

January 31, 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 January 31, 2018, 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. We are also requesting a change from a commercial office to a one bedroom on the second floor. 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 Revised First Floor & Second Floor Plans showing clear delineation between commercial space & residential dwelling.

A-2 & A-3 Elevations showing improvements to the façade of the building

A-4 Photographs of neighboring properties

A-5 Photographs of existing site.

I look forward to presenting these drawings at the February 15, 2018 Planning Board meeting.

Thank you for your time and consideration to review our proposal.

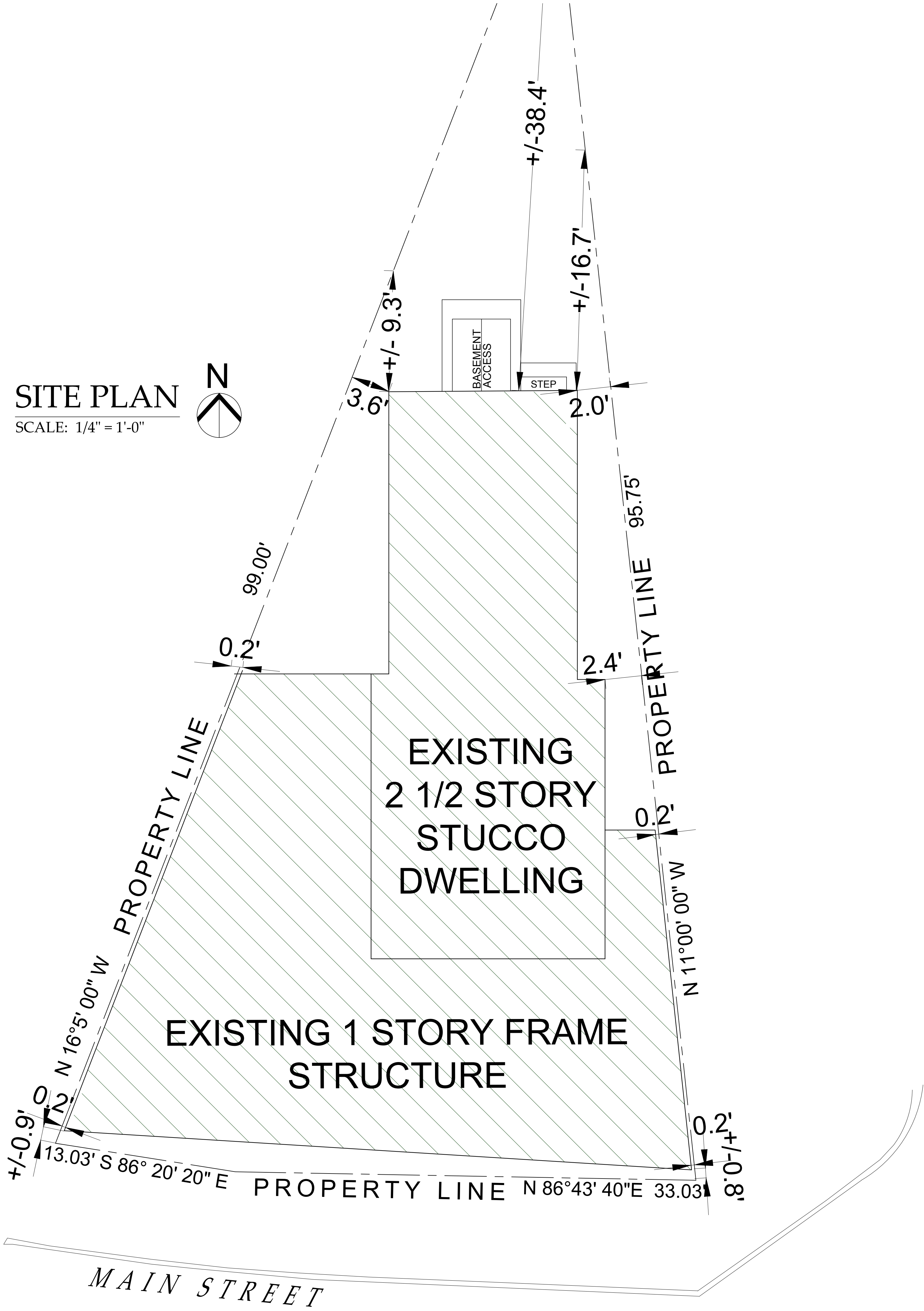
Sincerely,



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

cc: Saeed Faghihi





**DATES**

BUILDING PERMIT SUBMISSION	12-21-17
PLANNING BOARD SUBMISSION	12-21-17
ARB SUBMISSION	1-26-18
PLANNING BOARD SUBMISSION	1-26-18

**LIST of DRAWINGS**

	GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, GREEN CODE COMPLIANCE, LIST OF DRAWINGS, DATES
S-1	SITE PLAN, ZONING DATA, COVERAGE CALCULATIONS, LOCATION MAP
A-1	FIRST & SECOND FLOOR PLANS
A-2	NORTH & SOUTH ELEVATIONS
A-3	EAST & WEST ELEVATIONS
A-4	COLOR SCHEME
A-5	PHOTOS

**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

IMPERVIOUS SURFACE IS UNCHANGED

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

**LOCATION MAP**



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

**SITE PLAN LEGEND**

EXISTING BUILDING

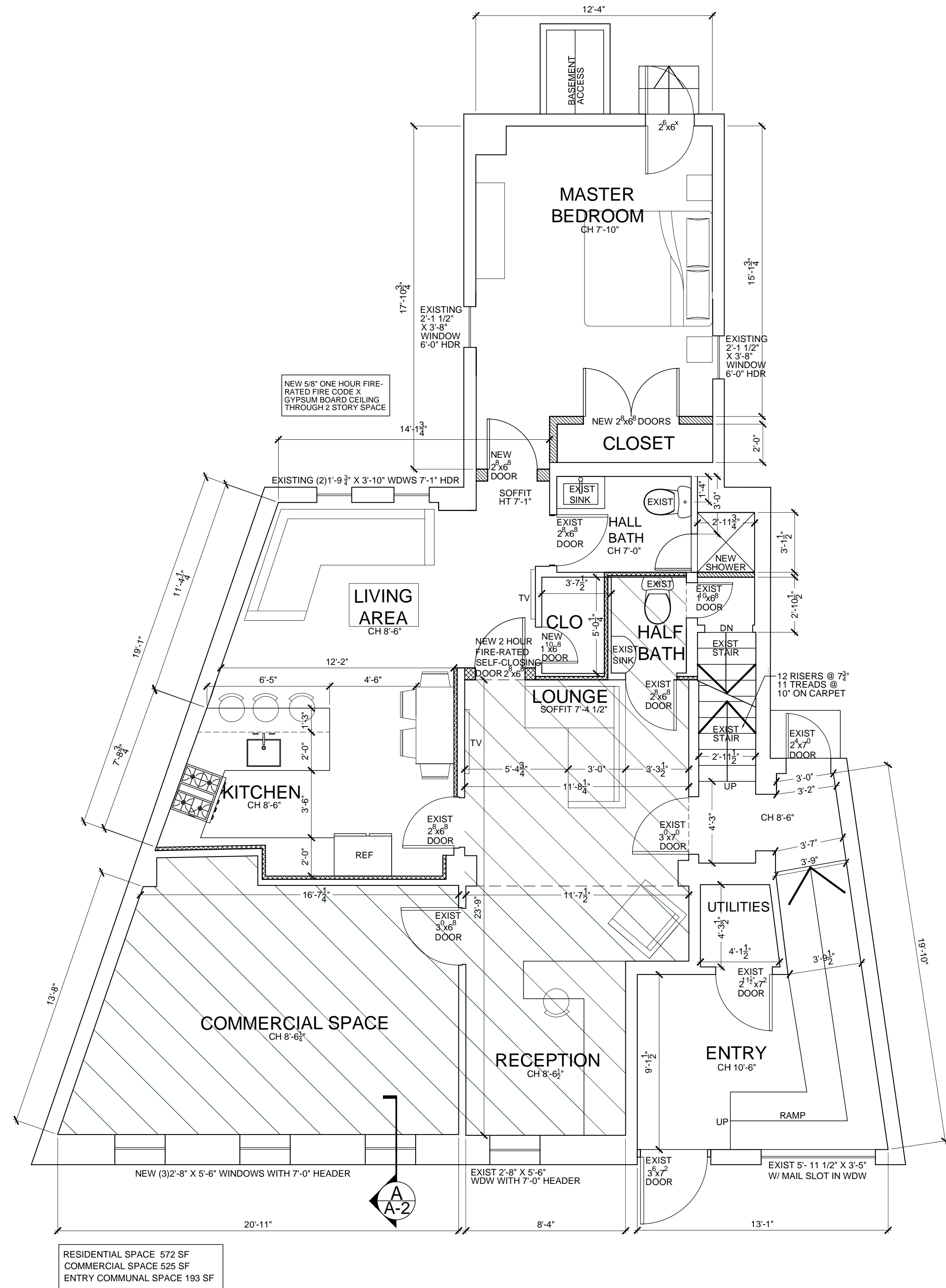
**CHRISTINA GRIFFIN ARCHITECT**

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  
ARB SUBMISSION 1-26-18  
PLANNING BOARD SUBMISSION 1-26-18  
Drawing Title: SITE PLAN  
Scale: AS SHOWN

