

**VILLAGE OF HASTINGS-ON-HUDSON**  
Application for the Planning Board Review/Action  
for Site Plan, Subdivision  
Steep Slopes, View Preservation, Special Use Permit Advisory



Case number: ..... Date of application: 9/16/2019 .....

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

Property owner: 38 MAIN HILL LLC .....  
Property address: 38 MAIN STREET .....  
Name all streets on which the property is located: .....  
Sheet: 4.70-50-1 Block: ..... Lot/Parcel: ..... Zoning District: CC .....

Applicant: MITCHELL KOCH .....  
Standing of applicant if not owner: ARCHITECT .....  
Address: 20 MARBLE TERRACE, HOH .....  
Daytime phone number: 914-623-0230 Fax number: .....  
E-mail address: MITCH@MKASTUDIO.COM .....

Total Area of subject Land/property: 3280 .....  
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:**

WE ARE HOPING TO LEGALIZE AN EXISTING WOODEN DECK LOCATED  
ON THE ROOF OF A ONE-STORY PORTION OF THE BUILDING.  
ADDITIONALLY, WE NEED TO RELOCATE A FIRE ESCAPE LADDER AND  
LANDING FROM THE WEST SIDE TO THE SOUTH SIDE OF THE BUILDING.

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



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 \_\_\_\_\_ day  
of \_\_\_\_\_, 201\_

\_\_\_\_\_  
Signature of the Applicant

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name : \_\_\_\_\_, 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 4.70-50-1 Block \_\_\_\_\_ and Lot \_\_\_\_\_ of the tax map, and that he/she hereby authorized MITCHELL KOCH, RA 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 \_\_\_\_\_ day  
of \_\_\_\_\_, 201\_

\_\_\_\_\_  
Signature of the Owner

\_\_\_\_\_  
Notary Public

**Submit eleven (13) sets 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.**

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September 16, 2019

Planning Board  
Hastings on Hudson, NY  
Re: 38 Main Street

Dear Board Members

On behalf of my clients, Dan and Tariq Bsharat, who have just purchased 38 Main Street, incorporated as 35 Main Hill LLC; I wanted to thank the Board in advance for their consideration of this application. 38 Main Street is a mixed use occupancy with three apartments.

In the short term the existing 2<sup>nd</sup> floor deck needs to be legalized, and some structural remediation really needs to be done there. I am not sure when it was built, but one is led to believe it must be about twenty years back.

There is also the matter of an existing fire escape that formerly let out onto the neighbor's driveway, till the neighbor erected a wooden fence on the property line, making the fire escape non-functional. We wish to relocate it to the back of their property, to a location that conforms to the zoning setbacks.

In the long-term Dan and Tariq wish to upgrade the building from the rather rough condition in which they acquired it, and turn it into a desirable property. The location is excellent and their prospects are very good. They will be excellent neighbors.

Please note, that though this is in a View Protection area, both Matt Collins and Bill O'Reilly walked the site and awarded it a VP waiver.

Thank you for your time

Yours truly,



Mitchell Koch

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LAWS, RULES, AND REGULATIONS, INCLUDING REFERENCES STANDARD OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE, FIRE PREVENTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCE SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK AGENCIES.
3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND /OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.
5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.

6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEEP. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.
16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS, OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.
20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

