

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



Case number:..... Date of application:.....

Planning Board action requested for: ☒ Site Plan (§295-104) ☐ Subdivision (Article XIII)
(Check all that apply) ☐ Steep Slopes (§295-147) ☐ View Preservation (§295-82)

Property owner: Abdol Faghghi
Property address: 55 Main Street
Name all streets on which the property is located:.....
SBL: 4.80-59-7 Zoning District: CC

Applicant: Saeed Faghghi
Standing of applicant if not owner: son of owner
Address: 74 Aspenwall Rd., Briarcliff Manor
Daytime phone number: 914-582-7838 Fax number:.....
E-mail address: saeed.r.faghghi@gmail.com

N.Y.

Total Area of subject Land/property: 2,200 SF
Is the subject Property in View Preservation District? ☒ yes ☐ No
Does Property currently contain or will contain Steep Slopes? ☐ yes ☒ No
Is the subject property within 500 ft. of any other jurisdiction? ☐ yes ☒ No
Will the project affect (remove or Injure) any designated trees? ☐ yes ☒ No

Please provide brief description of proposed work:

Alterations to an existing two-story
commercial building to create a
commercial/residential unit on the
first floor and one bedroom apartment
on the second floor.

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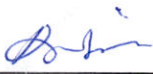
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this 19 day
of December, 2017



Signature of the Applicant



Notary Public

LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2018

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : SARIED FAGHIHI, being duly sworn, deposes and says that
he/she resides at 355 Main St. 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 4.80
Block 59 and Lot 7 of the tax map, and that he/she hereby authorized
Christina Griffin to make the annexed application in his/her behalf and that the
statement of fact contained in said application are true.

Sworn to before me this 19 day
of December, 2017



Signature of the Owner



Notary Public

LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2018

Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

December 21, 2017

Hastings Planning Board
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Re: Alterations to 55 Main Street for Live-Work Apartment

Dear Chairperson and Members of the Planning Board:

As the Architect representing Faghihi Management Corp., the owner of 55 Main Street, I am submitting the attached drawings, dated December 12, 2017, showing alterations to an existing two-story, commercial building, for site plan review.

We are requesting interior alterations of the first floor to convert a commercial space to an apartment with commercial space along the street façade and a two bedroom unit at the rear of the building. There will be no change to the exterior of the building.

Our submission consists of the following drawings:

S-1 Site Plan, (showing no change to footprint of existing building) Location Map, Coverage Calculations, Table of Zoning Data, Green Code Compliance Notes, Dates & List of Drawings
A-1 Basement, First Floor & Second Floor Plans

I look forward to presenting these drawings at the February 18, 2017 Planning Board meeting.
Thank you for your time and consideration to review our proposal.