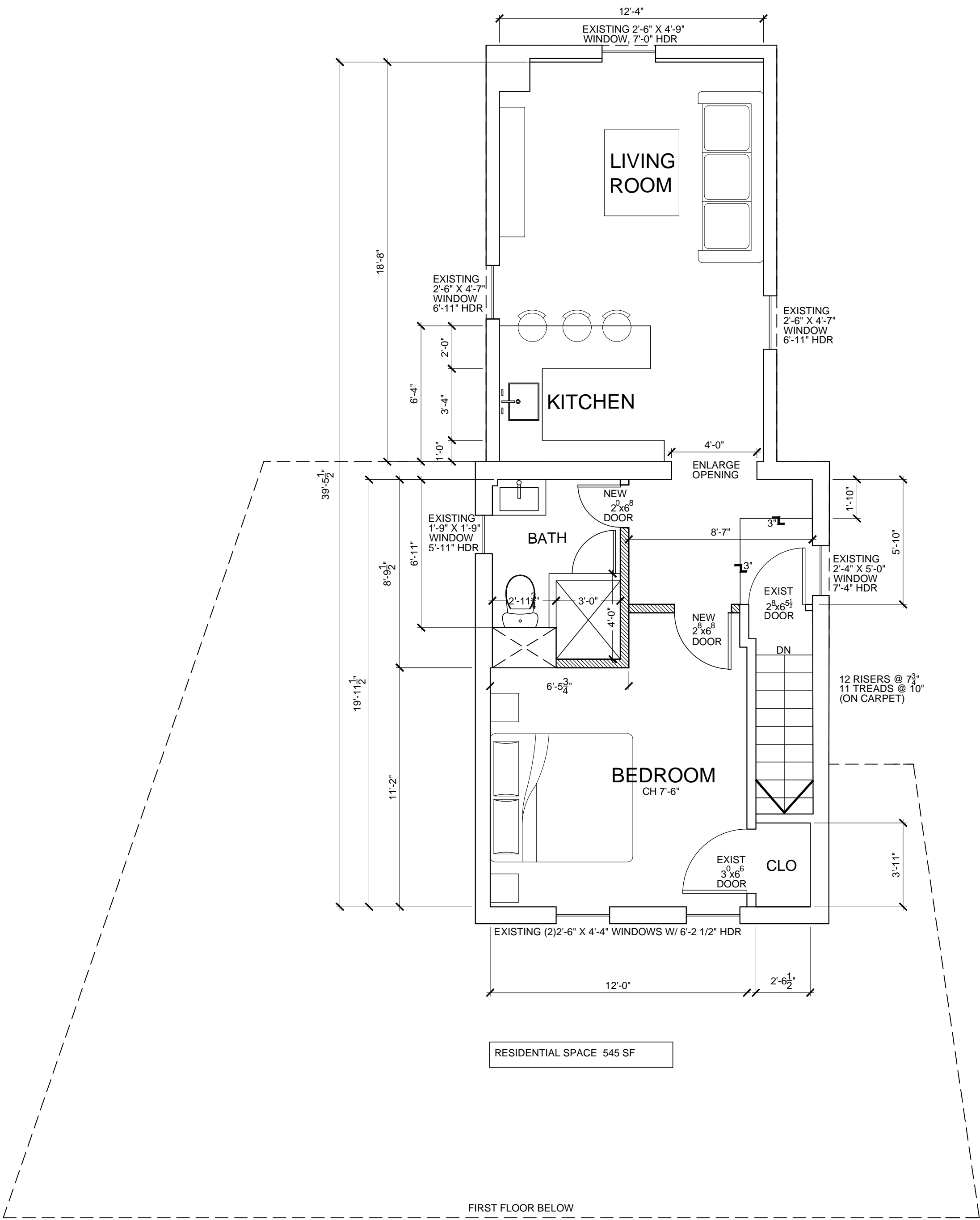
**S-1**





FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

LEGEND

- |   |  |
|---|--|
| INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.  | ELEVATION NO. ELEVATION SHEET NO.                                  |
| INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c. Blue Jeans acoustical insul. | SECTION DETAIL SHEET NO.   |
| 2 HOUR FIRE RATED WALL: 5/8" fire code Type X gypsum board, on outer side of 2x4s @ 16" o.c.                            | DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE     |
|   | WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE |

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

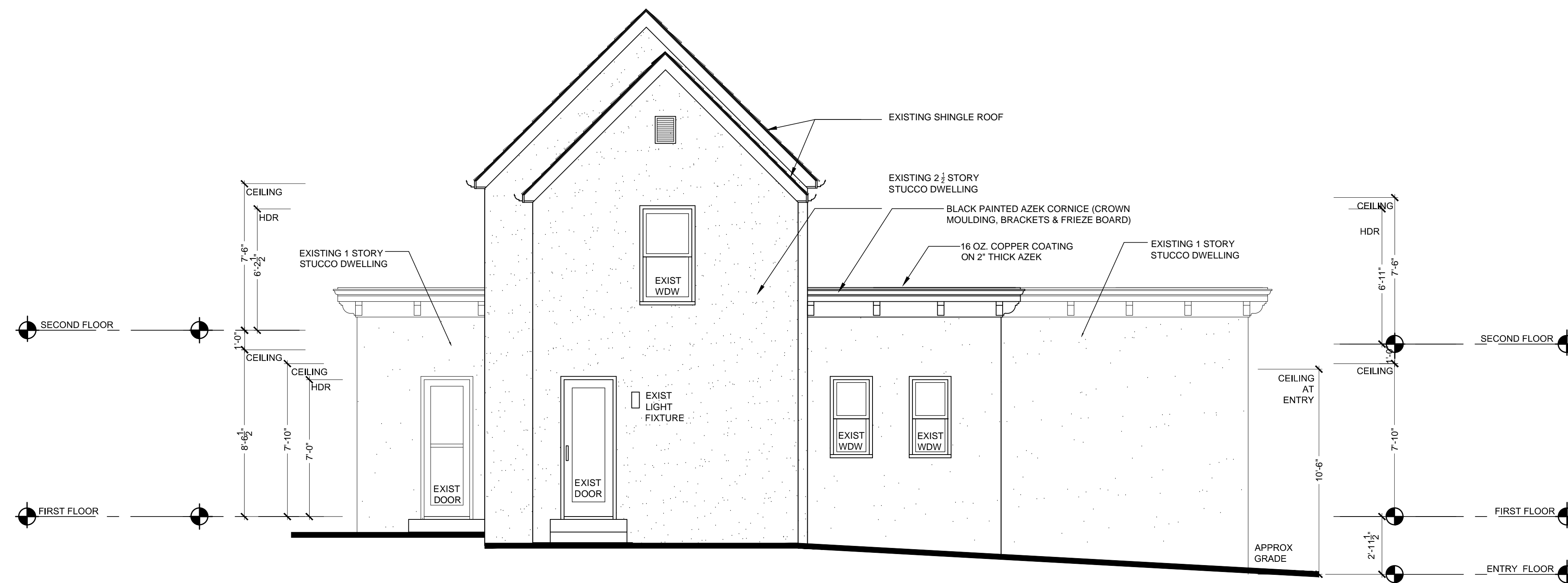
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	ARB SUBMISSION 1-26-18
	PLANNING BOARD SUBMISSION 1-26-18
Drawing Title	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
Scale	AS SHOWN
<b>CHRISTINA GRIFFIN ARCHITECT PC</b> 10 Spring Street Hastings-on-Hudson, New York 10706 914.478.0799 tel 914.478.0806 fax www.christinagriffinarchitect.com	

