CHRISTINAGRIFFINARCHITECT PC
10 Spring Street, Hastings-on-Hudson, New York 10706

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

tel.914.478.0799 fax.914.478.0806 www.christinagriffinarchitect.com

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: (Check all that apply)
- ☑ Site Plan (§295-104)
- ☐ Subdivision (Article XIII)
- ☐ Steep Slopes (§295-147)
- ☐ View Preservation (§295-82)

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

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

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 (2 bedroom) apartment on the second floor.

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 herby 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

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

Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : SAEED FAGHIHI, being duly sworn, deposes and says that he/she resides at 55 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

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

Notary Public

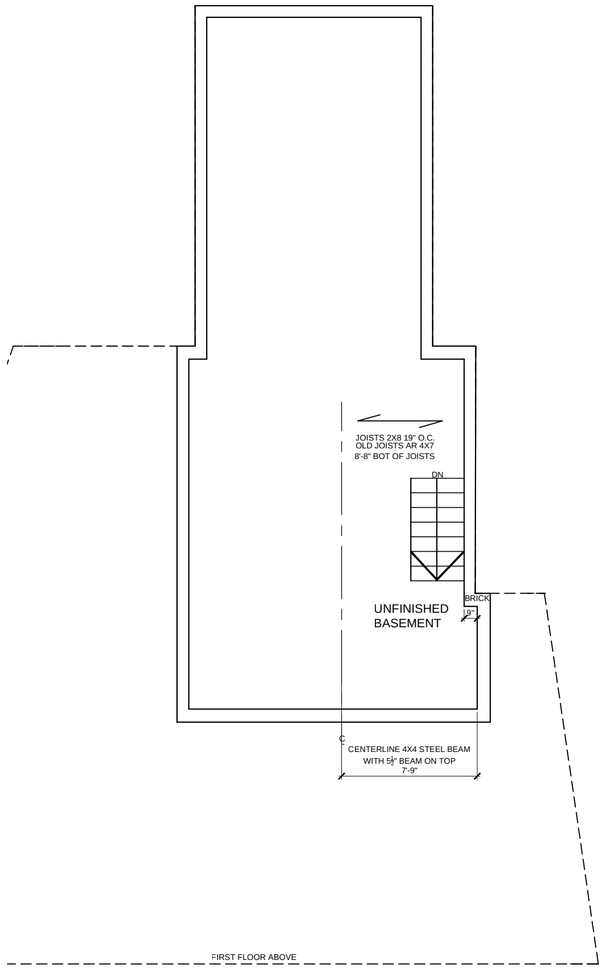
Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning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

ELECTRIC LEGEND

- DUPLEX
- QUAD OUTLET
- DIRECT LINE
- TELEPHONE/DATA OUTLET
- GFI GROUND FAULT INTERUPTER OUTLET
- S SWITCH
- D DIMMER
- E EBB EXISTING ELECTRIC BASE BOARD
- RECESSSED LT FIX
- S HARDWIRED SMOKE DETECTOR
- CO MONOXIDE DETECTOR
- H HEAT DETECTOR
- SPEAKER OUTLET
- T THERMOSTAT
- DB HARDWIRED DOOR BELL
- FLOOD LIGHTS
- TV CAT5 TELEPHONE OUTLET
- LED LED 3" DIA. RECESSED LIGHT FIXTURE
- CLG MTD LT FIX
- WALL MTD LT FIX
- P PORCELAIN LT FIX
- PENDANT LT FIX
- EXHAUST FAN
- EXHAUST FAN/ LT FIX
- CAT5 COMPUTER OUTLET/ RJ6 RECEPTACLE
- HVAC HVAC GRILLE
- RECESSED SHOWER LIGHT FIXURE
- UNDER CAB. LT FIX
- FLUORESCENT LT FIX
- CEILING FAN

