE RANGE OF HEIGHTS)

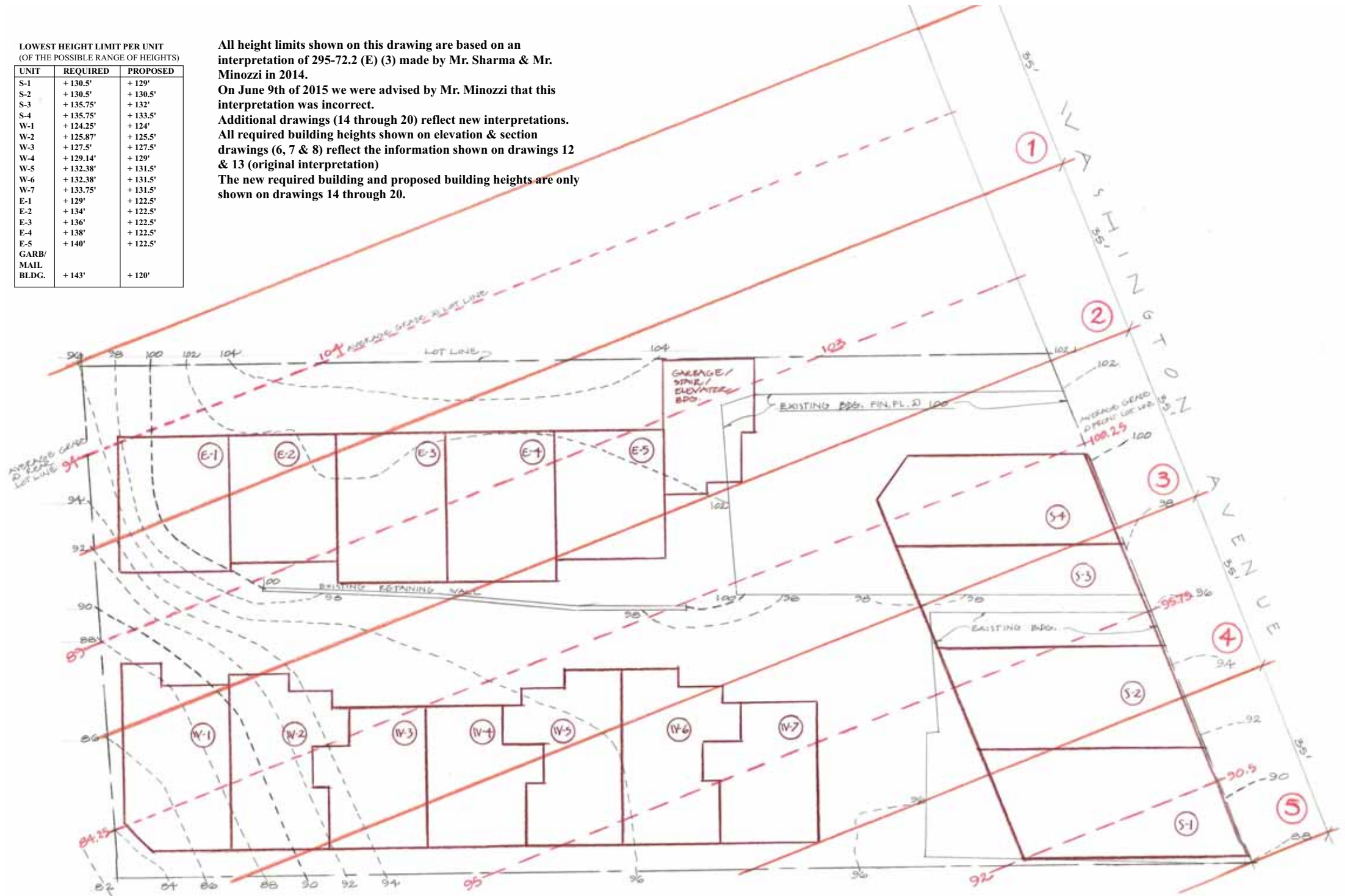
UNIT	REQUIRED	PROPOSED
S-1	+130.5'	+129'
S-2	+130.5'	+130.5'
S-3	+135.75'	+132'
S-4	+135.75'	+133.5'
W-1	+124.25'	+124'
W-2	+125.87'	+125.5'
W-3	+127.5'	+127.5'
W-4	+129.14'	+129'
W-5	+132.38'	+131.5'
W-6	+132.38'	+131.5'
W-7	+133.75'	+131.5'
E-1	+129'	+122.5'
E-2	+134'	+122.5'
E-3	+136'	+122.5'
E-4	+138'	+122.5'
E-5	+140'	+122.5'
GARB/ MAIL BLDG.	+143'	+120'

All height limits shown on this drawing are based on an interpretation of 295-72.2 (E) (3) made by Mr. Sharma & Mr. Minozzi in 2014.

On June 9th of 2015 we were advised by Mr. Minozzi that this interpretation was incorrect.

