

HASTINGS-ON-HUDSON ARCHITECTURAL REVIEW BOARD APPLICATION AND CHECKLIST



The ARB meets on the 1st Monday of every month at 8:00 P.M. Please complete and submit this application along with a fee of \$25 and all the required supporting material to Hastings-on-Hudson Buildings Department, no later than two weeks before the date of the meeting.

Applicant's Name: MITCHELL KOCH		Date: 12/23/2016
Tel. 914-623-0230	Fax:	E-mail: MITCH@MKASTUDIO.COM
Property Owner's Name: ETHAN ARROW & FABIAN ENGELBERTZ		Property Address: 4 WEST MAIN STREET
Brief Project Description:	DINING ROOM / STAIR HALL ADDITION AND ROOF DECK. NOTE THIS IS A PRELIMINARY REVIEW FOR RECOMMENDATION TO PLANNING BOARD FOR SITE PLAN REVIEW AND VIEW PRESERVATION. WE WILL SUBMIT DETAILS, LIGHT'G & MAT'LS AS PART OF BLDG. PERMIT APPL.	

This application must be submitted in a packet with the following items. Provide seven (7) copies of each item and this application. ✓ Check off completed items:

The following items are required with every application:		
1		DRAWINGS:
X		Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable.
2		PHOTOS:
X		Photographs of the property/building.
X		Photographs of architectural details, existing lighting, etc.
X		Photographs (full views) of all adjacent properties.
3		SAMPLES of all materials related to the project. For example:
	Awning fabric	Lighting cut sheets
	Paint chips	Siding samples
	Window and door cut sheets	Brick and stucco samples
	Other	Other
The following additional items may be required by the Building Inspector or the ARB.		
4		ARCHITECTURAL PLANS:
		Including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.
		Wall sections and architectural details
		Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable

APPLICANT MUST ATTEND ARB MEETING.

Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.

Mitchell Koch

12/23/2016

Applicant Signature/Date

REVISION

10/13/16	FOR DENIAL
11/11/16	PLANNING BD. ZBA
12/23/16	ARB



PROJECT #

**PROPOSED PLAN,
ELEVATIONS**

A1

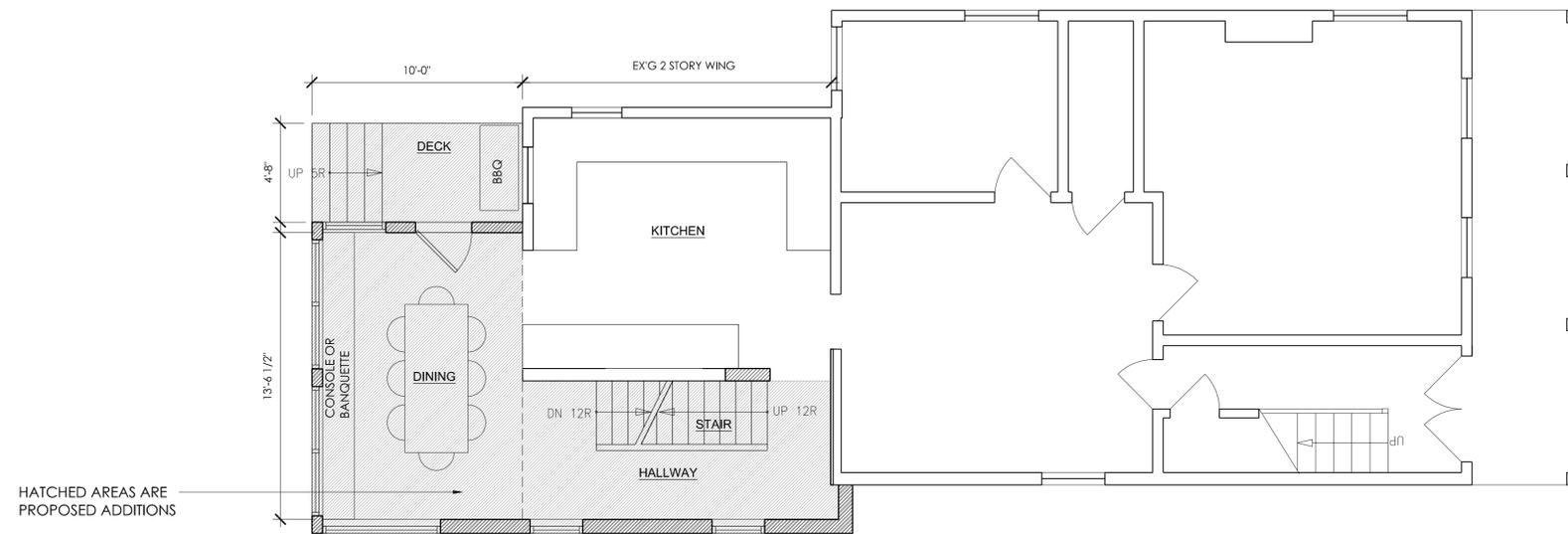
DRAWING NO.