Sincerely,

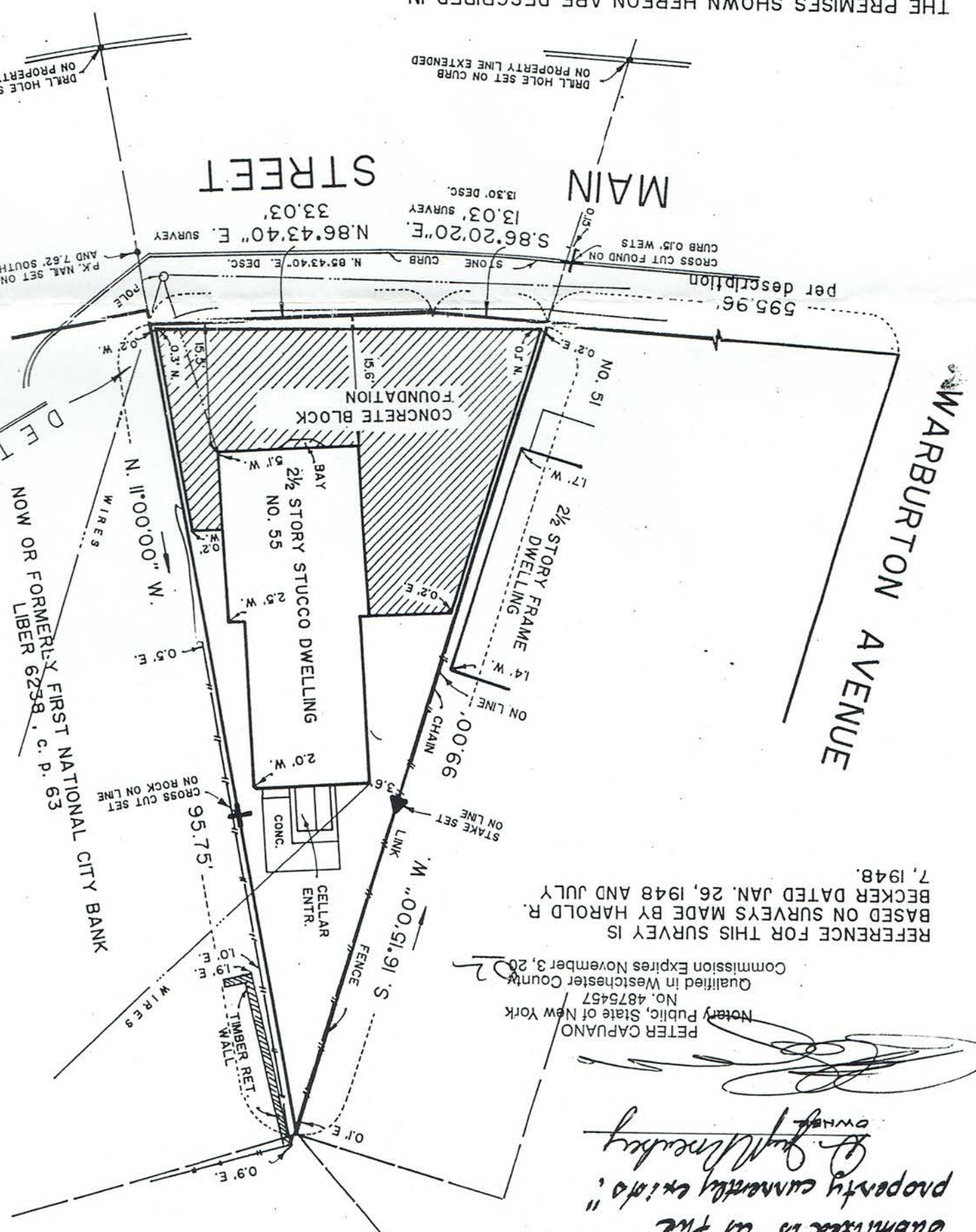


Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.

cc: Saeed Faghihi

The survey which is being submitted is "as the property currently exists"

PETER CAPUANO
Notary Public, State of New York
No. 4875457
Qualified in Westchester County
Commission Expires November 3, 2002
REFERENCE FOR THIS SURVEY IS
BASED ON SURVEYS MADE BY HAROLD R. BECKER DATED JAN. 26, 1948 AND JULY 7, 1948.



THE PREMISES SHOWN HEREON ARE DESCRIBED IN DEED RECORDED IN THE COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS IN LIBER 9864, c.p. 249. PREMISES ARE SHOWN AS AN UN-NUMBERED LOT ON "MAP NO. 1, MAP OF PROPERTY AT HASTINGS-ON-HUDSON BELONGING TO E. S. MILLS" FILED IN THE OFFICE OF THE REGISTER OF WESTCHESTER COUNTY, NOW COUNTY CLERKS OFFICE, ON AUG. 12, 1899 AS MAP NO. 1346








































PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE OF HASTINGS-ON-HUDSON AS :
SHEET II : BLOCK 626 : LOT 24
ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAWS.
IT IS HEREBY CERTIFIED THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON DEC. 11, 1990 AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
CERTIFIED TO :
LEONARD ROMANSOFF
CHICAGO TITLE INSURANCE COMPANY
YONKERS SAVINGS & LOAN ASSOCIATION