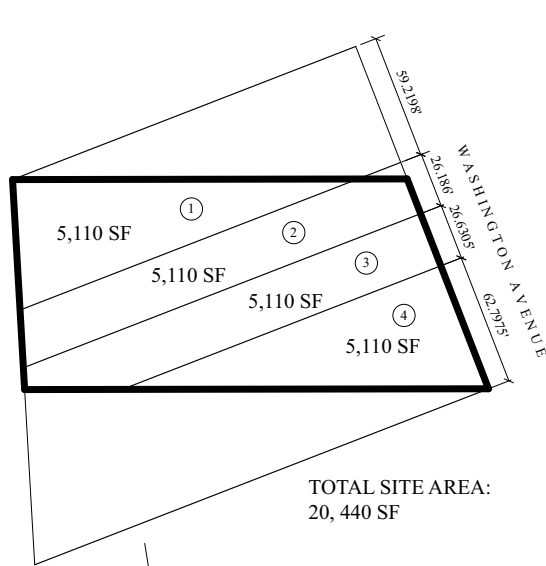
Additional drawings (14 through 20) reflect new interpretations. All required building heights shown on elevation & section drawings (6, 7 & 8) reflect the information shown on drawings 12 & 13 (original interpretation)

The new required building and proposed building heights are only shown on drawings 14 through 20.





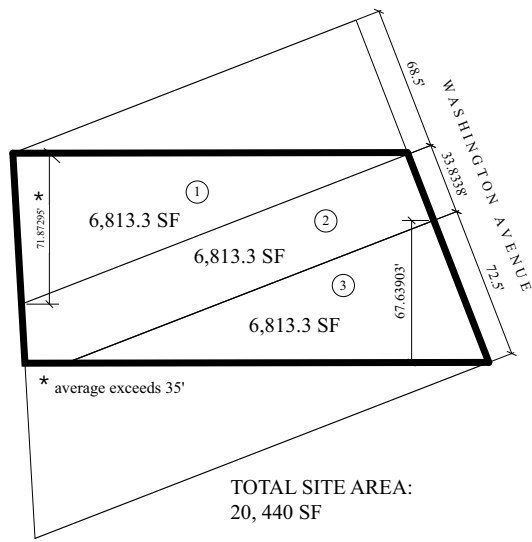
All height limits shown on this drawing are based on an interpretation of 295-72.2 (E) (3) made by Mr. Sharma & Mr. Minozzi in 2014. On June 9th of 2015 we were advised by Mr. Minozzi that this interpretation was incorrect. Additional drawings (14 through 20) reflect new interpretations. All required building heights shown on elevation & section drawings (6, 7 & 8) reflect the information shown on drawings 12 & 13 (original interpretation). The new required building and proposed building heights are only shown on drawings 14 through 20.



TOTAL SITE AREA:
20, 440 SF

**SITE SECTIONED
AS PER 295-72.2 (E) (3)**
See DWGS 15 & 16

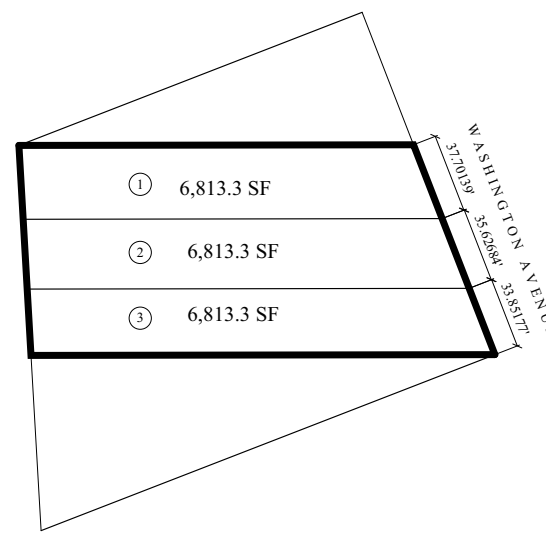
A



TOTAL SITE AREA:
20, 440 SF

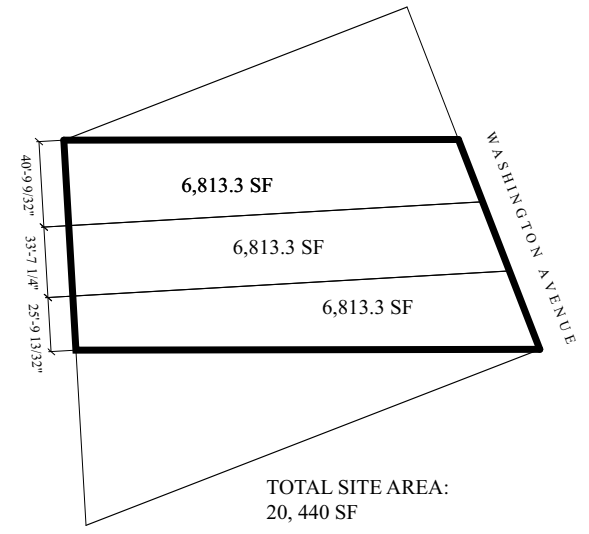
**SITE SECTIONED
IN 3 SECTIONS
PERPENDICULAR TO
FRONT LOT LINE**
See DWGS 17 & 18