A-1



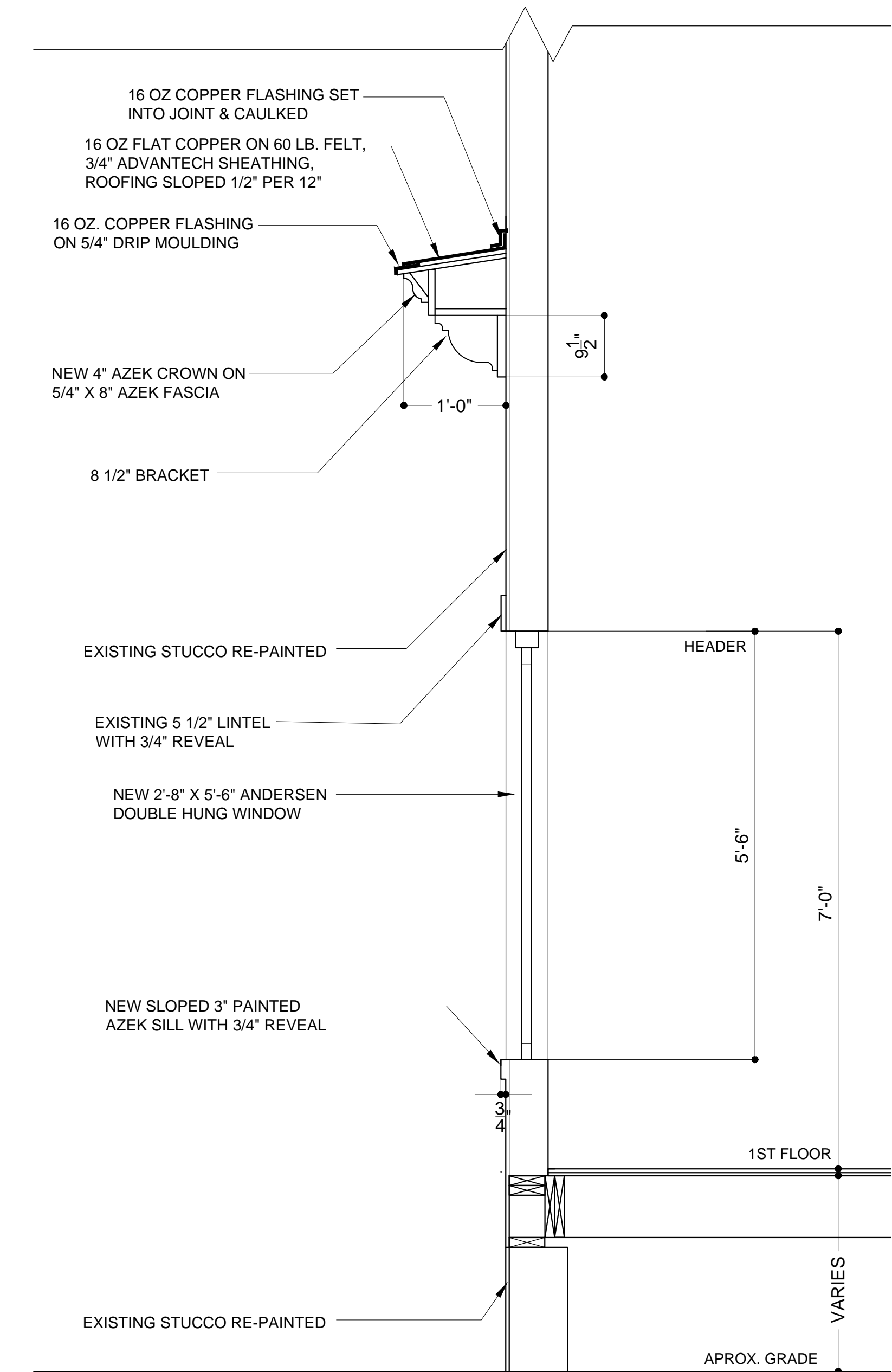
## SOUTH ELEVATION

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



## NORTH ELEVATION

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



## A SECTION

SCALE: 3/4" = 1'-0"

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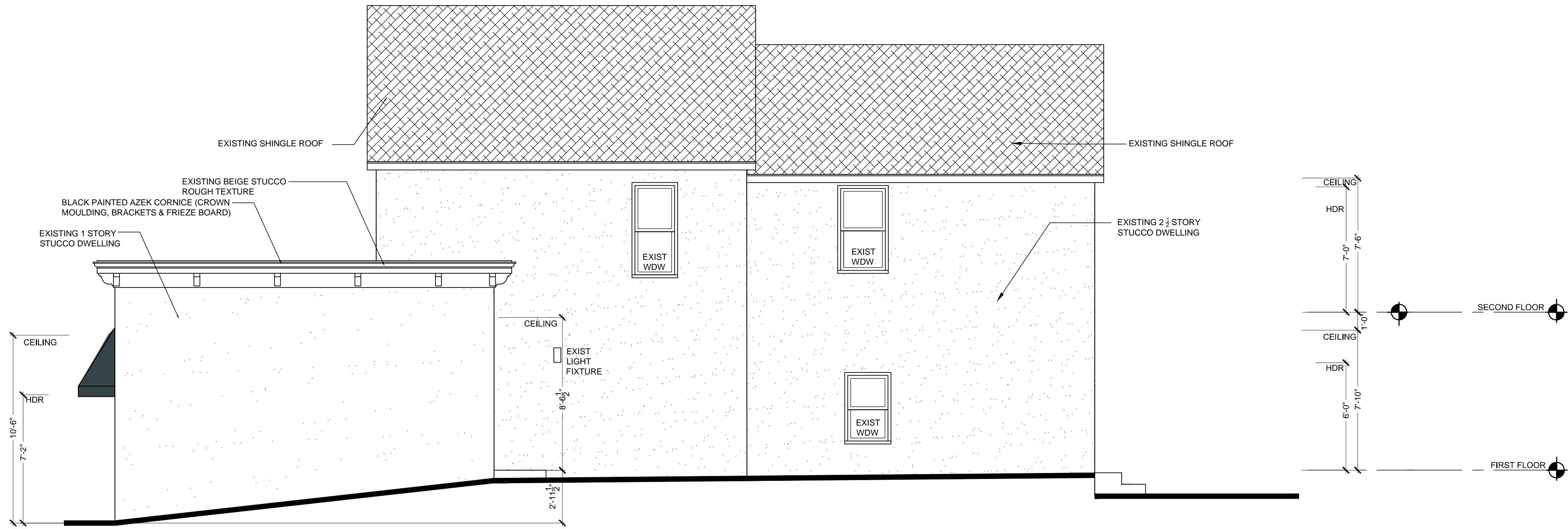
Date: BUILDING PERMIT SUBMISSION 12-21-17  
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ARB SUBMISSION 1-26-18  
PLANNING BOARD SUBMISSION 1-26-18

Owner's Title: NORTH & SOUTH EXTERIOR ELEVATIONS

Scale: AS SHOWN

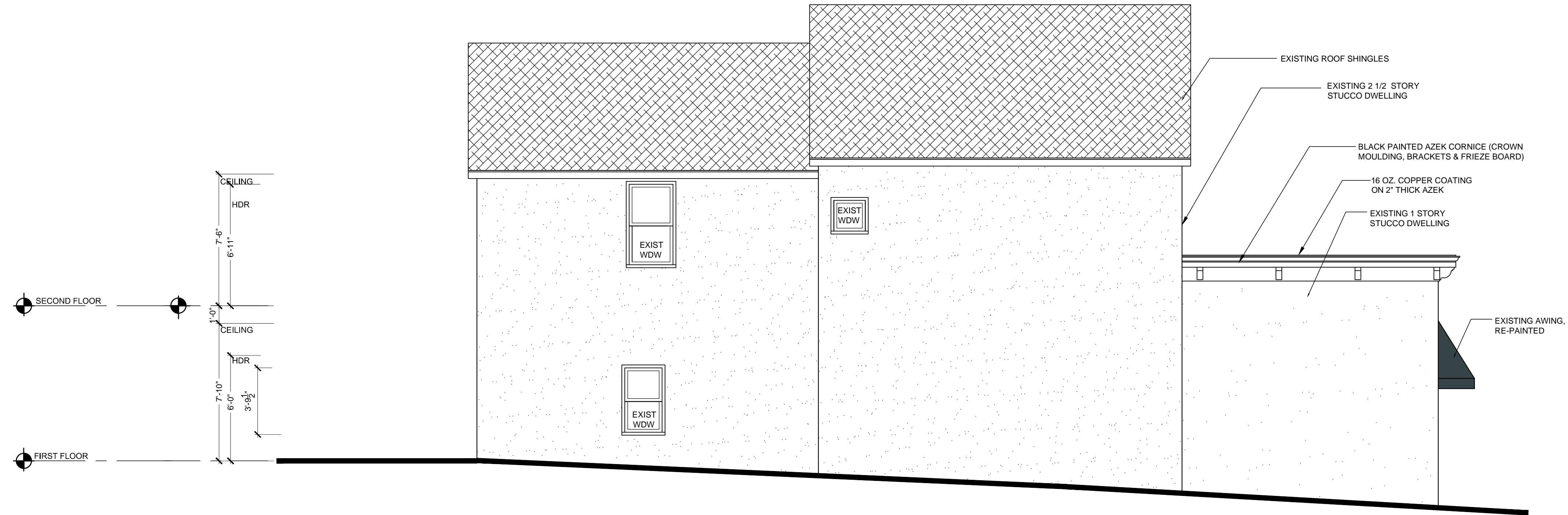
A-2





# EAST ELEVATION

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



# WEST ELEVATION

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

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Drawing Title  
EAST & WEST  
EXTERIOR ELEVATIONS  
Date  
BUILDING PERMIT SUBMISSION 12-21-17  
PLANNING BOARD SUBMISSION 12-21-17  
ARB SUBMISSION 1-26-18  
PLANNING BOARD SUBMISSION 1-26-18  
Scale  
AS SHOWN