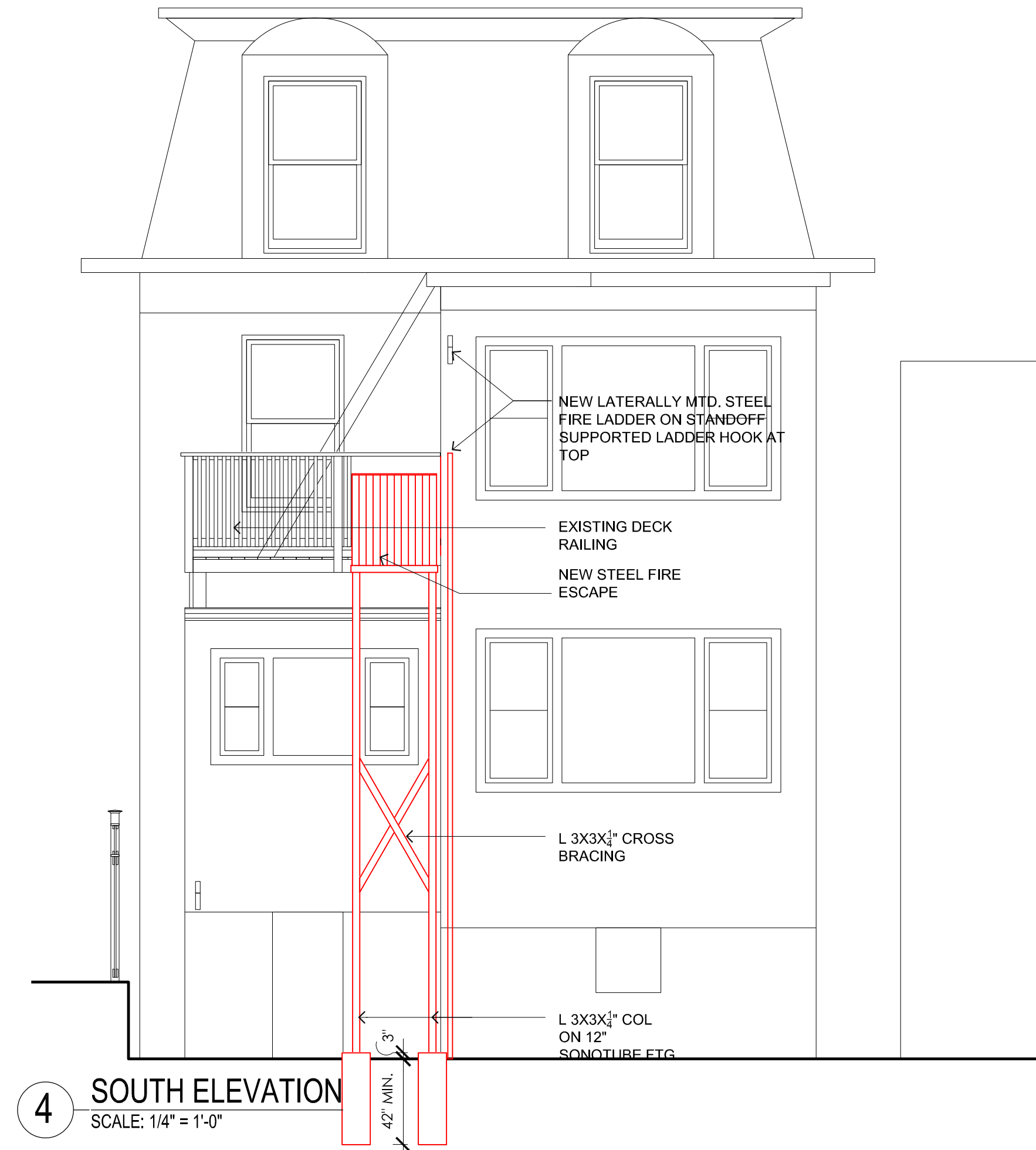
21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