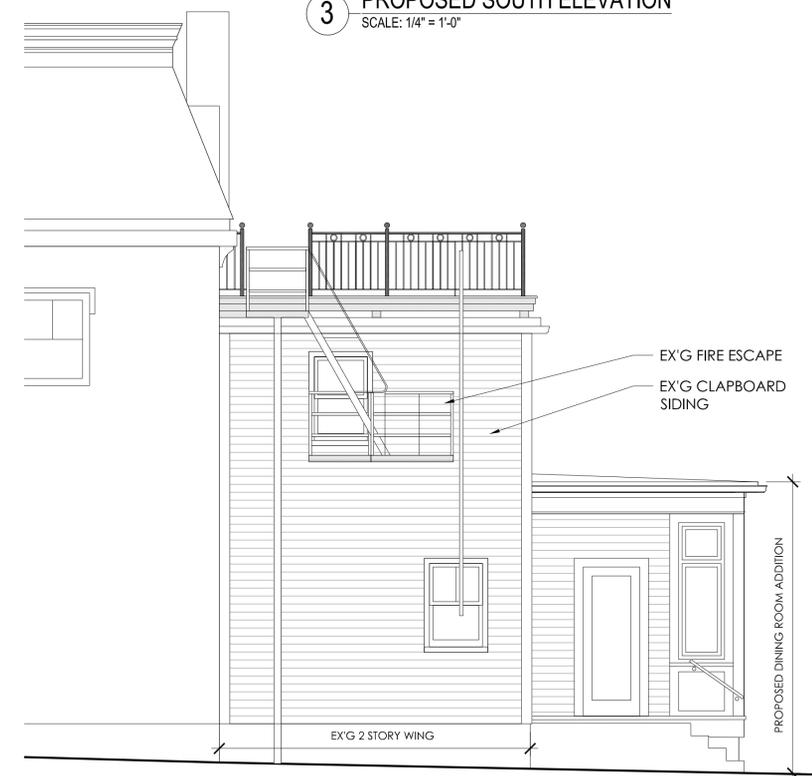
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SITE DATA		AREA (SF)
LOT AREA		
EXISTING DEVELOPMENT	980	
HOUSE	40	
DECK		
EXISTING DEVELOPMENT TO BE REMOVED	40	
DECK		
NEW DEVELOPMENT	148	
1 STORY DINING ROOM	110	
2 STORY STAIR HALL	54	
ROOF DECK	150	

ZONING CALCULATIONS			
LOCATION:	4 W MAIN STREET		
ZONING DISTRICT:	CC		
SBI:	4.70-48-10		
USE:	REQUIRED	EXISTING	PROPOSED TO
	ONE FAMILY RES.	PRINCIPAL	ADDITIONS
		NO CHANGE	
YARD REOTS:			
FRONT:	0'	3.6'	N/A
REAR:	10'	7.9'	7.5'
SIDE MAN:	10'	0.7'	10'-0" ADDITION
SIDE MAN:	10'	0.7'	6'-4" UPN DECK
SIDE MAN:	10'	0.7'	6'-0" LOWR DECK
SIDE TOTAL:	10'	6.2'	N/A
BUILDING HGT:	40'	34'	34'
LOT AREA:		3893 SF	3893 SF
BUILDING COVERAGE:	2.324**	980 SF	1238 SF
BUILDING PERCENTAGE:	60.52%**	42.1%	53.3%
DEVT COVERAGE:	60.52%**	1350 SF	1350 SF
DEVT PERCENTAGE:	N/A**	58%	58%