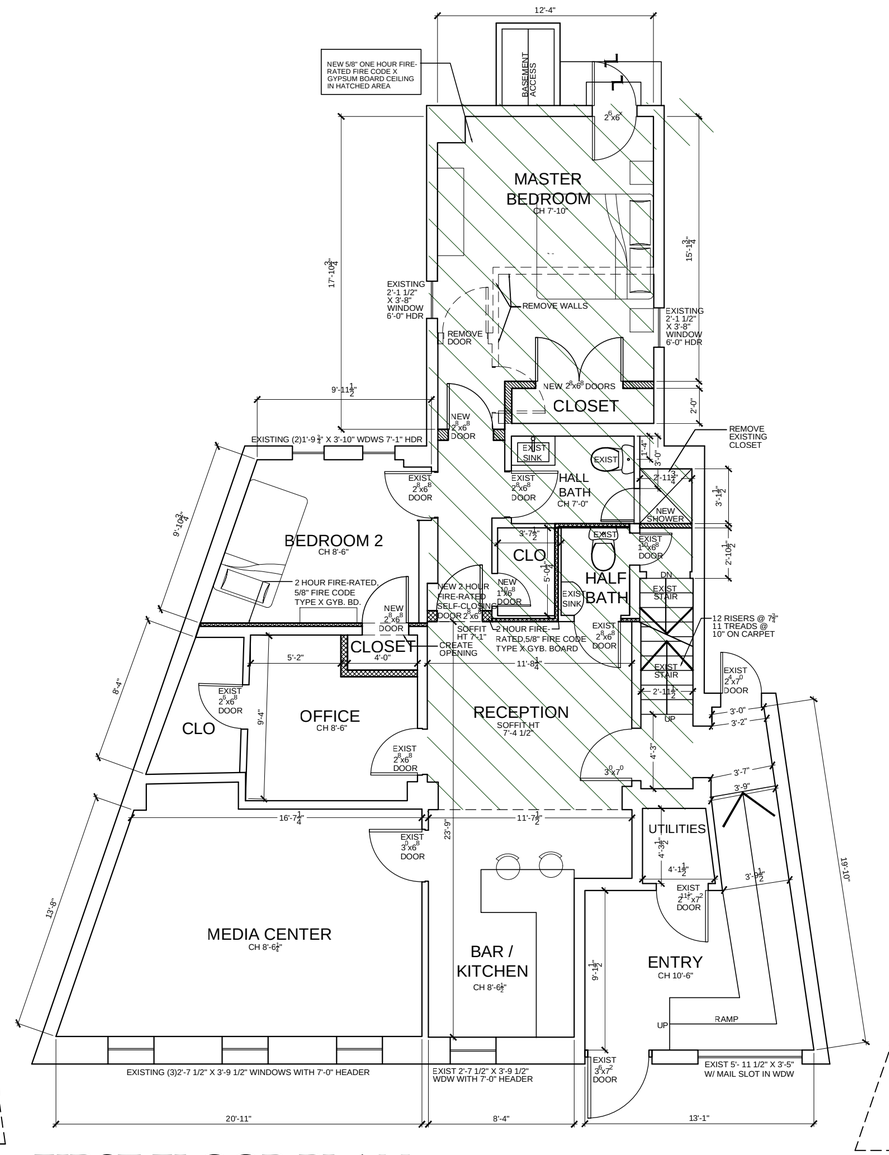
LEGEND

- 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.
- XX ELEVATION NO. / SHEET NO. — ELEVATION
- XX / XX ELEVATION NO. / SHEET NO. — SECTION DETAIL
- XX DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
- XX WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE



