

VILLAGE OF HASTINGS-ON-HUDSON

Procedure for Application for Review/Action By The Planning Board



1. **SITE PLAN APPROVAL.** Site Plan approval by the Planning Board is required for:
 - (1) The construction, reconstruction, alteration, renovation, demolition, enlargement, moving or removing of any building, or structure, with the exception of most single-family dwellings; or,
 - (2) Any land use not involving a building or structure.All applications for Site Plan Approval must comply with the requirements of Article XII, Site Plan Approval, of the Village of Hastings-on-Hudson Zoning Code. (Copy of relevant code sections is attached)
2. Effective June 1, 2012, all applications are required be completed on line. Follow link to the application and instruction on our website www.hastingsgov.org. Application forms for the Site Plan, Steep Slopes and Subdivision along with the Full or Short Environmental Assessment Form (EAF) as required under NYS Environmental Quality Review Act (SEQRA), may also be obtained from the Building Department. **However please note that all data will still be required to be entered in our system on line.**

FILING THE APPLICATION. The applicant must submit a total of thirteen (13) sets {two (2) original plus eleven (11) copies of the completed applicant and all supporting material with an applicable fee as shown on attached schedule, **NO LESS THAN SIX (5) WEEKS PRIOR TO THE SCHEDULED MEETING DATE.**

Once the Building Inspector has deemed the application complete, a public hearing will be scheduled before the Planning Board, which usually meets the third (3rd) Thursday of each month. At least 10 days prior to the date of the public hearing, the applicant must notify by certified mail (return receipt requested) all property owners within a radius of 300 feet of the scheduled public hearing. The Building Inspector will provide the applicant with a list of property owners and other persons or agencies who must be informed.

4. **VIEW PRESERVATION DISTRICT.** If an applicant is located in the View Preservation (VP) District, photos and a key map must be submitted showing the impact of the proposed work on the views of the Hudson River and the Palisades from neighboring properties and adjacent public properties. A View Preservation application, available from the Building Department, must be submitted to the Planning Board for a recommendation and to the Zoning Board of Appeals for a final decision. Thirteen (13) sets of photos and maps must be submitted to the Planning Board.
5. **STEEP SLOPES LAW.** Building Permit applications on lots that contain slopes of 15% or greater over a ground area of at least 1,000 square feet must include the information required by Chapter 249, §249-7, of the Village Code and must receive Steep Slopes approval from the Planning Board. A copy of the Steep Slopes Law is available from the Building Department.
6. **TREE PRESERVATION LAW.** A Tree Removal Permit is required, in accordance with the Tree Preservation Law, Chapter 273 of the Village Code, on a lot of one acre or more, or a combination of adjoining lots of one acre or more owned by the same entity, if any tree with a diameter of 12 inches or more (measured at a point 4-1/2 feet above the ground) is to be removed or potentially injured during construction. A copy of the Tree Preservation Law is available from the Building Department.
7. **SITE PLAN APPROVAL.** Upon approval of a Site Plan application, the applicant must submit two (2) copies of the final Site Plan with changes or conditions noted thereon, to be endorsed by the Chair of the Planning Board and filed with the Building Inspector.

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: Ethan Arrow & Fabian Engelbertz
 Property address: 4 West Main Street, Hastings on Hudson NY 10706
 Name all streets on which the property is located: West Main Street
 Sheet: SBL:00407000480100000000 Block: Lot/Parcel: Zoning District: Central Commercial

Applicant: Ethan Arrow & Fabian Engelbertz
 Standing of applicant if not owner:
 Address: 4 West Main Street, Hastings on Hudson NY 10706
 Daytime phone number: (646)784-3952 Fax number:
 E-mail address: ethanarrow@gmail.com; engelbertz@gmail.com

Total Area of subject Land/property: 3893 Sq. Ft.
 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:

Provide dining addition (1 story) on south side of exisiting kitchen.
Provide a stair hall (2 story) from basement to second floor.
Provide a new roof deck on top of existing second floor roof.