**REAR YARD: 20' RECD ABOVE GROUND FLOOR
 **AREA WITHIN 10' SIDE AND 10' REAR SETBACKS = 2,324 SF

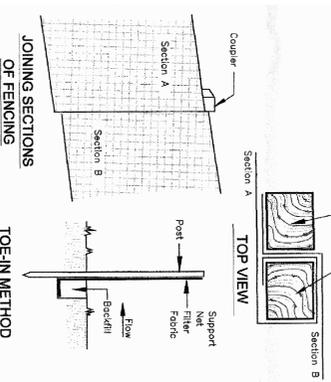
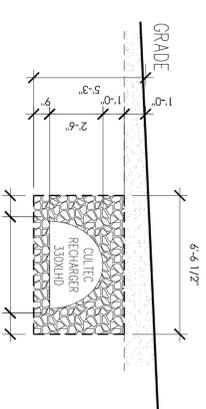
RUN-OFF CALCULATIONS
 1 STORY DINING RM ADDITION (ROOF): 171 SF X 7.1/2 X 7.5 = 748 GALLONS
 2 STORY STAIR WELL ADDITION (ROOF): 120 SF X 7.1/2 X 7.5 = 525 GALLONS
 TOTAL DRWELL CALCULATIONS RECD: 1273 GALLONS

DRWELL CALCULATIONS:
 NEW ROOF AREA = 291 SF
 RAIN FALL RATE = 7"/72HR
 (ASSUME 100YR STORM)