A-3





55 MAIN STREET



Owner's Title  
PHOTOS

Date  
BUILDING PERMIT SUBMISSION 12-21-17  
PLANNING BOARD SUBMISSION 12-21-17  
ARB SUBMISSION 1-26-18  
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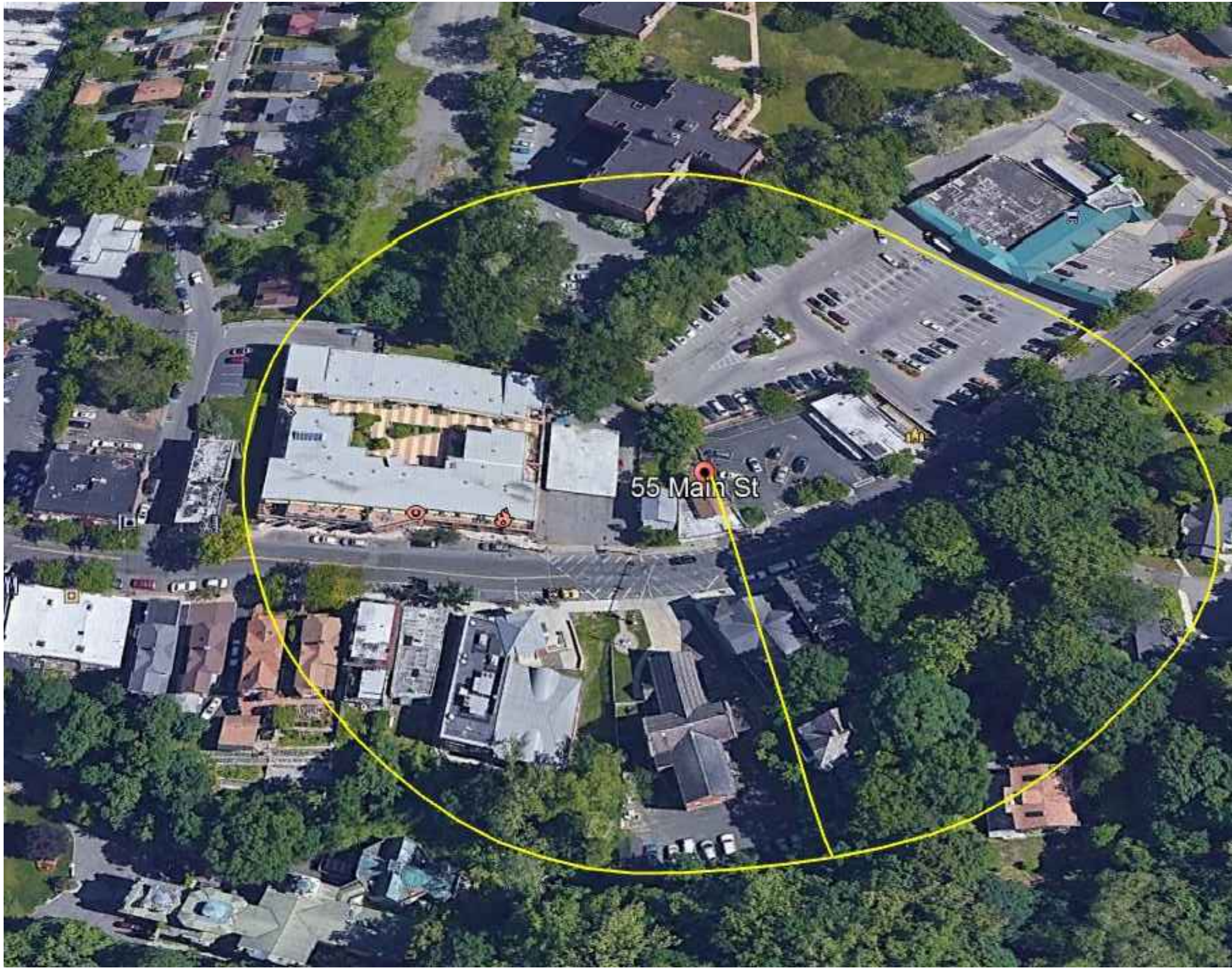
Scale:  
AS SHOWN

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





NEIGHBORING PROPERTIES



300' RADIUS of 55 MAIN STREET



53 & 55 MAIN STREET



53 MAIN STREET

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

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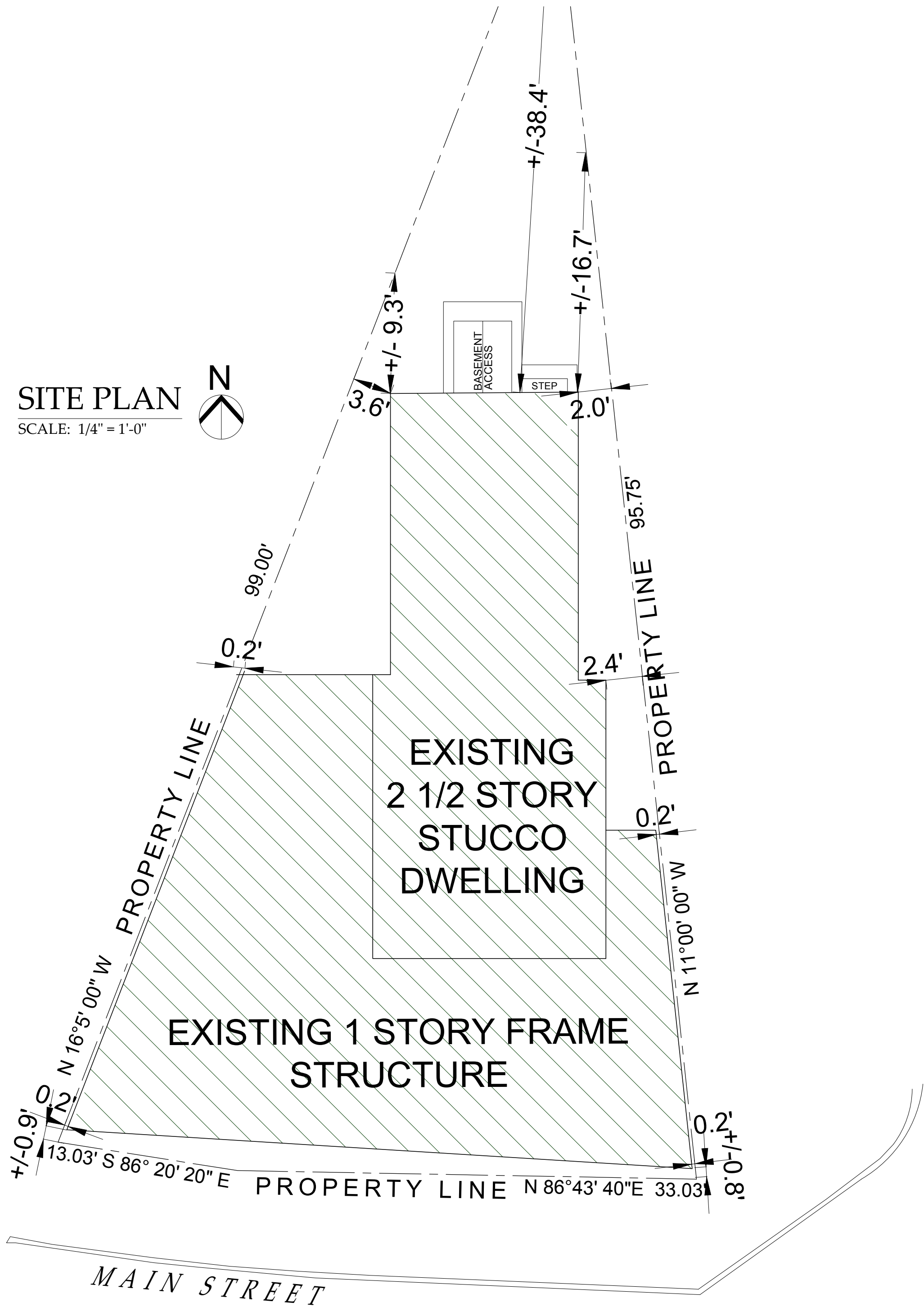
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 ARB SUBMISSION 1-26-18  
 PLANNING BOARD SUBMISSION 1-26-18