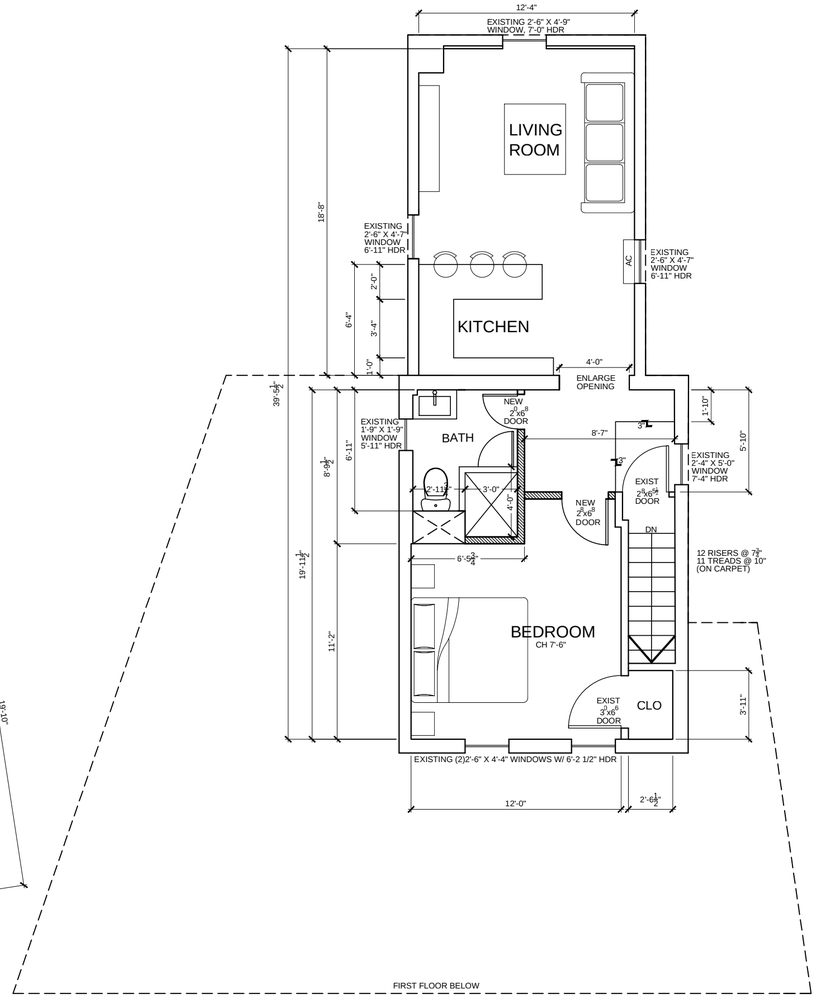
BASEMENT PLAN

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



FIRST FLOOR PLAN

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



SECOND FLOOR 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

Date: BUILDING PERMIT SUBMISSION 12-21-17
Date: PLANNING BOARD SUBMISSION 12-21-17

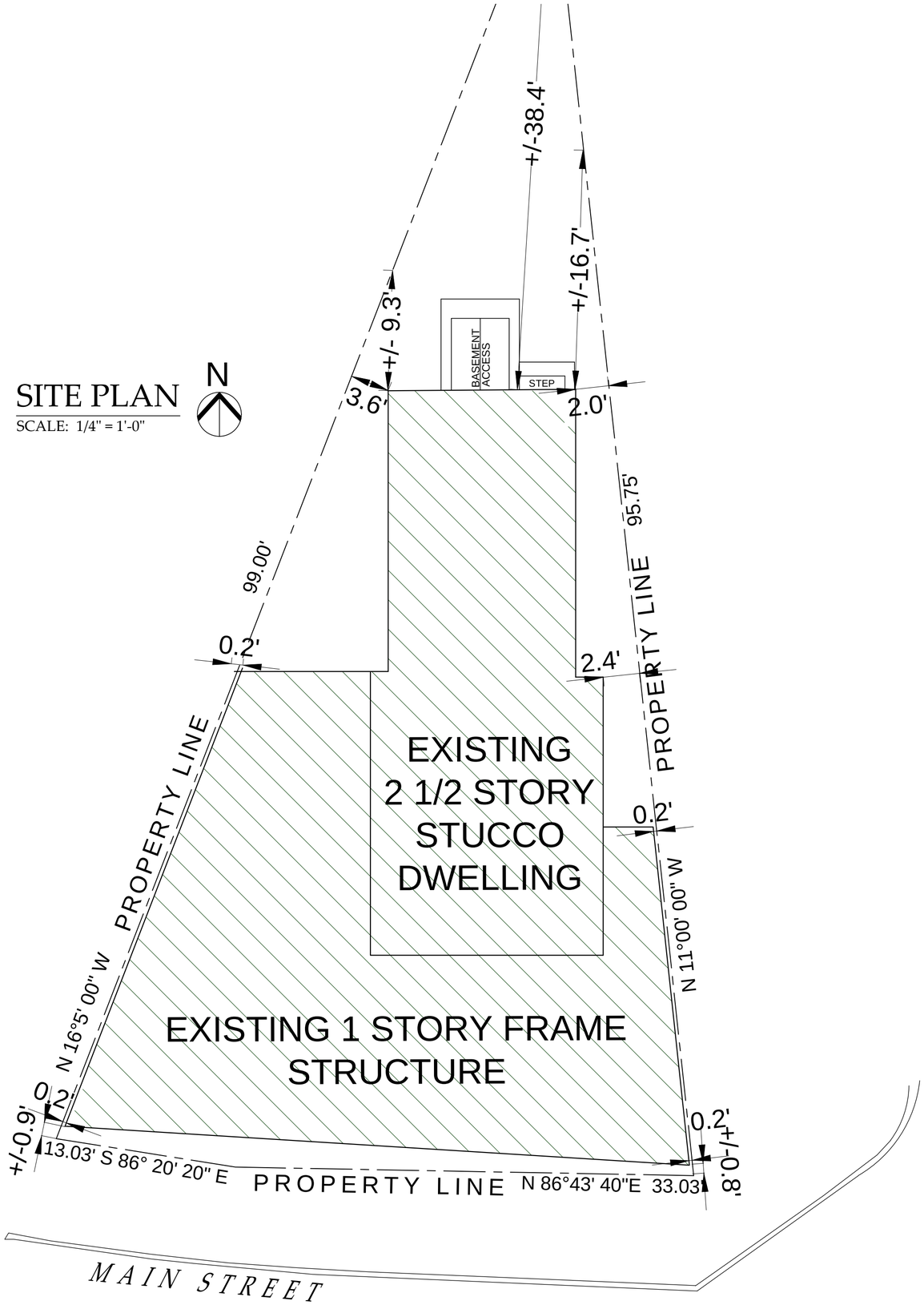
Drawing Title: BASEMENT PLAN, FIRST FLOOR PLAN SECONDFLOOR PLAN