TENANT SAFETY NOTES

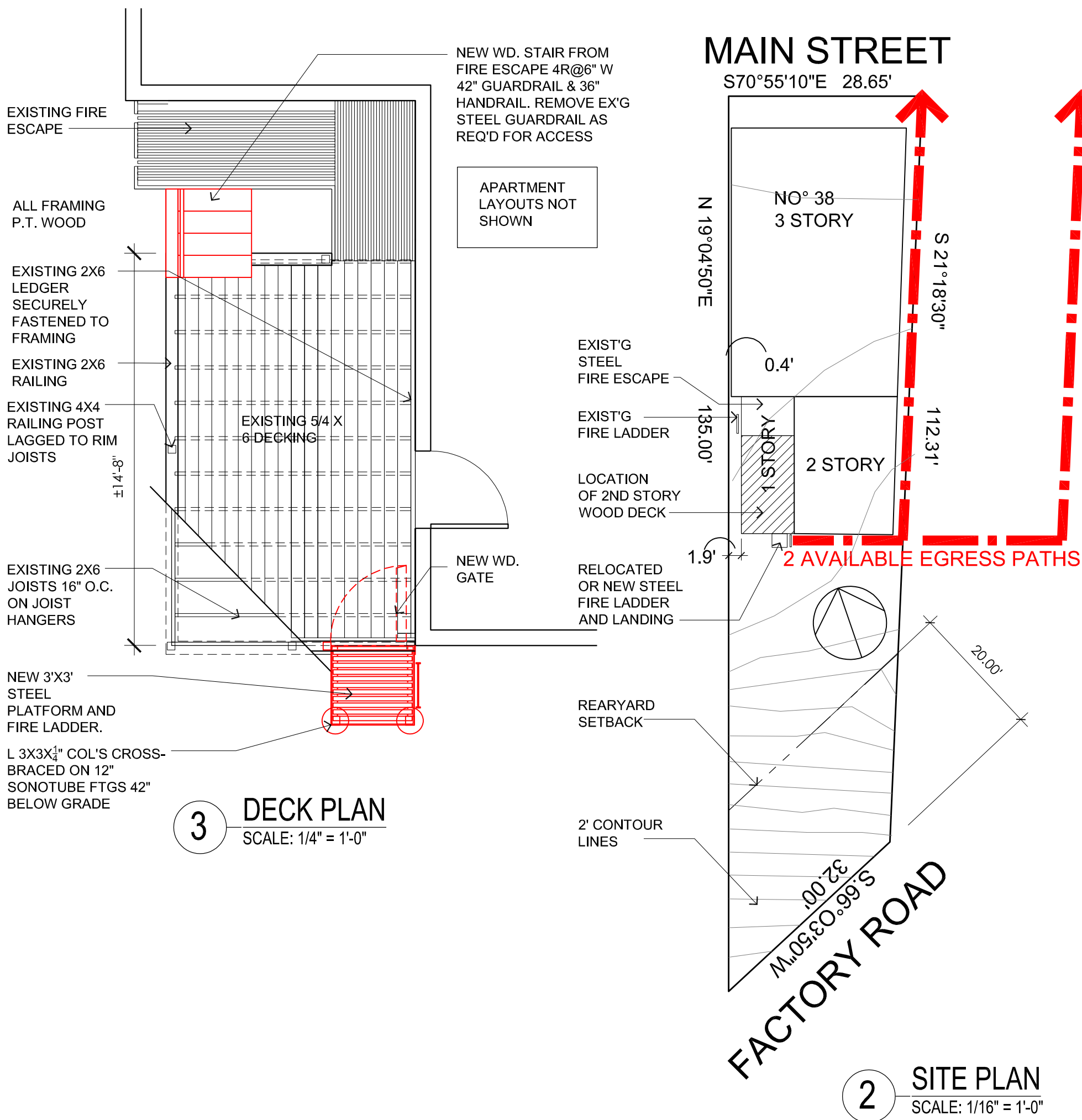
1. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR USERS OF THE BUILDING ARE TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.
2. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
3. DUST CONTROL: DEBRIS, DIRT, AND DUST ARE TO BE KEPT TO A MINIMUM, & CONFINED TO THE IMMEDIATE CONSTRUCTION SITE. NO ACCUMULATION OF DEBRIS IS ALLOWED. CONSTRUCTION AREAS AND AFFECTED AREAS MUST BE KEPT ORDERLY AND BROOM SWEEP DAILY.
4. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO BUILDING ALLOWABLE WORKING HOURS, 8:00 AM TO 6:00 PM, MONDAYS THROUGH SATURDAY.
5. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION FLOORS OR AREAS. CONTRACTOR TO LIMIT THE AMOUNT OF DUST, DIRT, DEBRIS OR OTHER INCONVENIENCES CREATED BY THE CONSTRUCTION TO THE IMMEDIATE CONSTRUCTION SITE.
6. PORTIONS OF THE BUILDING WILL BE OCCUPIED DURING THE COURSE OF CONSTRUCTION WORK.