Owner's Title  
 PHOTOS

Scale:  
 AS SHOWN

**A-5**





LOCATION MAP

DATES	
BUILDING PERMIT SUBMISSION	12-21-17
PLANNING BOARD SUBMISSION	12-21-17
ARB SUBMISSION	1-26-18
PLANNING BOARD SUBMISSION	2-1-18

LIST of DRAWINGS	
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A-1	FIRST & SECOND FLOOR PLANS
A-2	NORTH & SOUTH ELEVATIONS
A-3	EAST & WEST ELEVATIONS
A-4	PHOTOS OF SITE
A-5	PHOTOS OF NEIGHBORS

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	EXISTING BUILDING

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\* EXISTING NON-CONFORMING

ALTERATIONS TO

55 MAIN STREET

HASTINGS-ON-HUDSON, NY 10706

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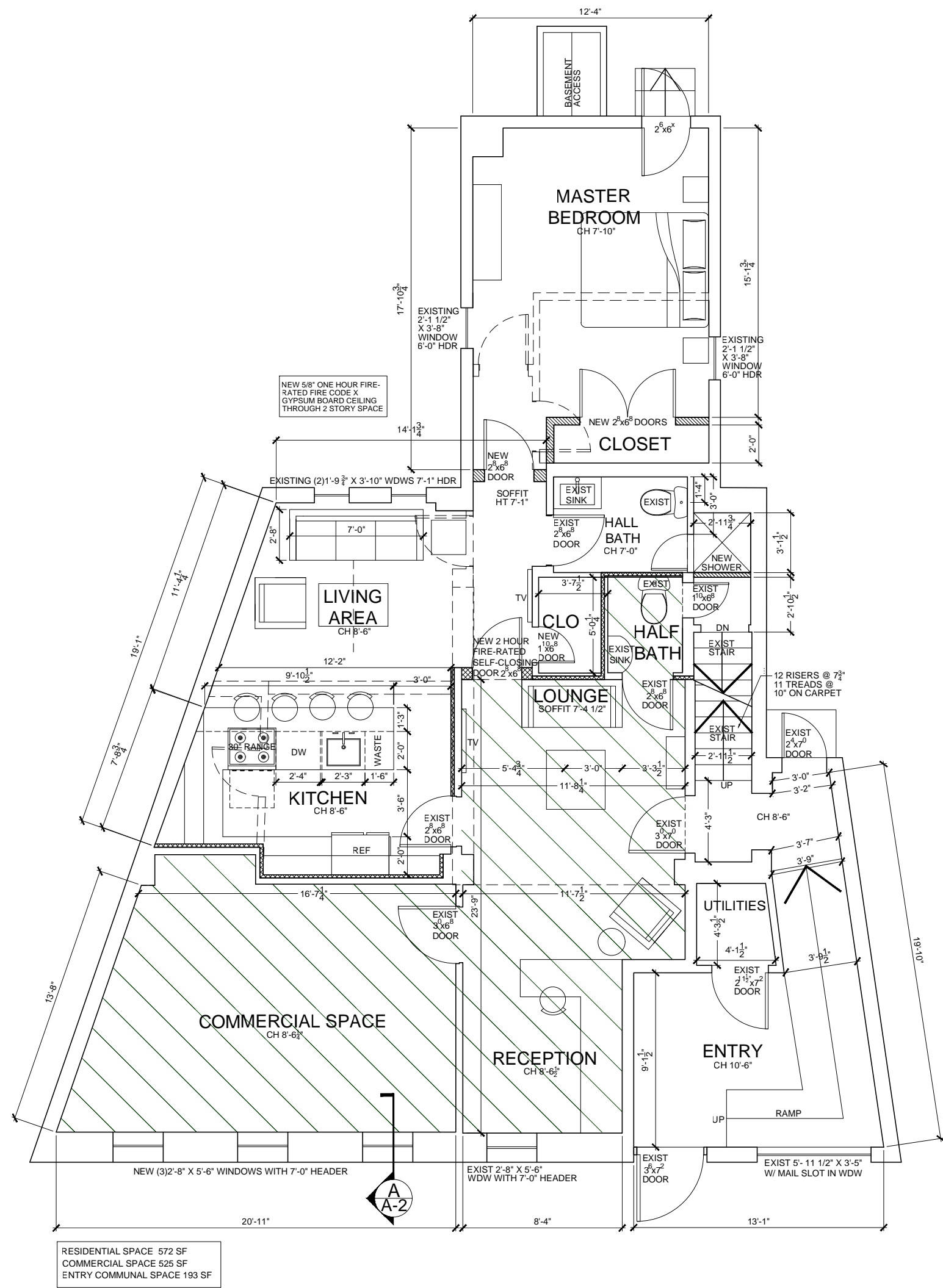
Drawing Title  
SITE PLAN

Date  
BUILDING PERMIT SUBMISSION 12-21-17  
PLANNING BOARD SUBMISSION 12-21-17  
ARB SUBMISSION 1-26-18  
PLANNING BOARD SUBMISSION 2-1-18