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



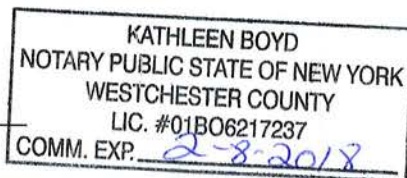
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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 11th day
of November, 2016

F Engelbertz [Signature]
Signature of the Applicant

Kathleen Boyd
Notary Public



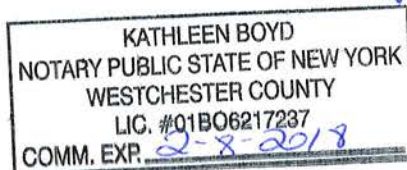
STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : Ethan Arrow & Fabian Engelbertz, being duly sworn, deposes and says that he/she resides at 4 West Main Street 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 00407000480100000000 Block _____ and Lot _____ of the tax map, and that he/she hereby authorized Mitchell Koch Architects 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 11th day
of November, 2016

F Engelbertz [Signature]
Signature of the Owner

Kathleen Boyd
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.

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Ethan Arrow & Fabian Engelbertz	2. PROJECT NAME Additions to 3-Family Residence
3. PROJECT LOCATION: Municipality Hastings on Hudson County Westchester	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 4 West Main St, Hastings on Hudson	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Provide dining addition (1 story) on south side of existing kitchen. Provide a stair hall (2 story) from basement to second floor. Provide a new roof deck on top of existing second floor roof.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.007</u> acres Ultimately <u>0.007</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Fabian Engelbertz</u> <u>Ethan Arrow</u> Date: <u>11/11/2016</u> Signature: <u>F. Engelbertz</u> <u>Ethan Arrow</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

January 2013 – Page 1 of 2

*Indicate by notes such as, “see Note/Detail on Dwg #___”, “See PE certification/note in the attached letter”, or “NA”, etc. where “NA” stands for “Not applicable”.

February 2013 - Page 2 of 2

April 25, 2017

Planning Board
Hastings on Hudson, NY
Re: 4 West Main Street

This letter should serve as a re-cap of the approvals process my clients have undertaken so far in pursuit of their proposed rear addition. Briefly, a 3rd story roof deck required a zoning variance and relief from view preservation VP. The Plan A scheme required only relief from VP. Plans B and C (somewhat reduced) required a zoning variance and relief from view preservation.

December 15, 2016 – Planning Board – Scheme A presented - referred to ARB and ZBA Chairperson Sullivan: OK, good. So we get to do a vote. Let me get my voting things here. May I have a motion? On MOTION of Boardmember O'Reilly, SECONDED by Boardmember Cameron with a voice vote of all in favor, **the Board resolved to approve the view preservation advisory for the addition, alterations & decks for the multi-family dwelling at 4 W. Main Street.**
Chairperson Sullivan: So may I have a motion? On MOTION of Boardmember O'Reilly, SECONDED by Boardmember Cameron with a voice vote of all in favor, the Board resolved to **advance this project to the Architectural Review Board.** Chairperson Sullivan: Off we go. Thank you very much. Thank you for keeping me honest with all this.

January 9, 2016 – ARB – Scheme A presented – we were asked to re-submit
January 26, 2016 – Zoning Board of Appeals – Scheme A presented - adjourned
Chairman Collins: All right, that's fine. I would ask that we bring an end to that line of questioning unless, for some reason, it becomes relevant to either view preservation or zoning. Does anyone else wish to be heard? OK. Then we **will adjourn this case until, hopefully, our February 23 meeting.** But that will be noticed and will be at the discretion of the applicant

February 23, 2017 – Zoning Board of Appeals – Scheme B presented - adjourned
Acting Chairman Forbes-Watkins: I do think it's wise to put this off, forgetting for the moment the question of the notice. There was brought forth a legitimate attempt to find yet another alternative. It may not be – from your point of view – an alternative, but it was a real attempt. Possibly some more thought could go into this whole thing and **you may come back with alternate C, for all we know. I'm not saying you have to, but if you can, wonderful.**
Village Attorney Whitehead: You've heard, I think, how three members of the Board feel. None of us can speak for the other two – or three, depending on if it's an alternate – and you can do with that as you wish. If you want to come back with yet another alternative, you can. If you want to proceed with A or B you can.

March 23, 2017 – Zoning Board of Appeals
(Minutes not available on-line). Zoning **variances granted** and relief from view preservation granted for presented Scheme C.