Uniform Design Loads (p.s.f.)

	Dead Load	Live Load	DL & LL
1st Floor	10	40	50
2nd Floor	10	40	50
Ext. Wall	12		12
Int. Wall	8		8
Ceiling	10		10
Deck	6	40	46
Roof	15	30	45



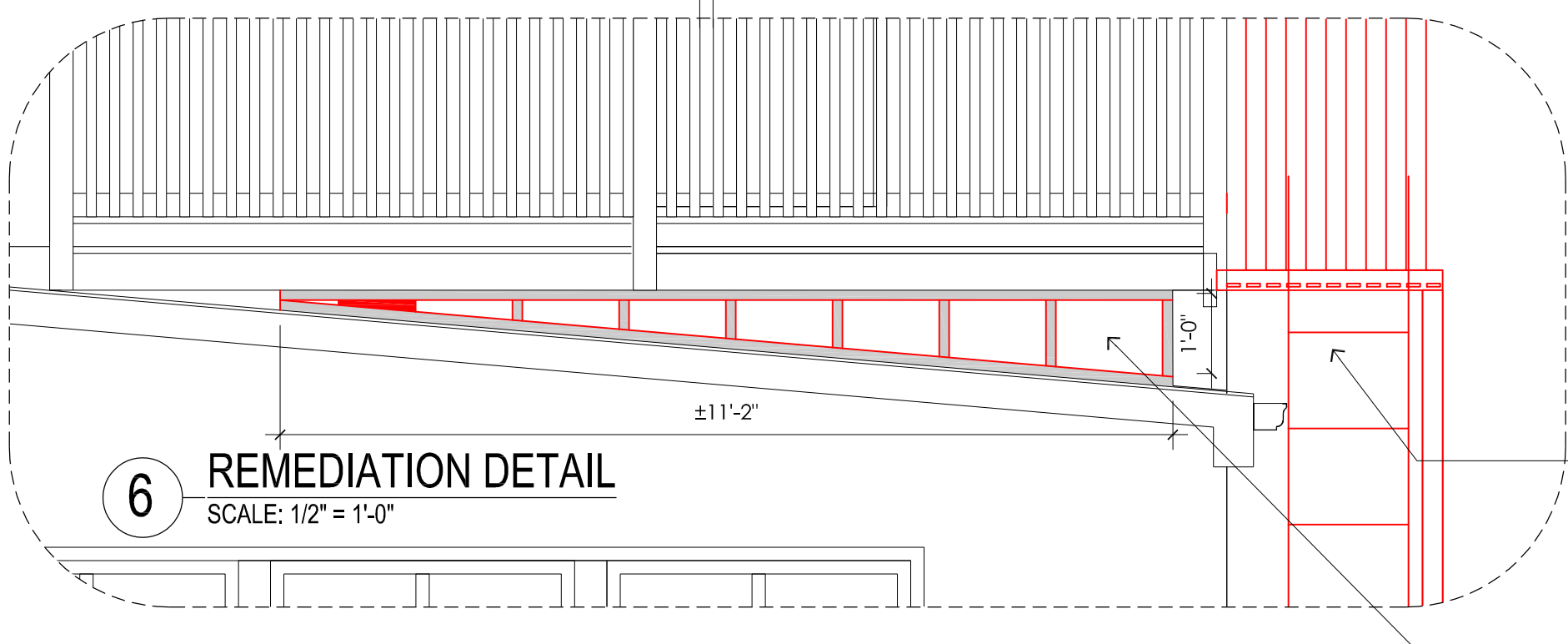
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