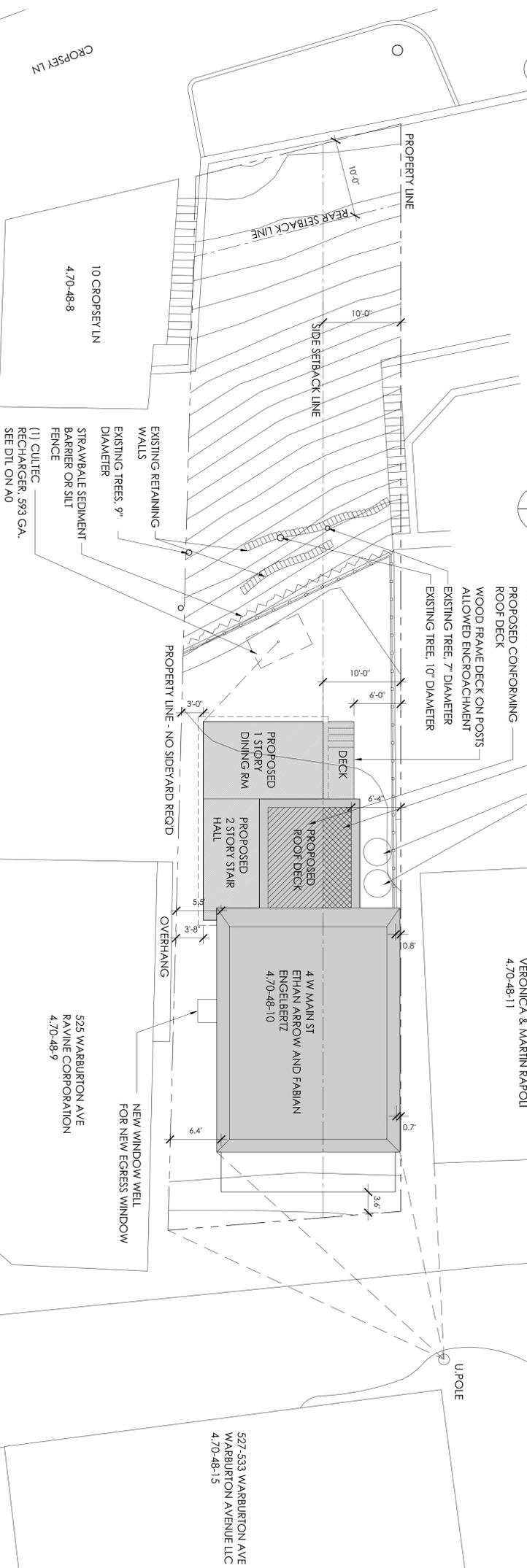
RECD RETAINAGE =
 291SF X 7"/72HR / 12IN X 7.596"/CUF. = 1273 GALLONS

PERCOLATION =
 1.08BY/HR X 24HR = 2.592IN/12IN = 216
 7.3 CU. FT. X 2 UNITS X 7.5GA = 110 GA PERCOLATION PREMIUM
 USE TWO (2) CULTEC 330XLHD UNITS @ 593 GA/EACH OR
 (2) ABOVE GROUND CISTERNS EQUAL TO 593 GA TOTAL IN LIEU
 OF 1 CULTEC 330XLHD

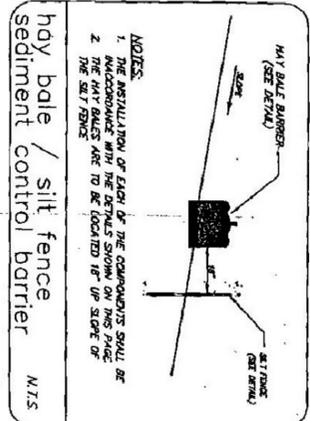
SETBACK LEGEND		
	EXISTING BUILDING COVERAGE	980 S.F.
	PROPOSED CONFORMING ADDITION	258 S.F.
	PROPOSED NON-CONFORMING ADDITION	50 S.F.



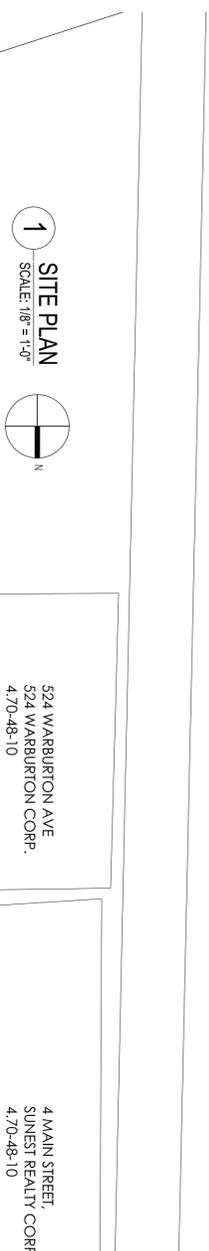
2 KEY PLAN
 SCALE: N.T.S.
 4 WEST MAIN STREET
 HASTINGS ON HUDSON



(2) 325 GAL. ABOVE-GROUND CISTERNS TO COLLECT RAIN WATER FROM NEW 191 SF ROOF
 PROPOSED NONCONFORMING ROOF DECK AREA
 PROPOSED CONFORMING ROOF DECK
 WOOD FRAME DECK ON POSTS ALLOWED ENCROACHMENT
 EXISTING TREE: 7" DIAMETER
 EXISTING TREE: 10" DIAMETER



1 SITE PLAN
 SCALE: 1/8" = 1'-0"



MICHEL KOCH
 ARCHITECTS
 20 MARBLE TERRACE
 HASTINGS ON HUDSON
 NY 10706
 TEL: 914.423.0250
 FAX: 914.423.9729
 WWW.MICHELKOCH.COM