B



**SITE SECTIONED
PARALLEL TO SIDE LOT
LINES AS SUGGESTED
BY MR. CAMERON**
See DWGS 19 & 20

C



TOTAL SITE AREA:
20, 440 SF

**SITE SECTIONED
PERPENDICULAR TO
REAR LOT LINE AS
SUGGESTED BY MR.
CAMERON**

D

**LOWEST HEIGHT LIMIT PER UNIT
(OF THE POSSIBLE RANGE OF HEIGHTS)**

UNIT	ALLOWED	PROPOSED	# OF FEET OVER LIMIT
S-1	+ 129.75'	+ 129'	+ 0'
S-2	+ 129.75'	+ 130.5'	+ 1.5'
S-3	+ 129.75'	+ 132'	+ 2.25'
S-4	+ 136'	+ 133.5'	+ 0'
W-1	+ 122.63'	+ 124'	+ 1.37'
W-2	+ 125.75'	+ 125.5'	+ 0'
W-3	+ 127'	+ 127.5'	+ 0.5'
W-4	+ 121.25'	+ 129'	+ 7.75'
W-5	+ 123'	+ 131.5'	+ 8.5'
W-6	+ 124.8'	+ 131.5'	+ 6.7'
W-7	+ 126.5'	+ 131.5'	+ 5'
E-1	+ 131.9'	+ 122.5'	+ 0'
E-2	+ 134.9'	+ 122.5'	+ 0'
E-3	+ 130.5'	+ 122.5'	+ 0'
E-4	+ 131.75'	+ 122.5'	+ 0'
E-5	+ 135.25'	+ 122.5'	+ 0'
GARB/ MAIL BLDG.	+ 136.9'	+ 120'	+ 0'

**LOWEST HEIGHT LIMIT PER UNIT
(OF THE POSSIBLE RANGE OF HEIGHTS)**

UNIT	ALLOWED	PROPOSED	# OF FEET OVER LIMIT
S-1	+ 130.75'*	+ 129'	+ 0'
S-2	+ 130.75'	+ 130.5'	+ 0'
S-3	+ 130.75'	+ 132'	+ 1.25'
S-4	+ 130.75'	+ 133.5'	+ 2.75'
W-1	+ 124'	+ 124'	+ 0'
W-2	+ 122'	+ 125.5'	+ 3.5'
W-3	+ 122'	+ 127.5'	+ 5.5'
W-4	+ 123.4'	+ 129'	+ 5.6'
W-5	+ 125'	+ 131.5'	+ 6.5'
W-6	+ 126.25'	+ 131.5'	+ 5.25'
W-7	+ 128'	+ 131.5'	+ 3.5'
E-1	+ 131.75'	+ 122.5'	+ 0'
E-2	+ 134'	+ 122.5'	+ 0'
E-3	+ 135.5'	+ 122.5'	+ 0'
E-4	+ 132.8'	+ 122.5'	+ 0'
E-5	+ 132.8'	+ 122.5'	+ 0'
GARB/ MAIL BLDG.	+ 141.75'	+ 120'	+ 0'

* +133.25' IF BLDGS ARE 2' SHORTER

**LOWEST HEIGHT LIMIT PER UNIT
(OF THE POSSIBLE RANGE OF HEIGHTS)**

UNIT	ALLOWED	PROPOSED	# OF FEET OVER LIMIT
S-1	+ 129.6'	+ 129'	+ 0'
S-2	+ 129.6'	+ 130.5'	+ 0.9'
S-3	+ 134.6'	+ 132'	+ 0'
S-4	+ 134.6'	+ 133.5'	+ 0'
W-1	+ 124.55'	+ 124'	+ 0'
W-2	+ 125.6'	+ 125.5'	+ 0'
W-3	+ 126.1'	+ 127.5'	+ 1.4'
W-4	+ 126.74'	+ 129'	+ 2.26'
W-5	+ 127.31'	+ 131.5'	+ 4.19'
W-6	+ 127.88'	+ 131.5'	+ 3.62'
W-7	+ 127.88'	+ 131.5'	+ 3.62'
E-1	+ 129.2'	+ 122.5'	+ 0'
E-2	+ 130'	+ 122.5'	+ 0'
E-3	+ 131.31'	+ 122.5'	+ 0'
E-4	+ 131.97'	+ 122.5'	+ 0'
E-5	+ 132.62'	+ 122.5'	+ 0'
GARB/ MAIL BLDG.	+ 137.9'	+ 120'	+ 0'