Scale:  
AS SHOWN

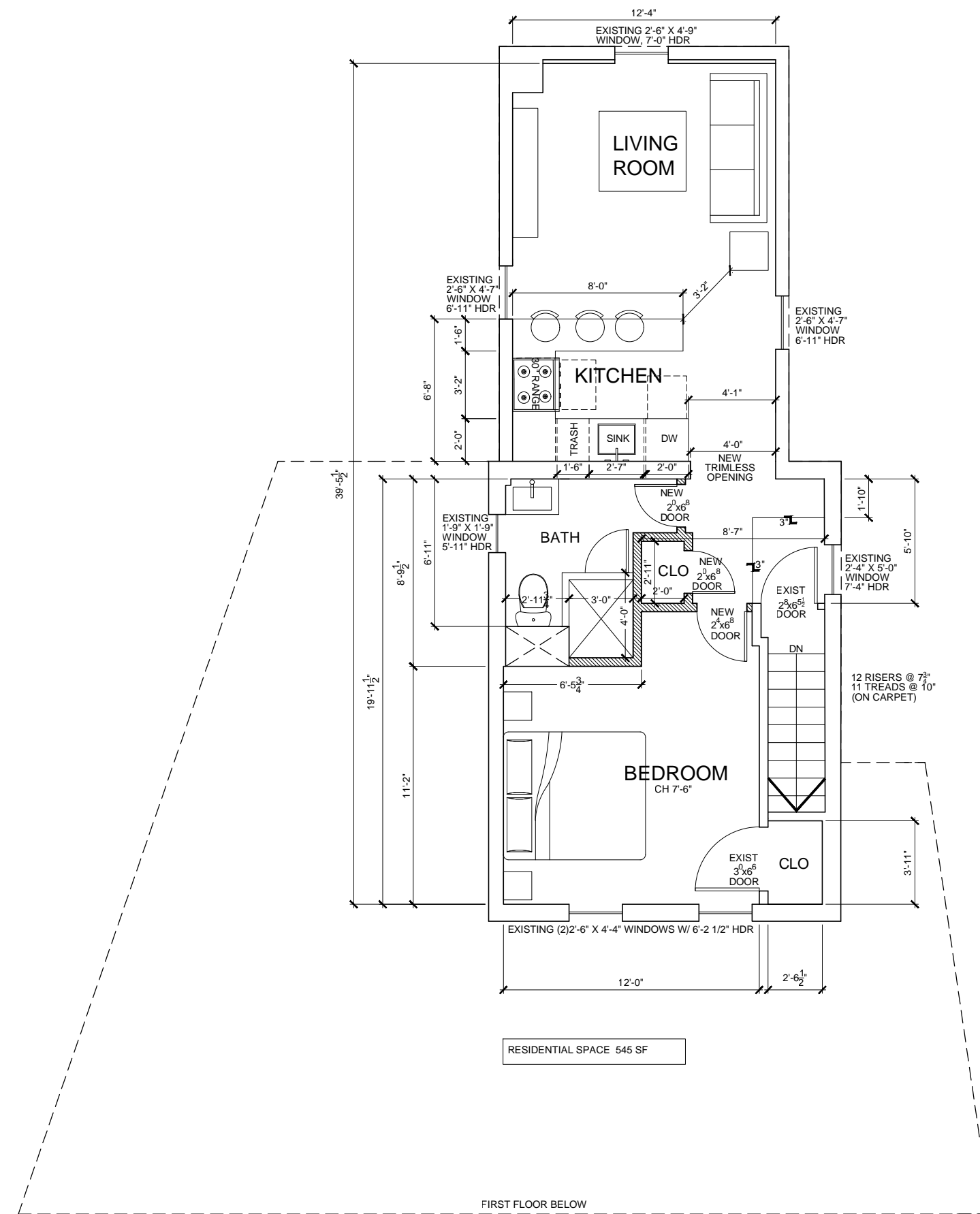
S-1





## 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

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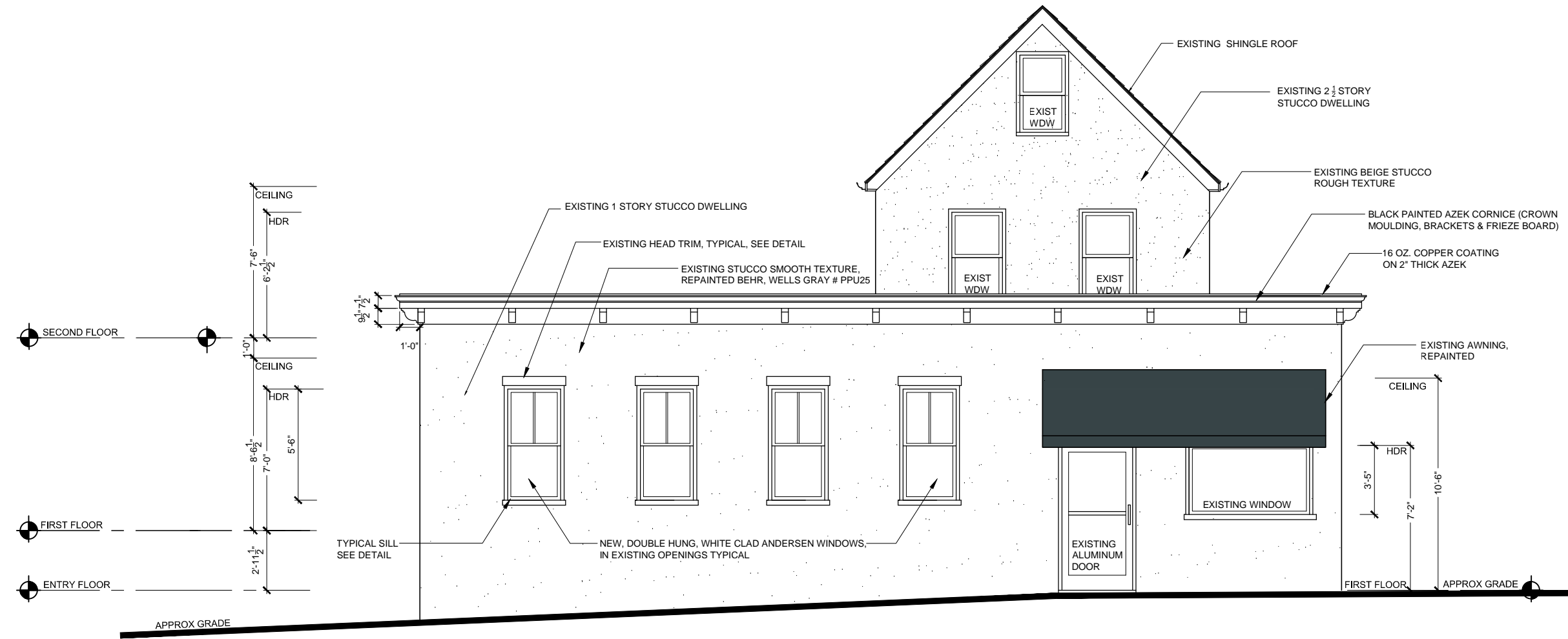
Date  
BUILDING PERMIT SUBMISSION 12-21-17  
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ARB SUBMISSION 1-26-18  
PLANNING BOARD SUBMISSION 2-1-18

Drawing Title  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN

Scale  
AS SHOWN

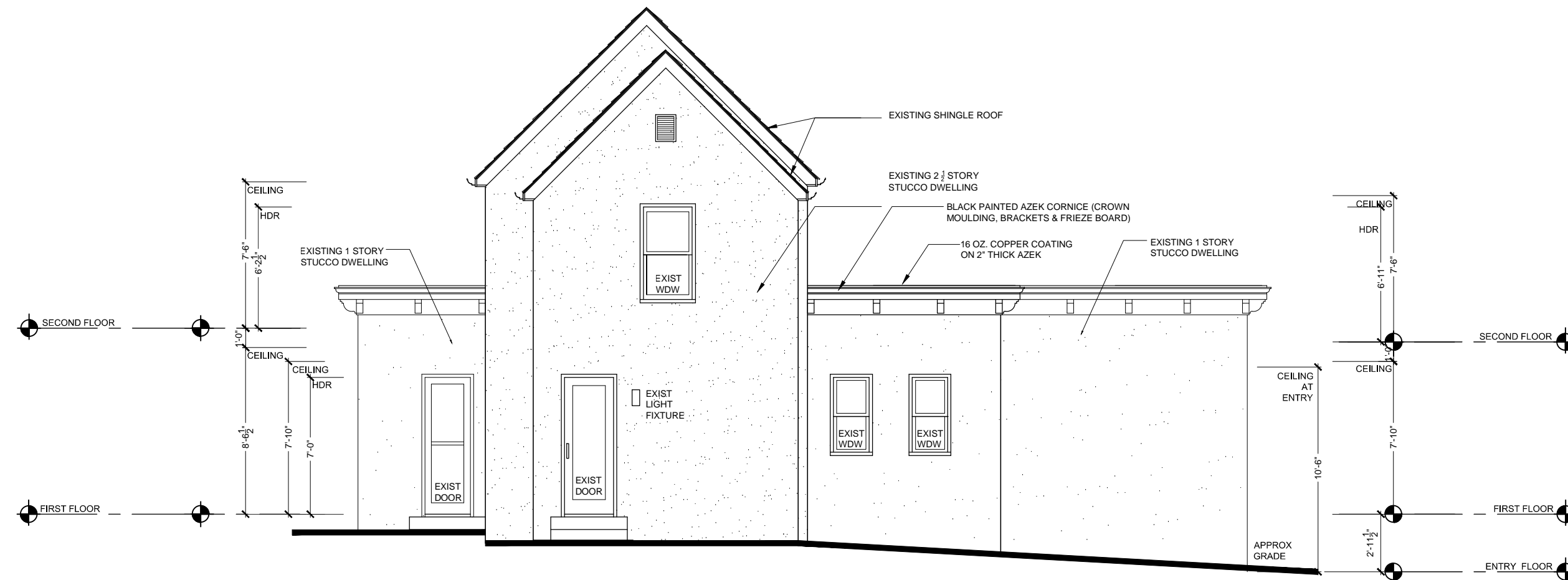
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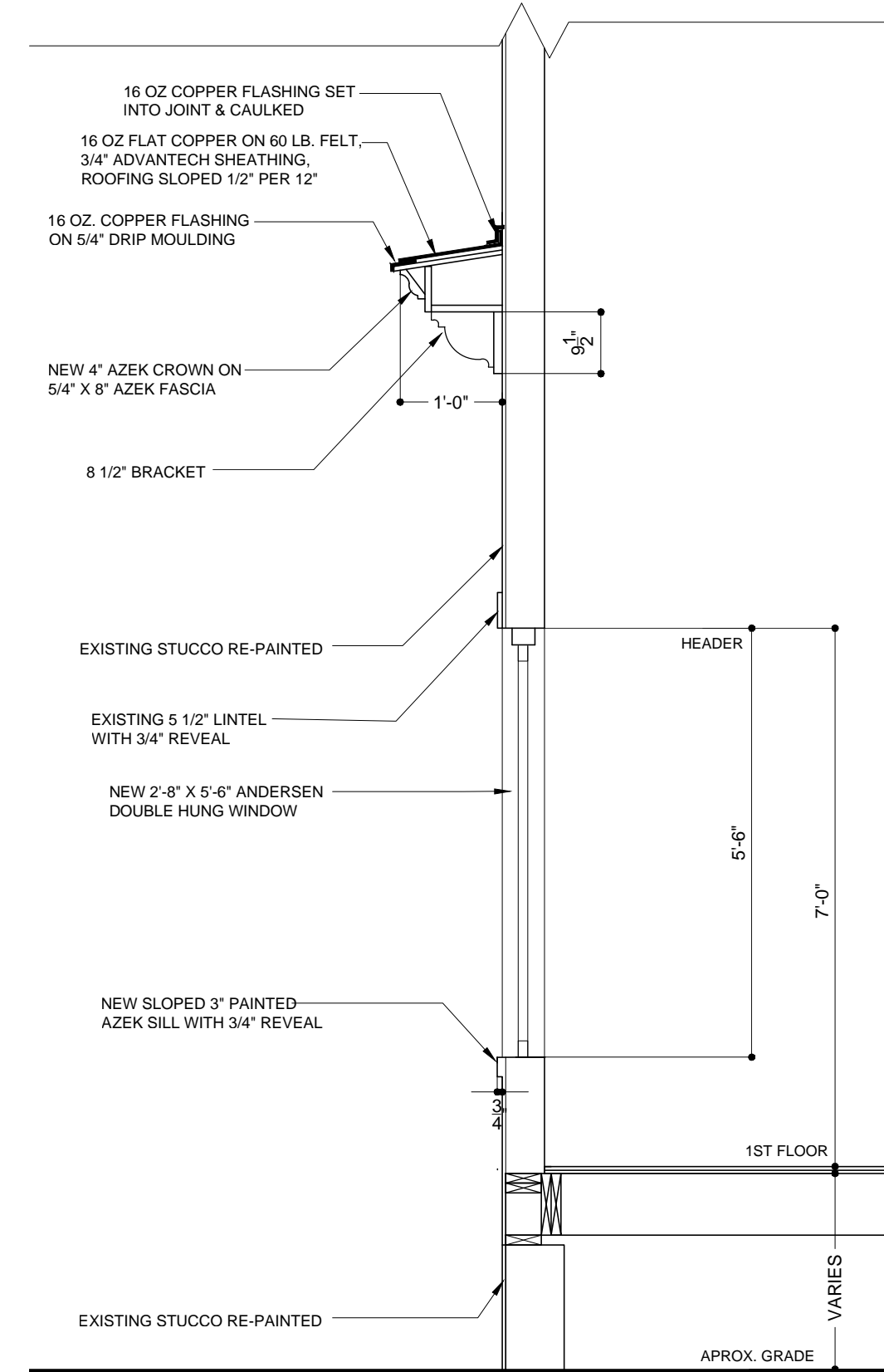
## SOUTH ELEVATION