ADDITIONS TO 3 FAMILY RESIDENCE
 OF ETHAN ARROW + FABIAN ENGELBERTZ
 4 WEST MAIN STREET
 HASTINGS ON HUDSON, NY 10706

REVISION

10/13/16	FOR DENIAL
11/11/16	PLANNING BD.
28A	

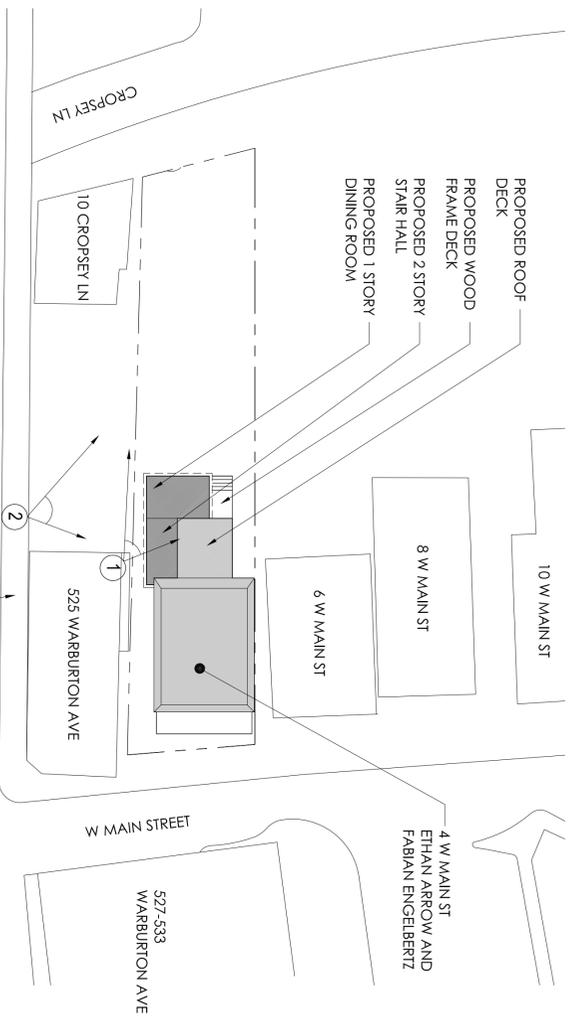


ZONING DATA, SITE PLAN
 DRYWELL INFO + CALCS,
 KEY PLAN, SETBACK LEGEND
 RECHARGER/SEDIMENT DTLS

A0

DRAWING NO.

PROJECT #



1 PHOTO LOCATION MAP
SCALE: 1" = 20'-0"



PHOTO 1 - VIEW FROM 525 WARBURTON AVE



PHOTO 1 - (WITHOUT ADDITION OUTLINE)

MOCK UP- CURRENTLY INSTALLED, DELINEATING THE SOUTHEAST CORNER OF 2 STORY HALL ADDITION



PHOTO 2 - VIEW FROM WARBURTON AVE

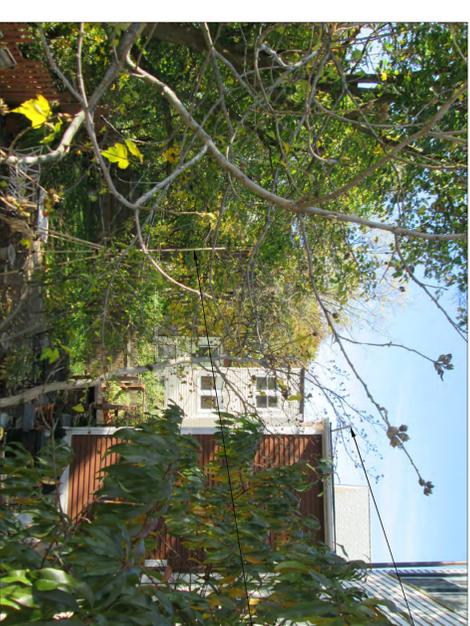


PHOTO 2 - (WITHOUT ADDITION OUTLINE)

MOCK UP- CURRENTLY INSTALLED, DELINEATING THE SOUTHEAST CORNER OF 2 STORY HALL ADDITION

MOCK UP- CURRENTLY INSTALLED, DELINEATING THE SOUTHEAST CORNER OF 1 STORY DINING ROOM



PHOTO 3 - VIEW FROM 4 MAIN STREET (NO VIEW OBSTRUCTION)

MITCHELL KOCH ARCHITECTS
20 MARBLE TERRACE
HASTINGS ON HUDSON
TEL. 914.423.0230
FAX 914.419.1729
WWW.MITCHELLKOCH.COM

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HASTINGS ON HUDSON, NY 10706

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PHOTO LOCATION MAP
PHOTOGRAPHS W/
ADDITION OUTLINE
AERIAL MAP

PROJECT #

A2

DRAWING NO.

4 WEST MAIN STREET - ADDITIONS



FRONT - NORTH ELEVATION



LOCATION OF PROPOSED ROOF DECK



PARTIAL VIEW OF BACK, WITH NEIGHBOR TO WEST



PARTIAL VIEW OF BACK, WITH NEIGHBOR TO EAST