Scale: AS SHOWN

A-1

SITE PLAN

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



LOCATION MAP



DATES

BUILDING PERMIT SUBMISSION	12-21-17
PLANNING BOARD SUBMISSION	12-21-17

LIST of DRAWINGS

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

HASTINGS GREEN BUILDING CODE COMPLIANCE NOTES

1. NEW APPLIANCES TO COMPLY WITH WITH HGBC 160.9.A.4
2. TOILET, SHOWERS & FAUCETS TO COMPLY WITH HGBC 160.10A, B & C
3. PAINTS, STAINS AND OTHER FINISHING MATERIALS TO COMPLY WITH HGBC 160.11.A.1,2,3,4,& 5
4. CONSTRUCTION WASTE MANAGEMENT TO COMPLY WTH HGBC 160-11.C

COVERAGE CALCULATIONS

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
	EXISTING	PROPOSED
TOTAL DEVELOPMENT COVERAGE (ALL BUILDING STRUCTURES & IMPERVIOUS SURFACES)	±1,546 SF / 70%	±1,546 SF / 70%

SITE PLAN LEGEND

EXISTING BUILDING

IMPERVIOUS SURFACE IS UNCHANGED

NO

EXISTING LEADERS & UNDERGROUND DRAINAGE SYSTEM TO REMAIN

TABLE OF ZONING DATA

55 MAIN STREET, HASTINGS-ON-HUDSON, NY
SECTION: 4.80 BLOCK: 59 LOT: 7
ZONING DISTRICT: CC

SITE PLAN IS BASED ON SURVEY BY:
RONALD K. LINK SURVEYOR
SURVEY DATE: DECEMBER 11, 1990
MUNICIPALITY: VILLAGE OF HASTINGS

	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 HASTINGS-ON-HUDSON, NY 10706