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



## NORTH ELEVATION

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



## A SECTION

SCALE: 3/4" = 1'-0"

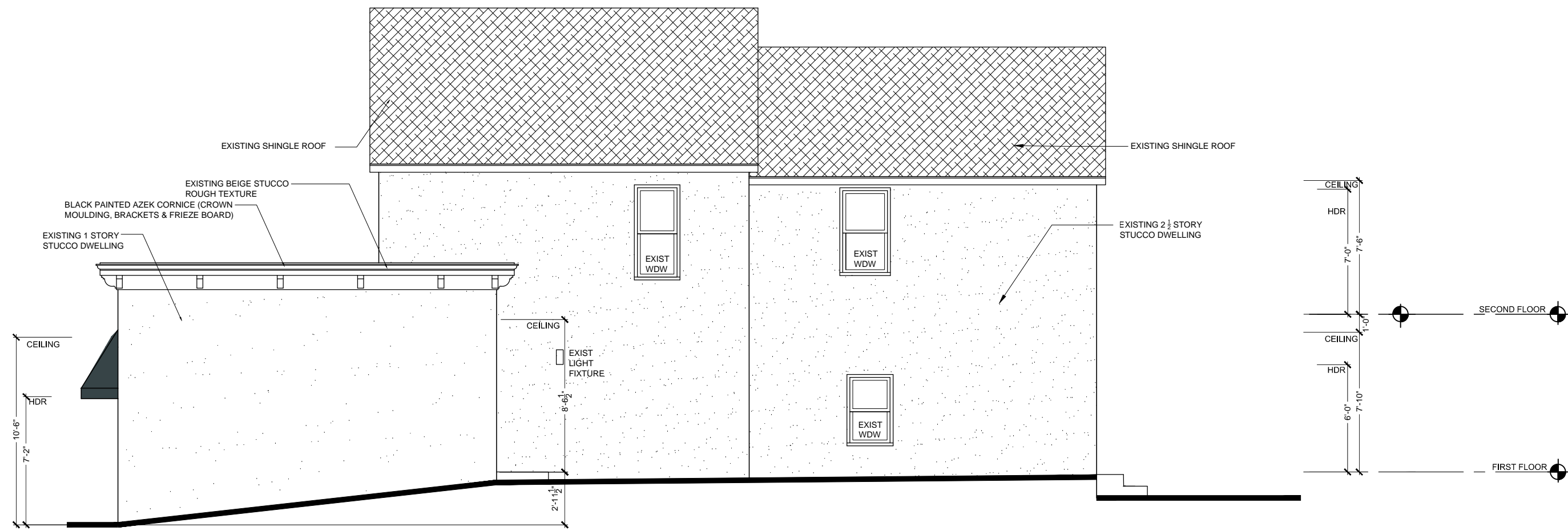
ALTERATIONS TO  
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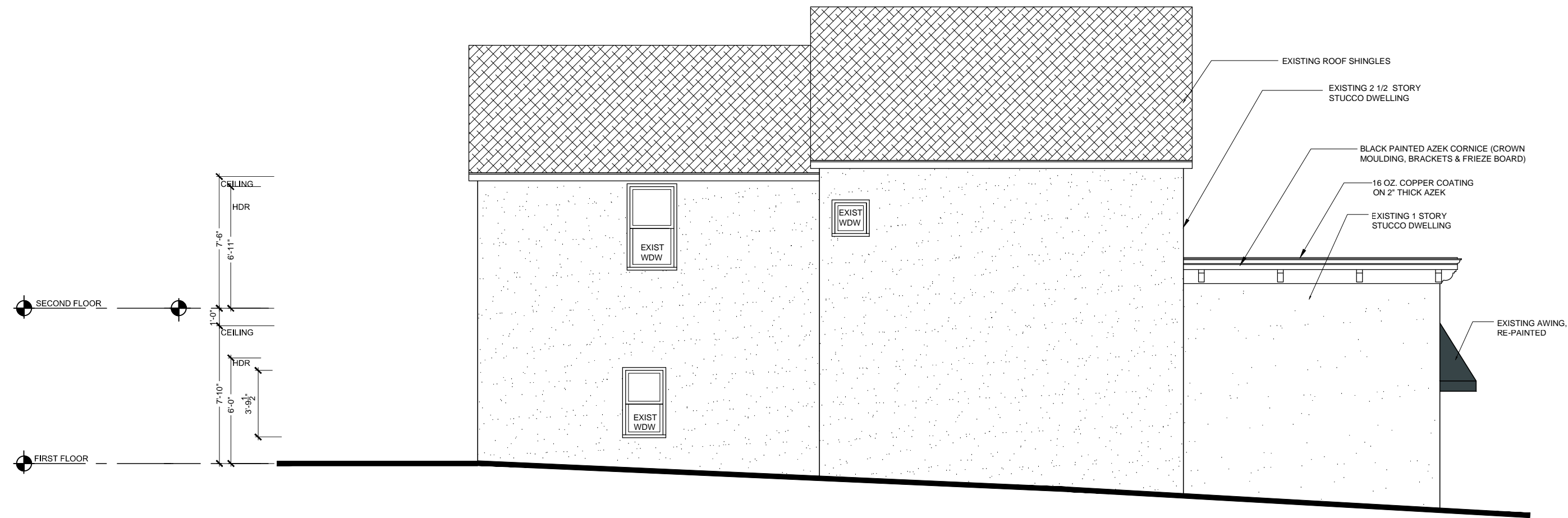
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Date: BUILDING PERMIT SUBMISSION 12-21-17  
PLANNING BOARD SUBMISSION 12-21-17  
ARB SUBMISSION 1-26-18  
PLANNING BOARD SUBMISSION 2-1-18  
Scale: AS SHOWN