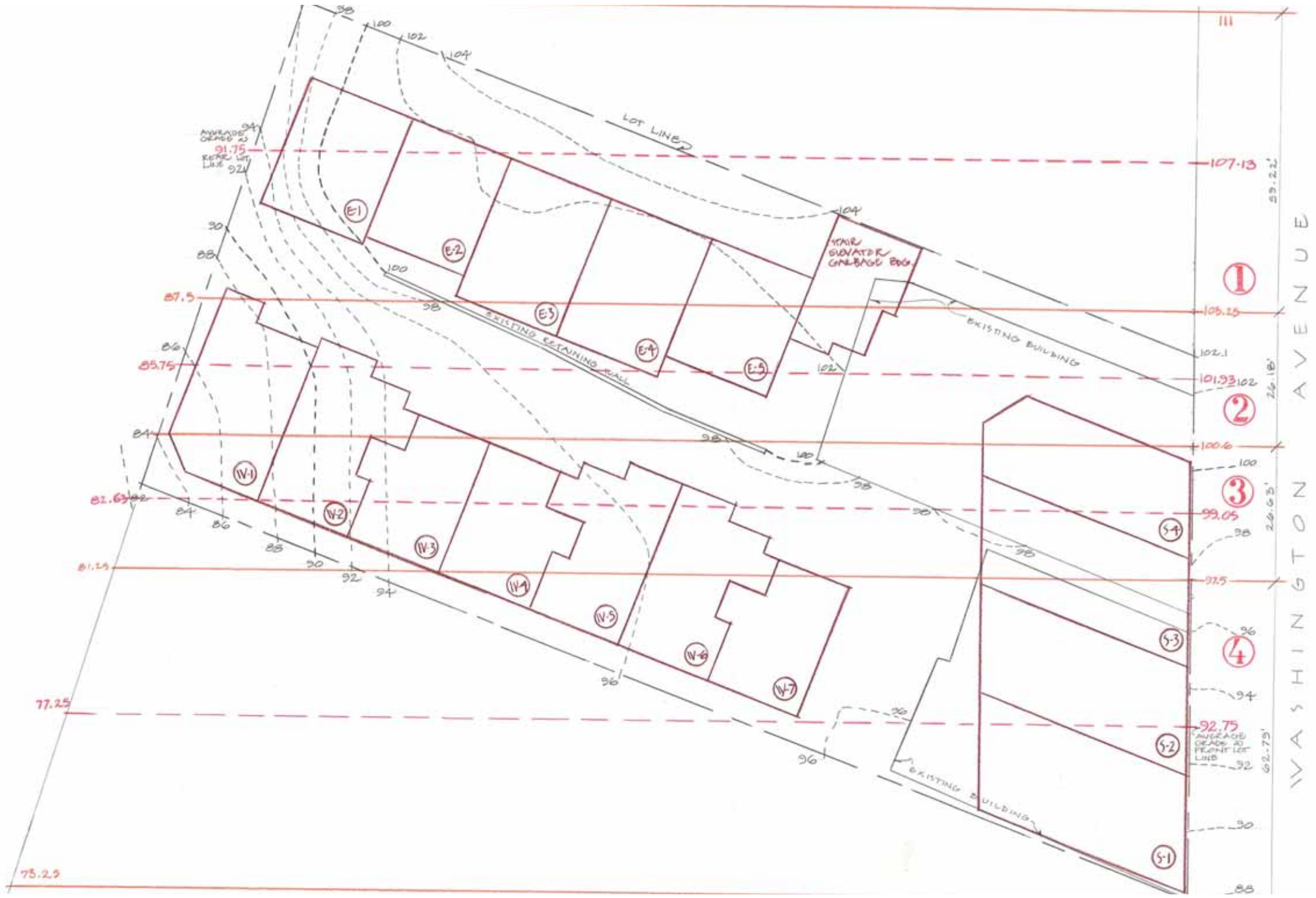
NOTE:

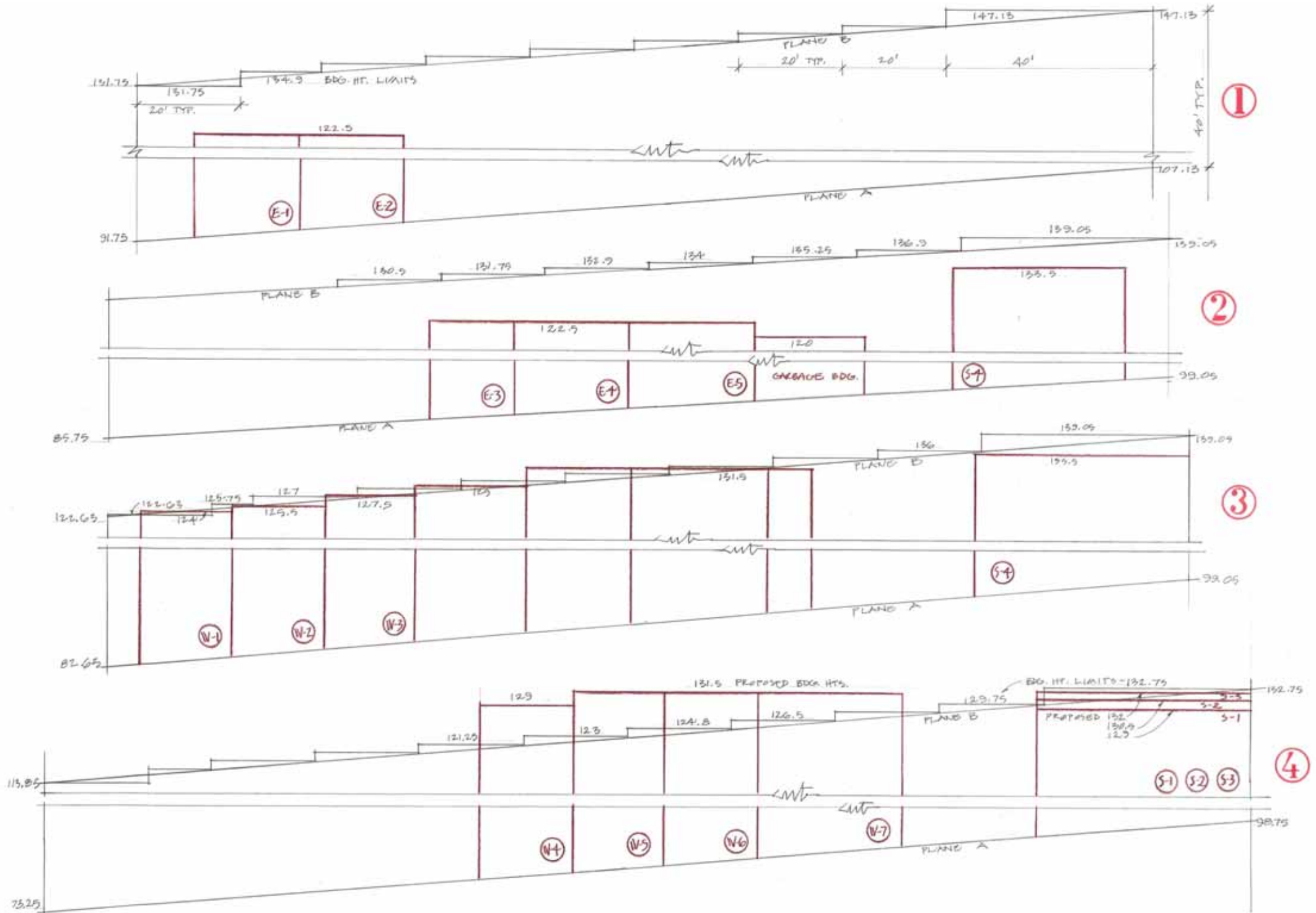
If the NW corner of plane A is raised to +82.7 reflecting the true existing grade then excess heights are reduced as follows:

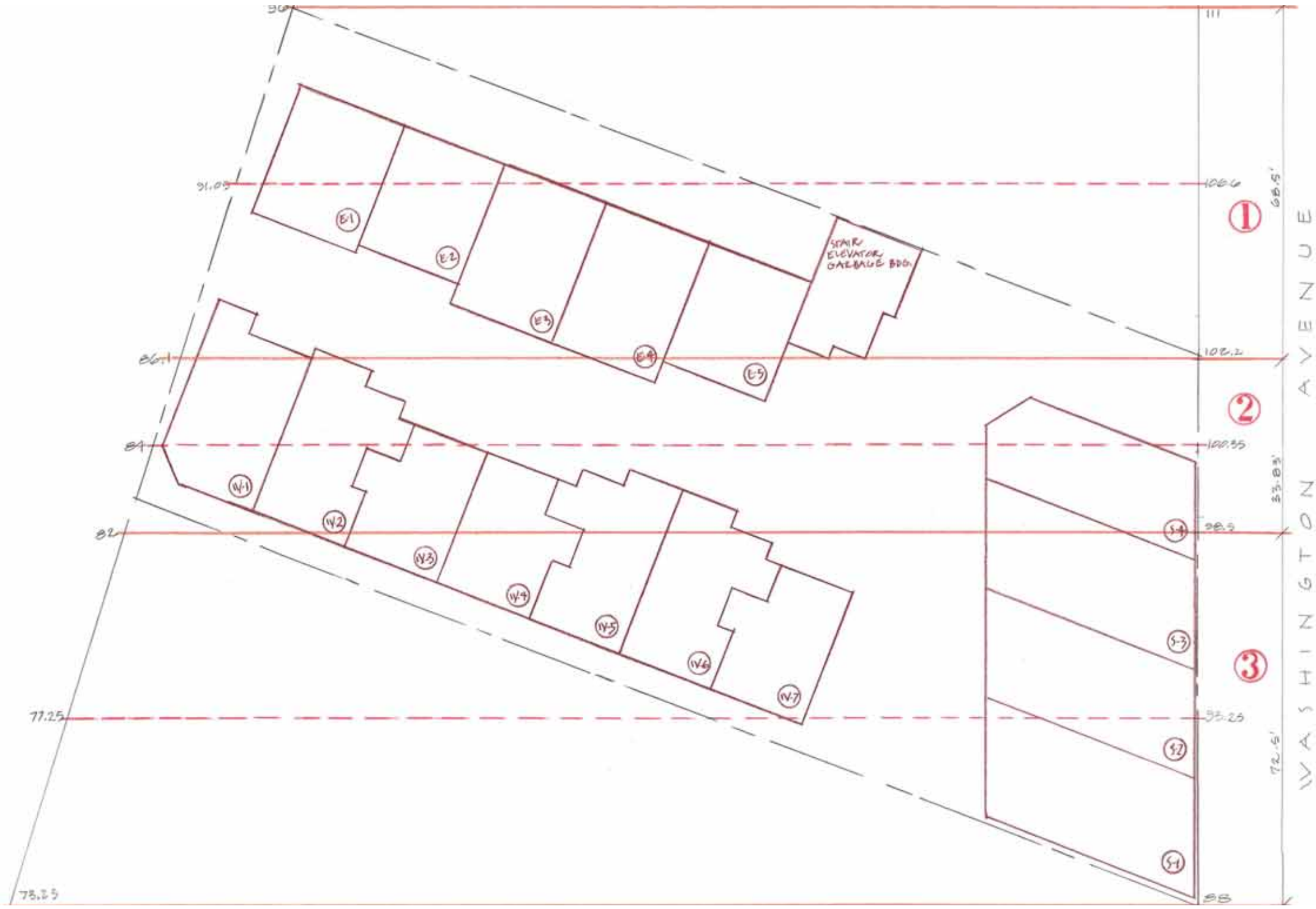
A	W-4	4.3'
	W-5	3.9'
	W-7	2.2'
B	W-3	1.0'
	W-4	2.0'
	W-5	3.0'
	W-6	2.5'
	W-7	2.0'