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

Date:
BUILDING PERMIT SUBMISSION 12-21-17
PLANNING BOARD SUBMISSION 12-21-17

Drawing Title:
SITE PLAN

Scale:
AS SHOWN

S-1

2043

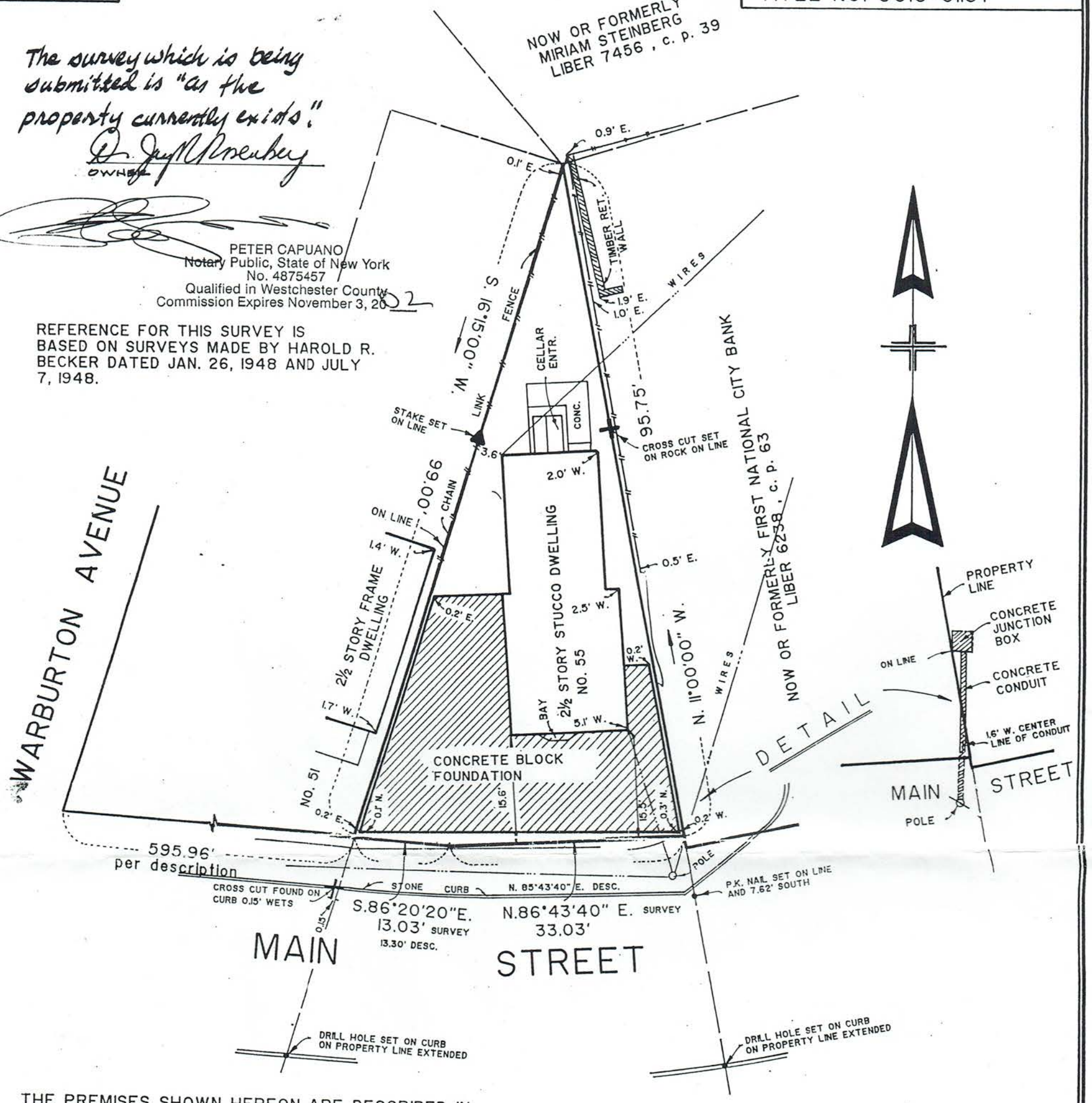
TITLE NO. 9010-01137

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

D. Jay Rosenberg
OWNER

PETER CAPUANO
Notary Public, State of New York
No. 4875457
Qualified in Westchester County
Commission Expires November 3, 2022

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. I, 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 LICENCED 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. II, 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

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

SCALE : I" = 15'

SURVEYED : DEC. II, 1990

AMENDED TO SHOW PROPSED BUILDING STAKE-OUT FOUNDATION LOCATED : JAN. 23, 1991

LAND SURVEYOR ROLAND K. LINK No. 44228 STATE OF NEW YORK

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

Roland K. Link

NEW YORK STATE LICENCED LAND SURVEYOR NO. 044228