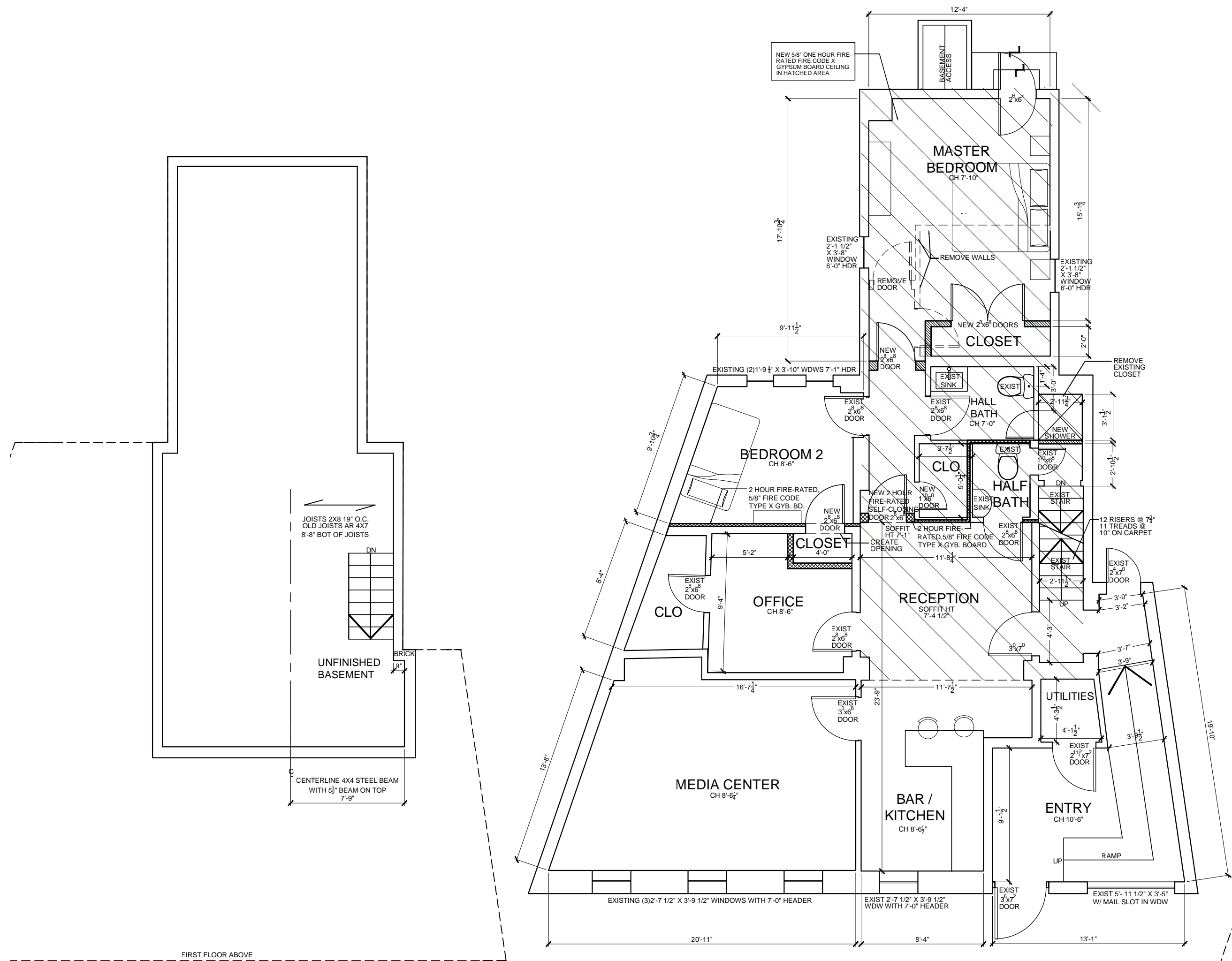


ROLAND K. LINK
R. F. D. II, BOX 55
SPRING BROOK DRIVE
MAHOPAC, N. Y. 10541

SCALE : 1" = 15'
SURVEYED : DEC. 11, 1990
AMENDED TO SHOW PROPOSED BUILDING STAKE-OUT
FOUNDATION LOCATED : JAN. 23, 1991
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 044228