April 3, 2017 – ARB – Scheme C **approved as presented**

Yours Truly



Mitchell Koch, RA

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

ZONING CALCULATIONS		
LOCATION:	4 W MAIN STREET	
ZONING DISTRICT:	CC	
SBL:	4-70-48-10	
USE:	REQUIRED	EXISTING
YARD REOTS:	ONE FAMILY RES.	ONE FAMILY RES.
FRONT:	0'	3.6'
REAR:	10'	7.9'
SIDE MIN:	10'	0.7'
SIDE MAX:	10'	0.7'
SIDE TOTAL:	10'	6.2'
LOT AREA:	40'	34'
BUILDING COVERAGE:	2,324**	3,893 sf
BUILDING PERCENTAGE:	60.59**	980 sf
DEVT PERCENTAGE:	60.59**	42,176
DEVT PERCENTAGE:	N/A**	1,350 sf

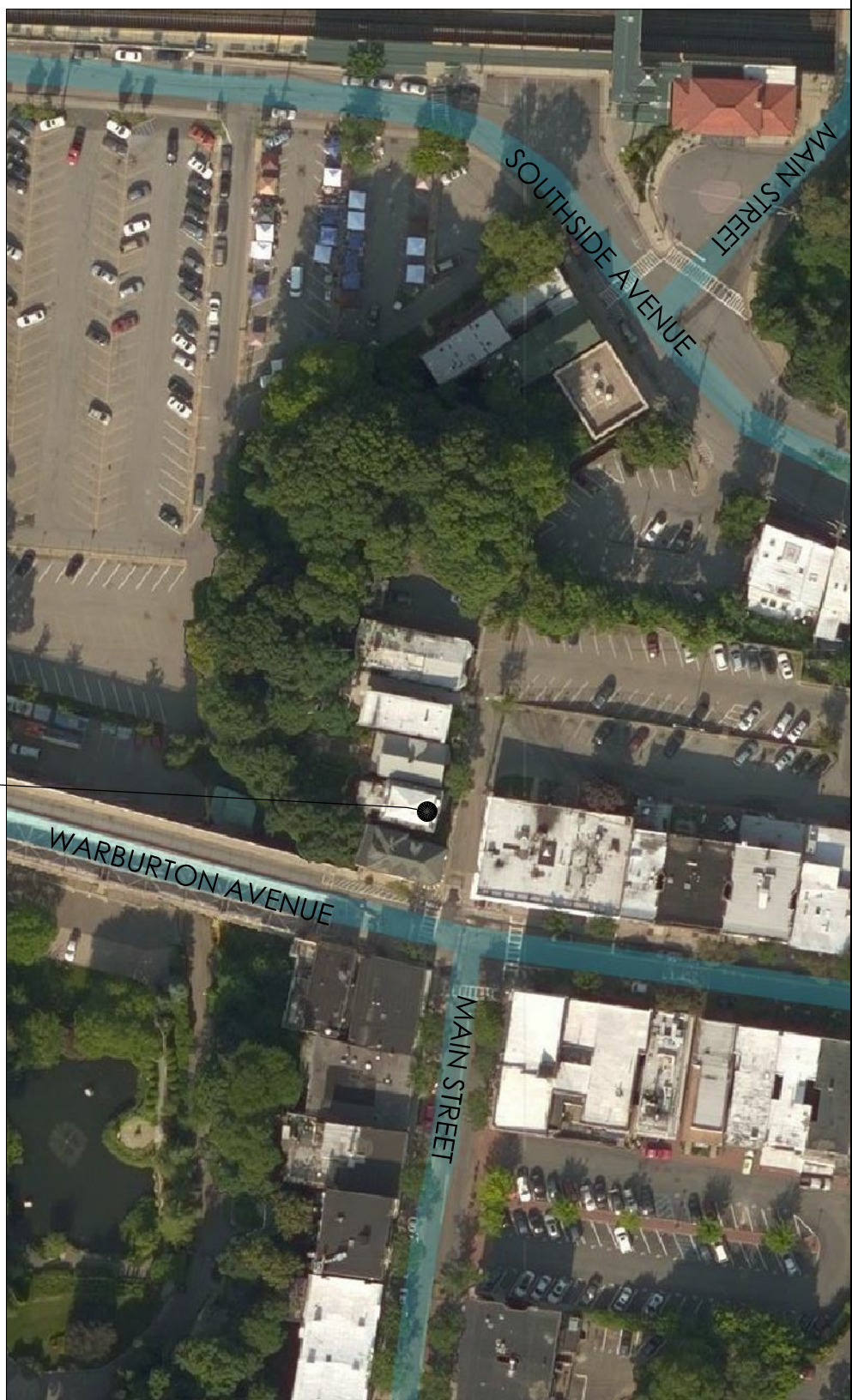
**REAR YARD: 20' RECD ABOVE GROUND FLOOR
**AREA WITHIN 10' SIDE AND 10' REAR SETBACKS = 2,324 SF