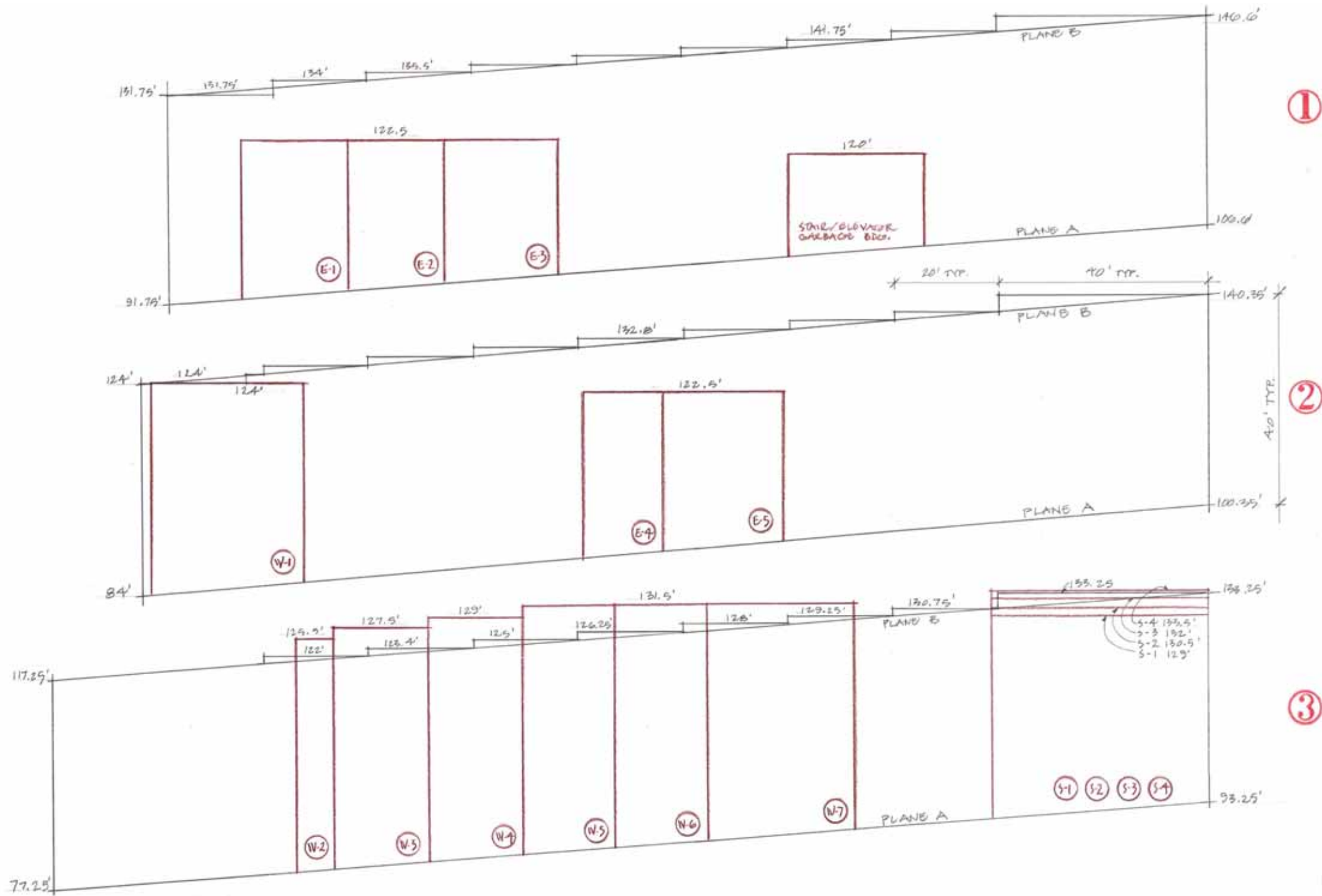
NOTE:

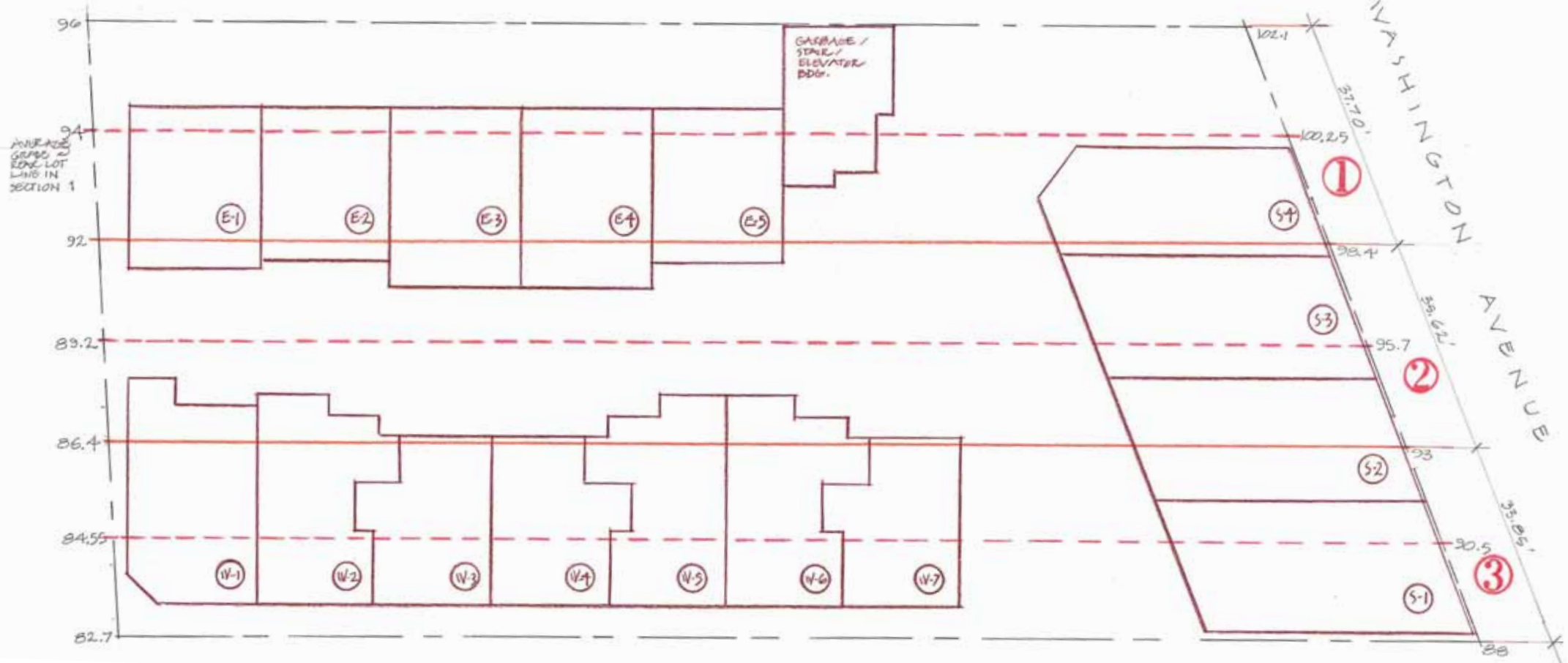
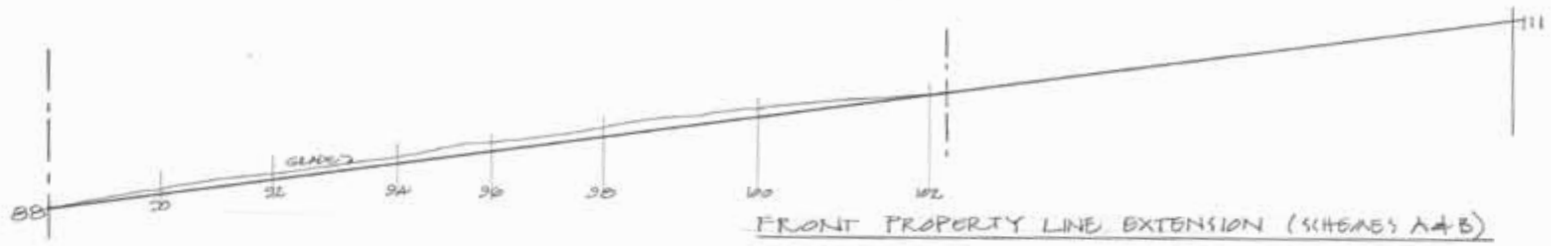
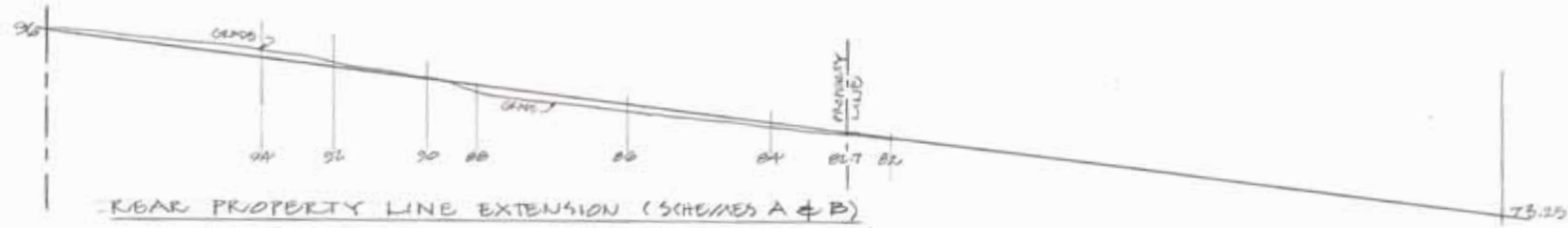
Original non conforming scheme is shown on Dwgs 12 & 13.