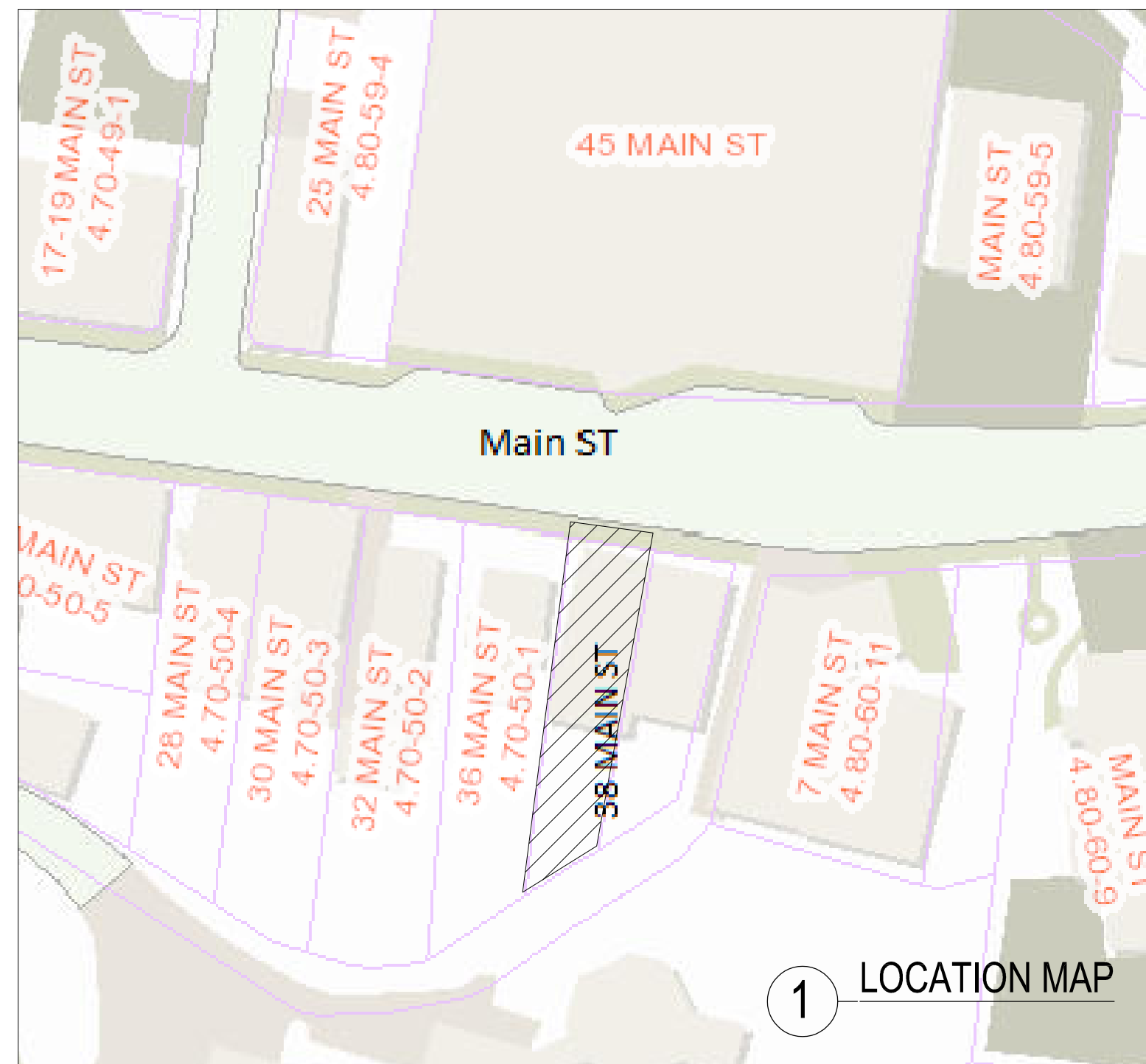
2 SITE PLAN  
SCALE: 1/16" = 1'-0"