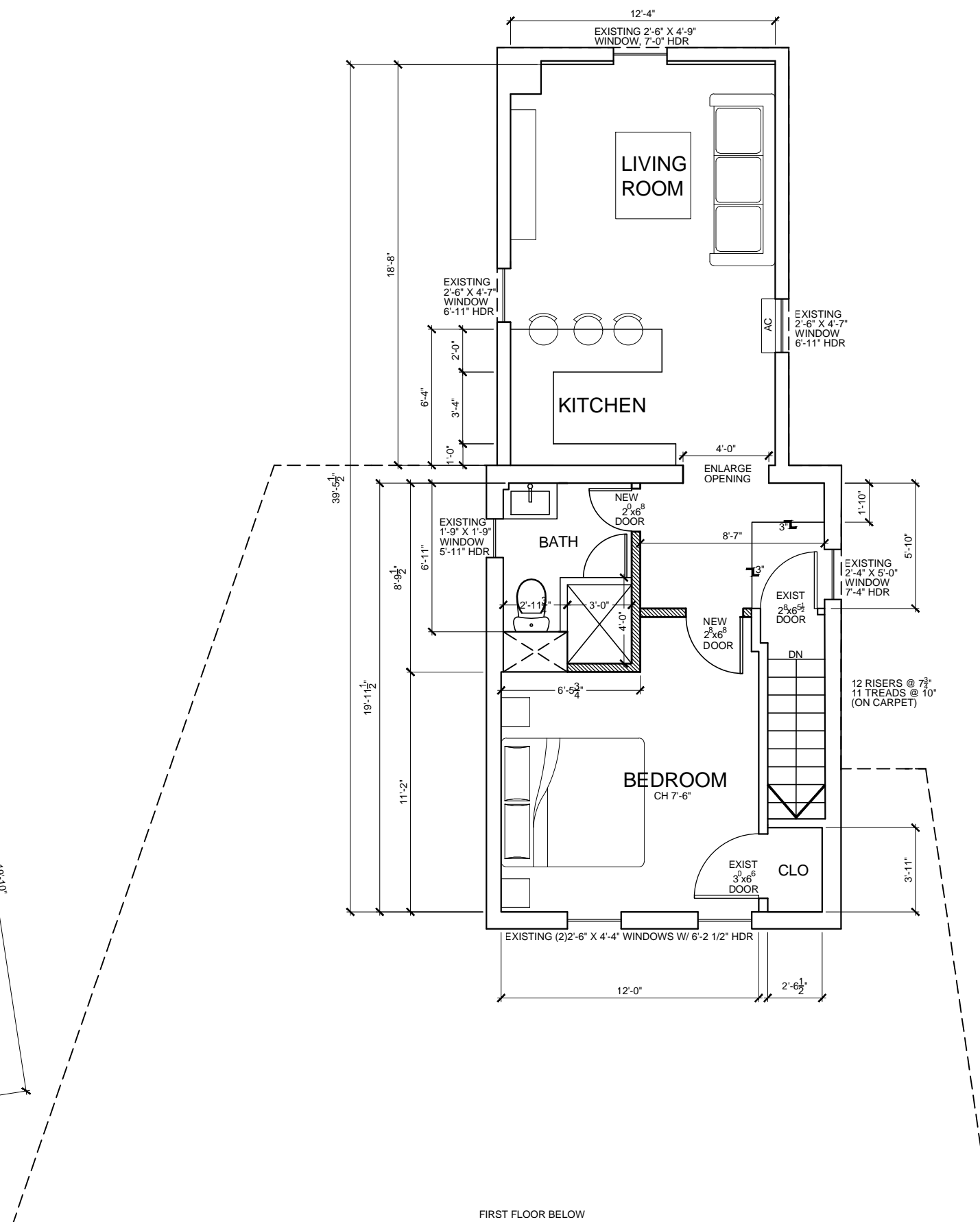
SURVEY OF PROPERTY
VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY
NEW YORK