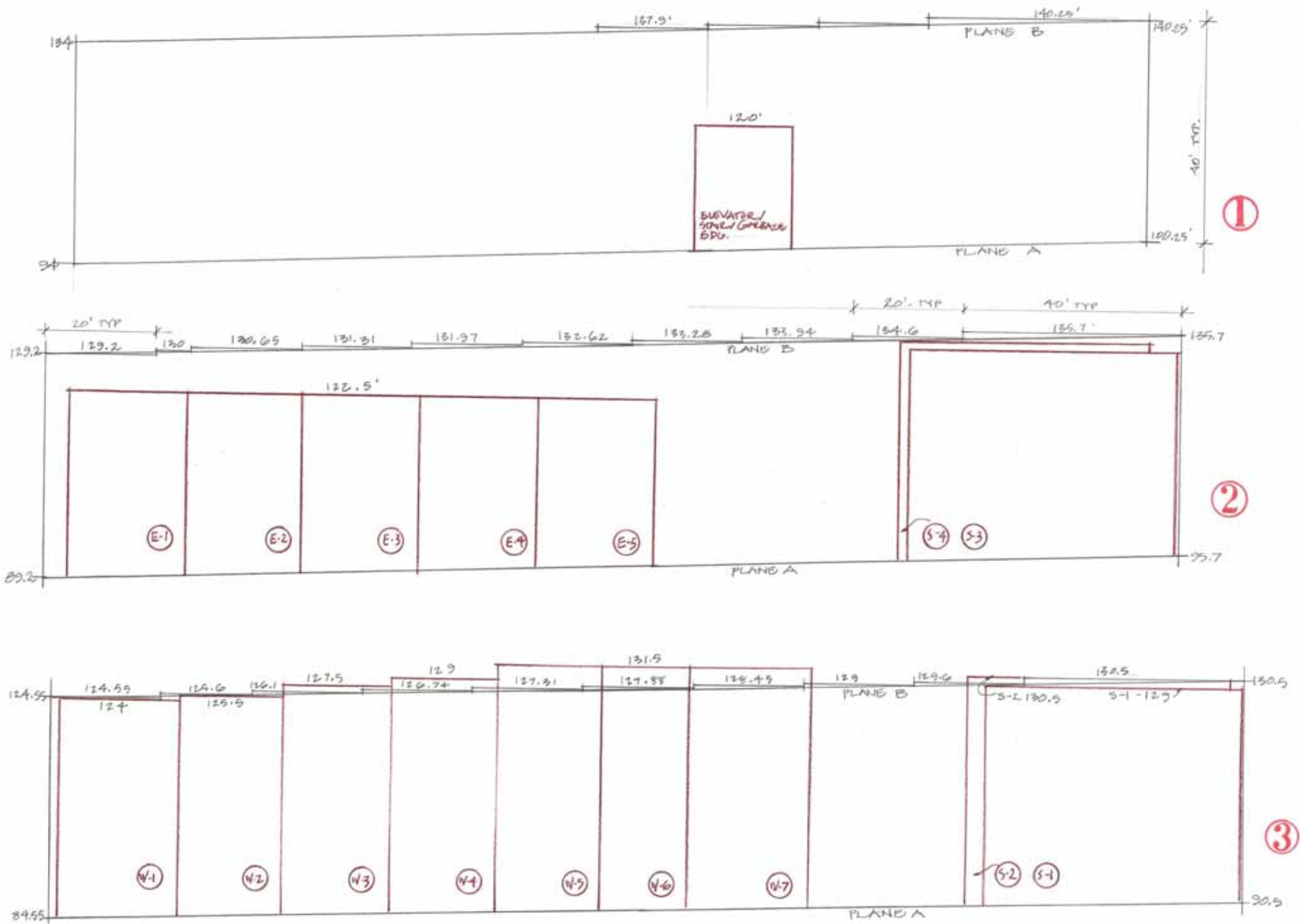














VIEWPOINT MAP scale: 1"-100'



view 1 - existing



view 1 - proposed



view 2 - existing



view 2 - proposed



view 3 - existing



view 3 - proposed



view 4 - existing



view 4 - proposed



view 7 - existing



view 5 - existing



view 5 - proposed



view 7 - proposed



view 6 - existing



view 6 - proposed

Short Environmental Assessment Form

Part 1 - Project Information

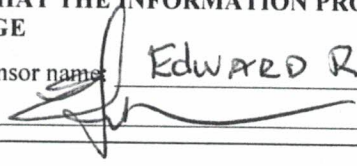
Instructions for Completing

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			
WASHINGTON MEWS			
Name of Action or Project: SECTION 4.70 BLOCK 48 LOTS 37+38 #9-17 WASHINGTON AVE			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: CONSTRUCTION OF A MID BLOCK INFILL HOUSING PROJECT COMPRISING 16 UNITS OVER A SUB GRADE PARKING STRUCTURE			
Name of Applicant or Sponsor: BALDWIN & FRANKLIN Architects		Telephone: 914 693 5324	
		E-Mail: nedbaldwin@optonline.net	
Address: 73 WASHINGTON AVE			
City/PO: HASTINGS ON HUDSON		State: NY	Zip Code: 10706
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: ZBA			<input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.4692 acres	
b. Total acreage to be physically disturbed?		.4692 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.5205 acres	
Applicant also OWNS 495 WASHINGTON AVE			
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 checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <i>exceed code insulation levels, high efficiency boilers + appliances com check submitted with permit application</i>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>EDWARD R. BALDWIN</u></p>	<p>Date: <u>12 April 2015</u></p>	
<p>Signature: </p>		

Project: Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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.

- 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.
- 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 FORM

LIST OF ADJACENT PROPERTIES

- RTB Washington LLC, 495 Warburton Avenue, Tax Lot 4.70 - 48 - 5
- Village of Hastings, Southside Avenue, Tax Lot 4.70 - 48 - 7
- MCB V LLC, 115 Southside Avenue, Tax Lot 4.70 - 48 - 32
- Robert KNEZEVIC, 497 Warburton Avenue, Tax Lot 4.70 - 48 - 6
- Southside Social & Athletic Cl., 113 Southside Avenue, Tax Lot 4.70 - 48 - 33
- 109-111 Southside Avenue Realty Corp., 109-111 Southside Avenue, Tax Lot 4.70 - 48 - 34
- Isaac UMANOFF, 491 Warburton Avenue, Tax Lot 4.70 - 48 - 4.3
- Beth O. RUDD, 491A Warburton Avenue, Tax Lot 4.70 - 48 - 4.4
- Matthew M. STUELAND, 493 Warburton Avenue, Tax Lot 4.70 - 48 - 4.1
- Vilma B. NOVAK, 493A Warburton Avenue, Tax Lot 4.70 - 48 - 4.2
- 7 Washington Ave. LLC, 7-9 Washington Avenue, Tax Lot 4.70 - 48 - 36
- Sonia KEZEMA, 487 Warburton Avenue, Tax Lot 4.70 - 48 - 2
- KERPCCHAR Realty Corp., 483 Warburton Avenue, Tax Lot 4.70 - 48 - 1