RUN-OFF CALCULATIONS
1 STORY DINING RM ADDITION (ROOF): 171 SF X 7/12 X 7.5 = 748 GALLONS
2 STORY STAIR WELL ADDITION (ROOF): 120 SF X 7/12 X 7.5 = 525 GALLONS
TOTAL DRYWELL CALCULATIONS RECD: 1273 GALLONS

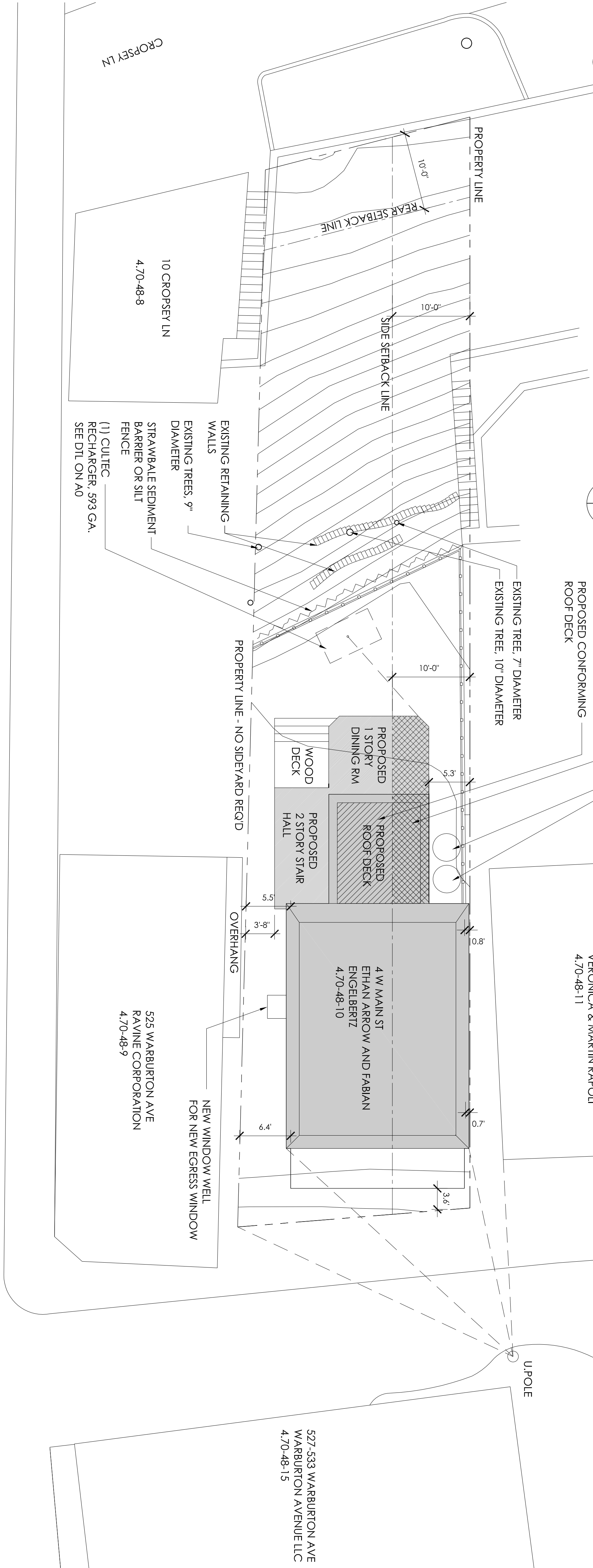
DRYWELL CALCULATIONS:
NEW ROOF AREA = 291 SF
RAIN FALL RATE = 77/24hr
(ASSUME 100YR STORM)
RECD RETAINAGE = 291SF*77hr/ft/12in*7.596/OUF. = 1273 GALLONS
PERCOLATION = 1080y/1hr*24hr=25920/120=216
7.3 CU. FT. X 2 UNITS X 7.56A = 110 GA PERCOLATION PREMIUM
USE TWO (2) CULTEC 350XLHD UNITS @ 593 GA/EACH OR
(2) ABOVE GROUND CISTERNS EQUAL TO 593 GA TOTAL IN LIEU OF 1 CULTEC 350XLHD

SETBACK LEGEND	
EXISTING BUILDING COVERAGE	980 S.F.
PROPOSED CONFORMING ADDITION	302 S.F.
PROPOSED NON-CONFORMING ADDITION	113 S.F.