ELECTRIC LEGEND			LEGEND		
 DUPLEX  QUAD OUTLET  DIRECT LINE  TELEPHONE/DATA OUTLET  GROUND FAULT INTERRUPTER OUTLET  SWITCH  DIMMER  EXISTING  ELECTRIC BASE BOARD  RECESSED LT FIX	 HARDWIRED SMOKE DETECTOR  MONOXIDE DETECTOR  HEAT DETECTOR  SPEAKER OUTLET  THERMOSTAT  HARDWIRED DOOR BELL  FLOOD LIGHTS  CATS TELEPHONE OUTLET	 LED 3" DIA. RECESSED LIGHT FIXTURE  CLG MTD LT FIX  WALL MTD LT FIX  PORCELAIN LT FIX  PENDANT LT FIX  EXHAUST FAN  EXHAUST FAN/LT FIX	 CATS COMPUTER OUTLET/RJB RECEPTACLE  HVAC GRILLE  RECESSED SHOWER LIGHT FIXTURE  UNDER CAB. LT FIX  FLUORESCENT LT FIX  CEILING FAN	 INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.  INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c. Blue Jeans acoustical insul.  2 HOUR FIRE RATED WALL: 5/8" fire code Type X gypsum board, on outer side of 2x4s @ 16" o.c.	 ELEVATION NO.  ELEVATION SHEET NO.  SECTION DETAIL  DOOR TYPE. FOR DESCRIPTION. SEE SPECIFICATIONS - DOOR SCHEDULE  WINDOW TYPE. FOR DESCRIPTION. SEE SPECIFICATIONS - WINDOW SCHEDULE