A-2





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



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

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

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PLANNING BOARD SUBMISSION 2-1-18  
Drawing Title  
EAST & WEST  
EXTERIOR ELEVATIONS  
Scale  
AS SHOWN

**A-3**





55 MAIN STREET



55 MAIN STREET, REAR VIEW

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

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Date

BUILDING PERMIT SUBMISSION 12-21-17

PLANNING BOARD SUBMISSION 12-21-17

ARB SUBMISSION 1-26-18

PLANNING BOARD SUBMISSION 2-1-18

Drawing Title

PHOTOS

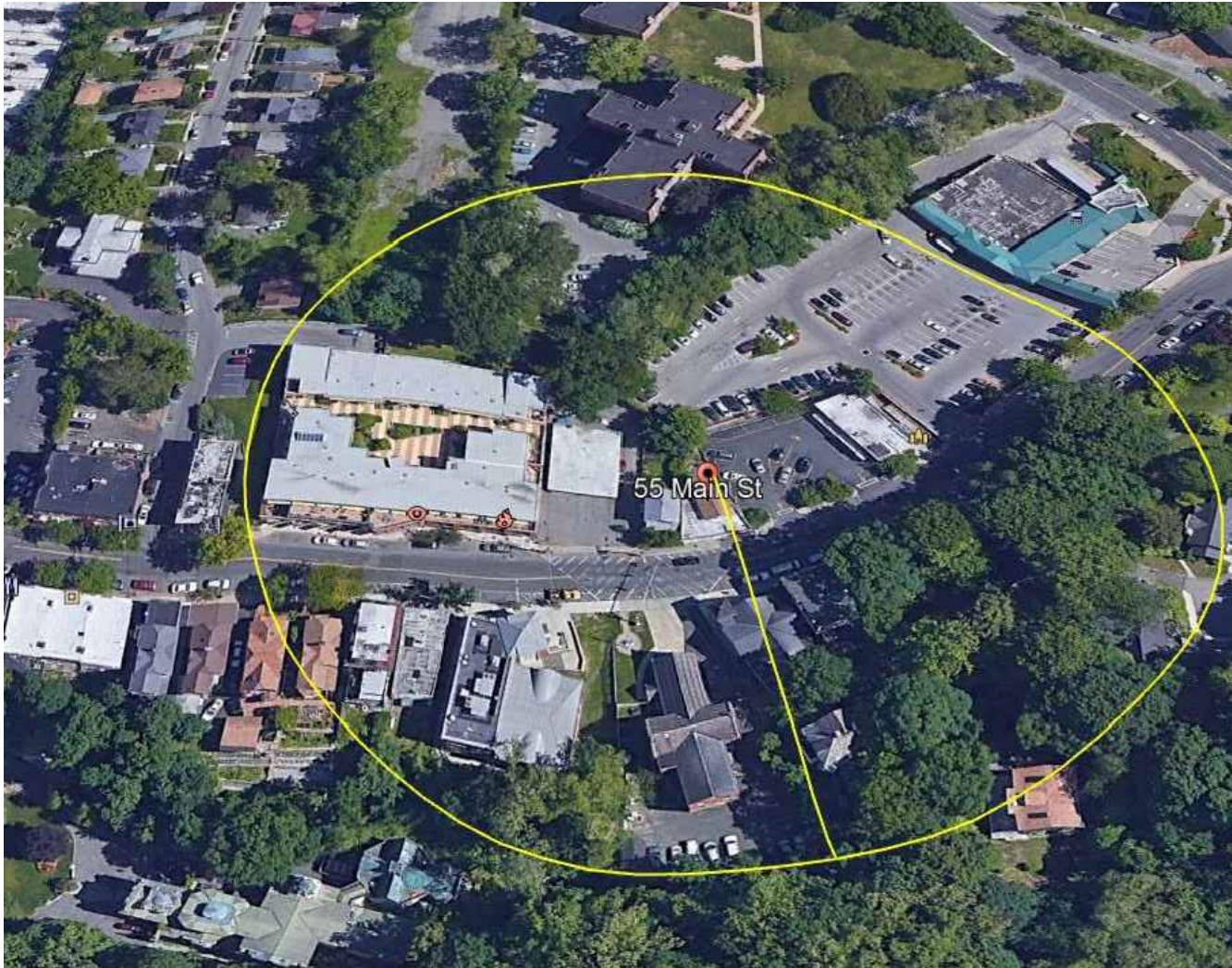
Scale

AS SHOWN





NEIGHBORING PROPERTIES



300' RADIUS of 55 MAIN STREET

53 & 55 MAIN STREET

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

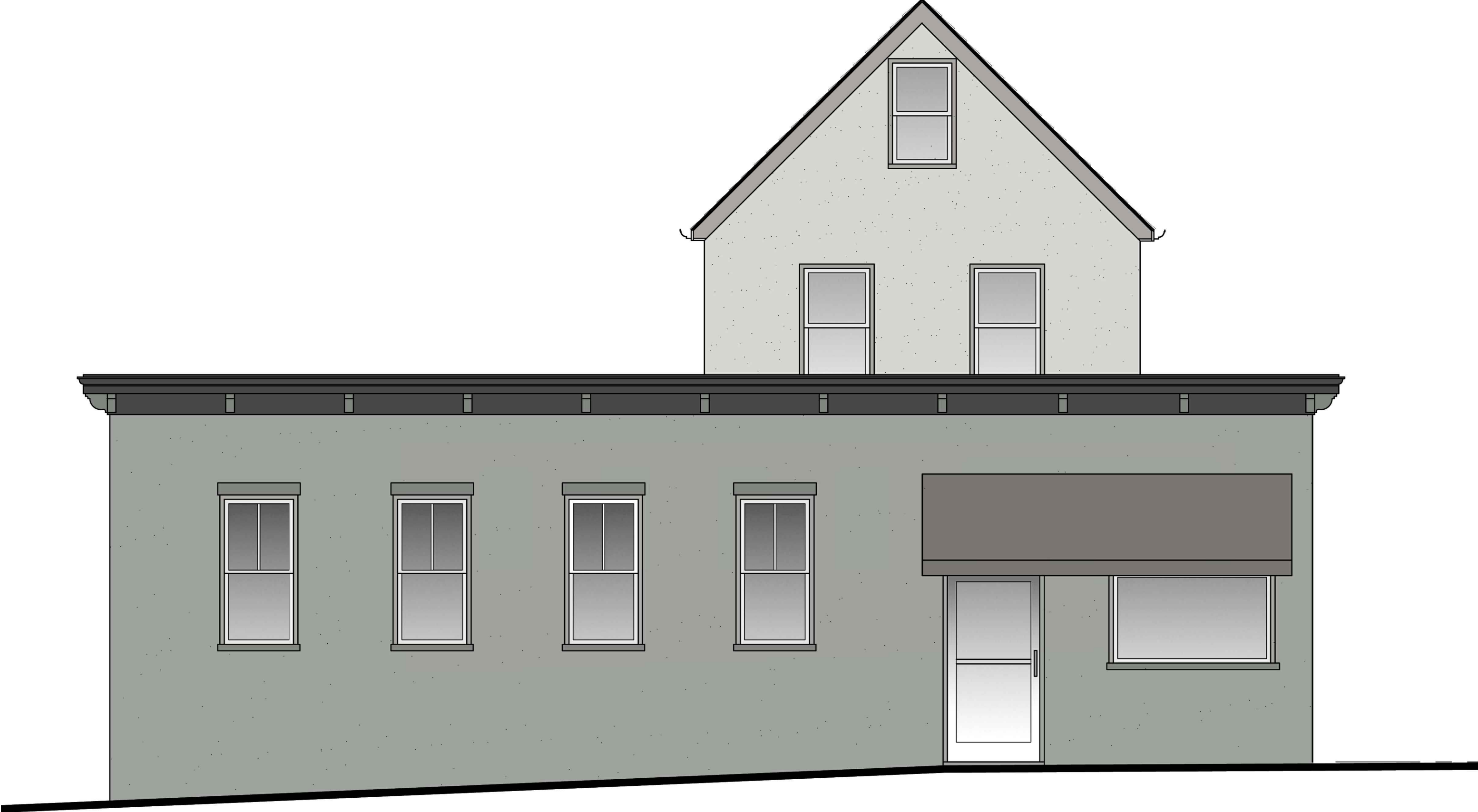
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Drawing Title  
 PHOTOS  
 Scale  
 AS SHOWN

A-5





COLOR SCHEME

SCALE: N.T.S.

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

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Drawing Title NORTH ELEVATION COLOR SCHEME Scale: AS SHOWN	Date
	BUILDING PERMIT SUBMISSION 12-21-17
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