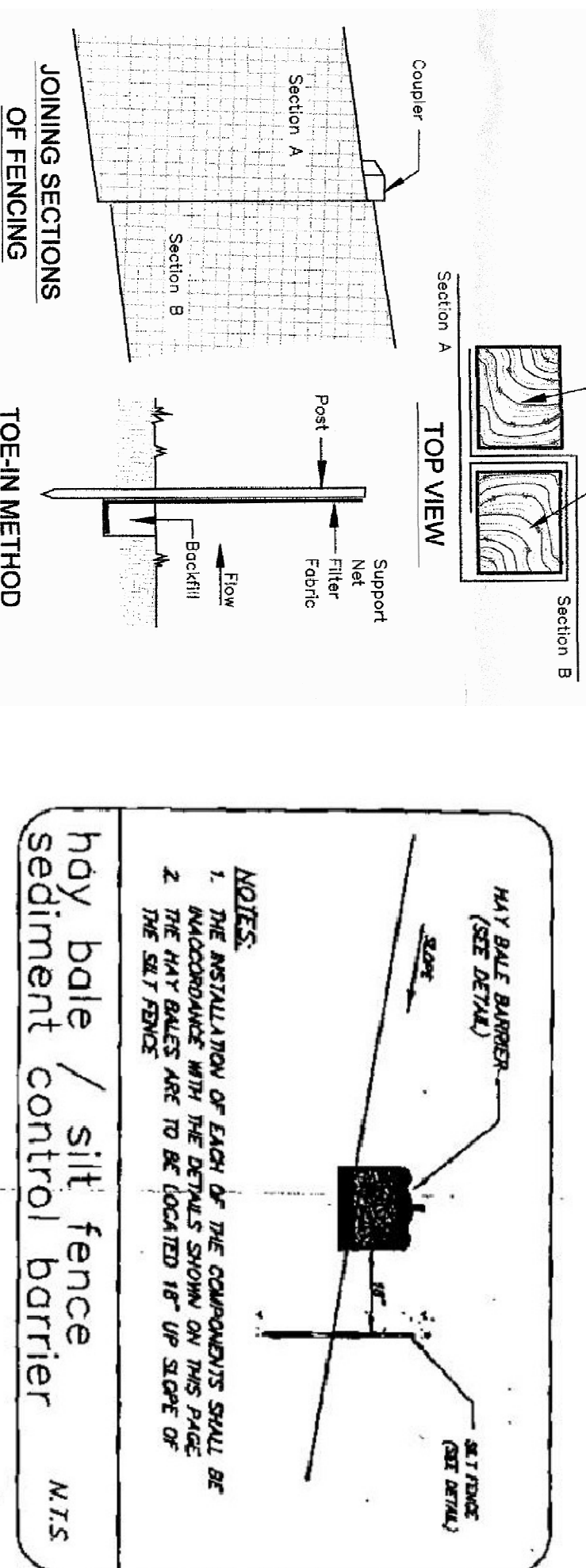
ON MARCH 23, 2017 VIEW PRESERVATION APPLICATION WAS APPROVED AND ZONING VARIANCES GRANTED



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



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



NOTES:
1. THE INSTALLATION OF EACH OF THE COMPONENTS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PAGE.
2. THE STRAWBALES ARE TO BE LOCATED 18" UP SLOPE OF THE SBL / FENCE.

hoy bale / silt fence
sediment control barrier
N.T.S.

MITCHELL KOCH
ARCHITECTS
20 MARBLE TERRACE
HASTINGS ON HUDSON
NEW YORK 10706
TEL 914 423 0230
FAX 914 423 9129
WWW.MITCHELLKOCH.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. 2BA
12/23/16	ARB
01/10/17	ARB (REVISED)
02/01/17	ZBA REVISION
03/07/17	ZBA REVISION 2
03/27/17	ARB 2
04/21/17	PLANNING BD.



SEAL

PROJECT #

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

A0

DRAWING NO.