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

BASEMENT PLAN

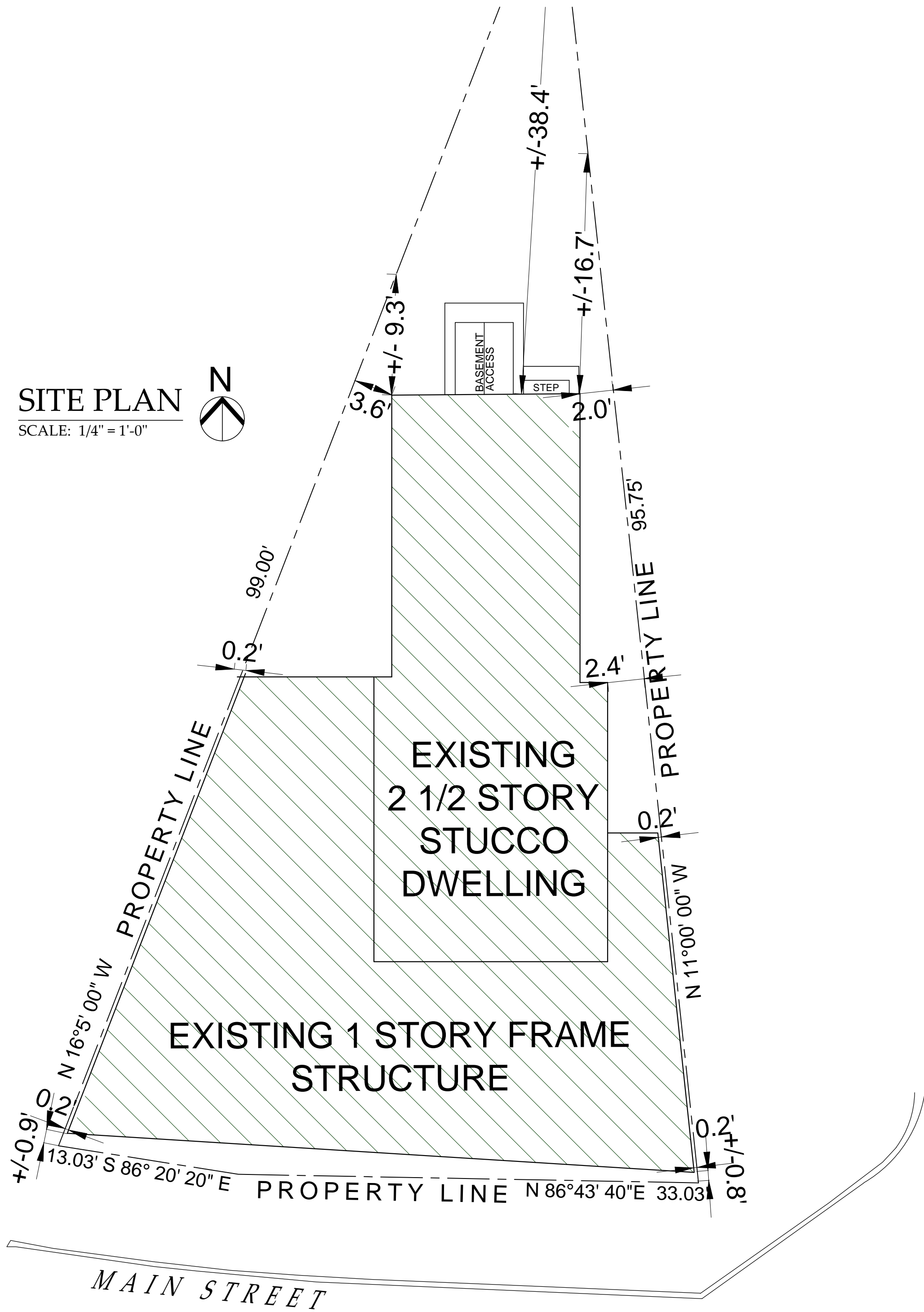
SCALE: 1/4" = 1'-0"

ALTERATIONS TO
55 MAIN STREET
HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

Drawing Title	
Date	
Drawn By	
Checked By	
Reviewed By	
Approved By	
Source	AS SHOWN