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



6 REMEDIATION DETAIL  
SCALE: 1/2" = 1'-0"



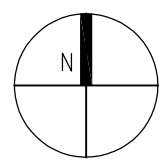
1 LOCATION MAP

ZONING CALCULATIONS

LOCATION:	38 MAIN STREET		
ZONING DISTRICT:	CC		
SBL:	4.70-50-1		
USE:	REQUIRED	EXISTING	PROPOSED
YARD REQ'TS:	VARIOUS	MULTI-FAM RES.	NO CHANGE
FRONT:	0'	4.75'	NO CHANGE
REAR:	20'	46.5'	NO CHANGE
SIDE MIN.:	10'	295-76 E.3	0.4'
SIDE TOTAL:	10'	2.0' APPROX	NO CHANGE
BUILDING HGT.:	40'	37' APPROX	NO CHANGE

MITCHELL KOCH  
ARCHITECTS

20 MARBLE TERRACE  
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DECK LEGALIZATION  
FIRE ESCAPE RELOCATION  
38 MAIN STREET  
HASTINGS-ON-HUDSON  
4.70-50-1

REVISION

9/16/19 PLANNING BOARD

SEAL

ZONING CALCULATIONS  
SITE PLAN, LOCATOR MAP  
ELEVATIONS, DECK PLAN  
NOTES, DESIGN LOADS

PROJECT #

A1

DRAWING NO.



# 38 MAIN STREET VIEWS FROM THE 'HOOD



1. VIEW LOOKING SOUTH FROM MAIN STREET



2. VIEW LOOKING WEST FROM COMMUNITY CENTER SIDEWALK



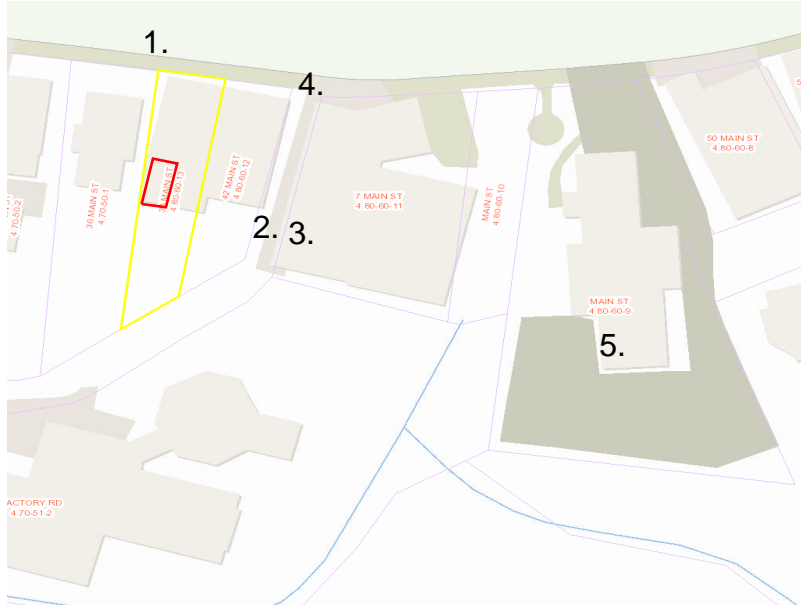
3. VIEW LOOKING WEST FROM COMMUNITY CENTER STAIRWELL  
DECK IS NOT VISIBLE



4. VIEW LOOKING SOUTH ALONG COMMUNITY CENTER SIDEWALK



5. VIEW LOOKING WEST FROM 2ND FLOOR OF ENGINE CO. 22  
DECK IS NOT VISIBLE



VIEW LOCATION MAP



THE DECK IN ALL ITS GLORY SEEN FROM 38 MAIN STREET, LOOKING SOUTH