A-1



		<div>LOCATION MAP</div> <div></div>																								
<div>DATES</div> <table><tr><td>BUILDING PERMIT SUBMISSION</td><td>12-21-17</td></tr><tr><td>PLANNING BOARD SUBMISSION</td><td>12-21-17</td></tr></table>		BUILDING PERMIT SUBMISSION	12-21-17	PLANNING BOARD SUBMISSION	12-21-17	<div>COVERAGE CALCULATIONS</div> <table><tr><td>LOT AREA</td><td colspan="2">2,200 SF</td></tr><tr><td rowspan="2">BUILDING</td><td>EXISTING</td><td>PROPOSED</td></tr><tr><td>1,501 SF / 68%</td><td>1,501 SF / 68%</td></tr><tr><td>STEPS</td><td>±8 SF</td><td>±8 SF</td></tr><tr><td>BASEMENT ACCESS</td><td>±38 SF</td><td>±38 SF</td></tr><tr><td rowspan="2">TOTAL DEVELOPMENT COVERAGE (ALL BUILDING STRUCTURES & IMPERVIOUS SURFACES)</td><td>EXISTING</td><td>PROPOSED</td></tr><tr><td>±1,546 SF / 70%</td><td>±1,546 SF / 70%</td></tr></table>		LOT AREA	2,200 SF		BUILDING	EXISTING	PROPOSED	1,501 SF / 68%	1,501 SF / 68%	STEPS	±8 SF	±8 SF	BASEMENT ACCESS	±38 SF	±38 SF	TOTAL DEVELOPMENT COVERAGE (ALL BUILDING STRUCTURES & IMPERVIOUS SURFACES)	EXISTING	PROPOSED	±1,546 SF / 70%	±1,546 SF / 70%
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<div>LIST of DRAWINGS</div> <table><tr><td>TITLE SHEET</td><td>GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, GREEN CODE COMPLIANCE LIST OF DRAWINGS, DATES</td></tr><tr><td>S-1</td><td>SITE PLAN, TABLE OF ZONING DATA, COVERAGE CALCULATIONS, LOCATION MAP</td></tr><tr><td>A-1</td><td>BASEMENT, FIRST & SECOND FLOOR PLANS</td></tr></table>		TITLE SHEET	GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, GREEN CODE COMPLIANCE LIST OF DRAWINGS, DATES	S-1	SITE PLAN, TABLE OF ZONING DATA, COVERAGE CALCULATIONS, LOCATION MAP	A-1	BASEMENT, FIRST & SECOND FLOOR PLANS	<div>SITE PLAN LEGEND</div> <div> EXISTING BUILDING</div>																		
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<div>HASTINGS GREEN BUILDING CODE COMPLIANCE NOTES</div> <div><div>1. NEW APPLIANCES TO COMPLY WITH WITH HGBC 160.9.A.4</div><div>2. TOILET, SHOWERS & FAUCETS TO COMPLY WITH HGBC 160.10A, B & C</div><div>3. PAINTS, STAINS AND OTHER FINISHING MATERIALS TO COMPLY WITH HGBC 160.11.A.1,2,3,4,& 5</div><div>4. CONSTRUCTION WASTE MANAGEMENT TO COMPLY WTH HGBC 160-11.C</div></div>																										
<div>IMPERVIOUS SURFACE IS UNCHANGED</div> <div>NO</div>																										
<div>EXISTING LEADERS & UNDERGROUND DRAINAGE SYSTEM TO REMAIN</div>																										
<div>TABLE OF ZONING DATA</div>		<div>55 MAIN STREET, HASTINGS-ON-HUDSON, NY SECTION: 4.80 BLOCK: 59 LOT: 7 ZONING DISTRICT: CC</div> <div>SITE PLAN IS BASED ON SURVEY BY: RONALD K. LINK SURVEYOR SURVEY DATE: DECEMBER 11, 1990 MUNICIPALITY: VILLAGE OF HASTINGS</div>																								
	REQUIRED	EXISTING	PROPOSED																							
MIN. LOT SIZE	2,500 SF	2,200 SF*	2,200 SF*																							
WIDTH AT FRONT OF BUILDING	20 FT	46.06 FT	46.06 FT																							
BUILDING COVERAGE	---	1,501 SF / 68%	1,501 SF / 68%																							
DEVELOPMENT COVERAGE (ALL STRUCTURES AND IMPERVIOUS SURFACES)	---	1546 SF / 70%*	1,546 SF / 70 %																							
MIN. FRONT YARD	0 FT	0.8 FT	0.8 FT																							
MIN. REAR YARD	10 FT	9.3 FT*	9.3 FT*																							
MIN. SIDE 1 YARD	0 FT	0.20 FT	0.20 FT																							
MIN. SIDE 2 YARD	0 FT	0.02 FT	0.02 FT																							
MIN. 2 SIDE YARDS	0 FT	0.04 FT	0.04 FT																							
MAXIMUM HEIGHT	40 FT / 3 STORIES	2.5 STORIES	2.5 STORIES																							
* EXISTING NON-CONFORMING																										

ALTERATIONS TO

55 MAIN STREET

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Date

BUILDING PERMIT SUBMISSION 12-21-17

PLANNING BOARD SUBMISSION 12-21-17

Drawing Title

SITE PLAN

Scale

AS SHOWN

S-1