524 WARBURTON AVE
524 WARBURTON CORP.
4-70-48-10

4 MAIN STREET,
SUNEST REALTY CORP
4-70-48-10

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. ZBA
12/23/16	ARB
01/10/17	ARB (REVISED)
02/01/17	ZBA REVISION
03/07/17	ZBA REVISION 2
03/27/17	ARB 2
04/21/17	PLANNING BD.



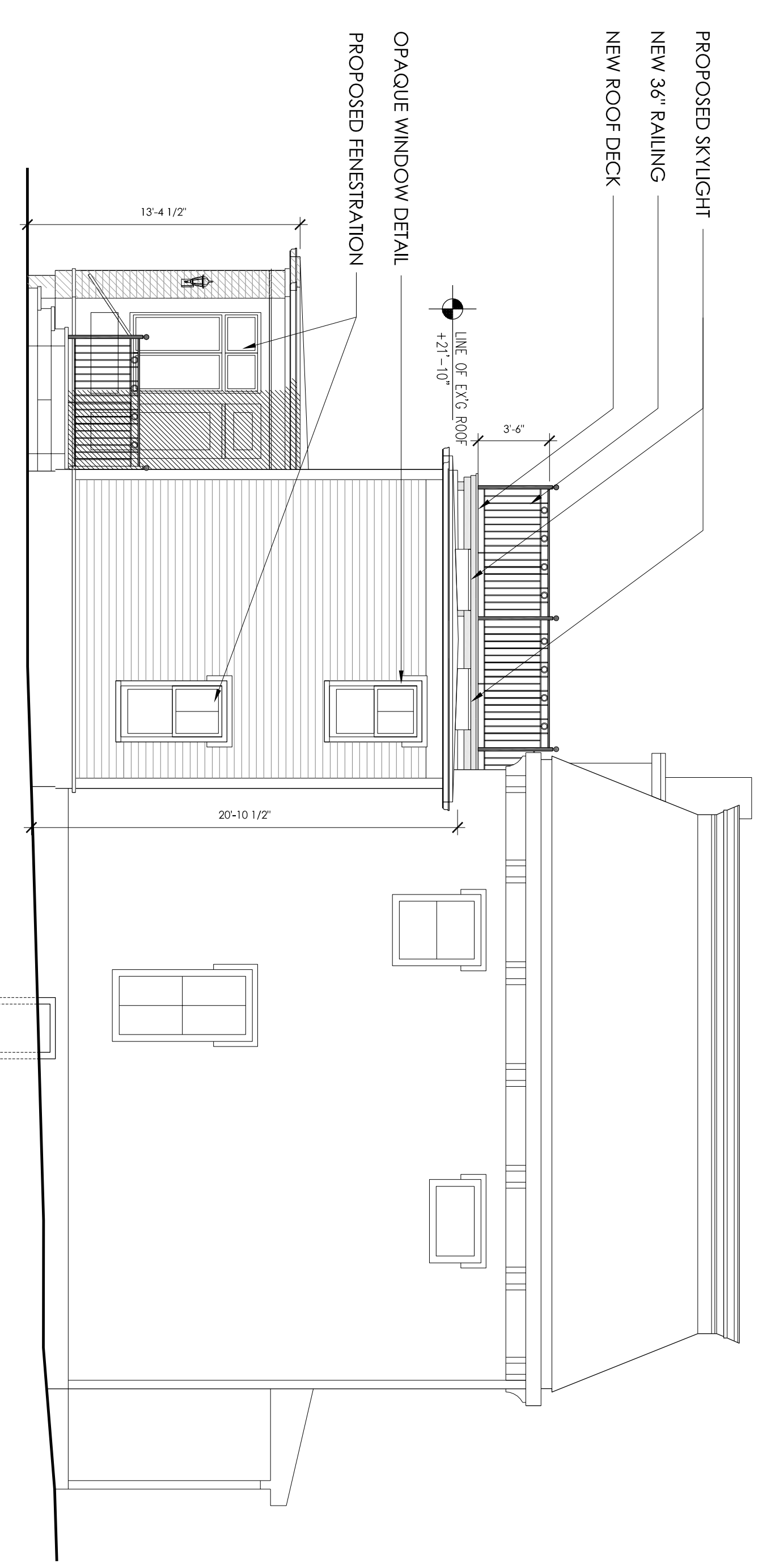
SEAL

PROJECT #

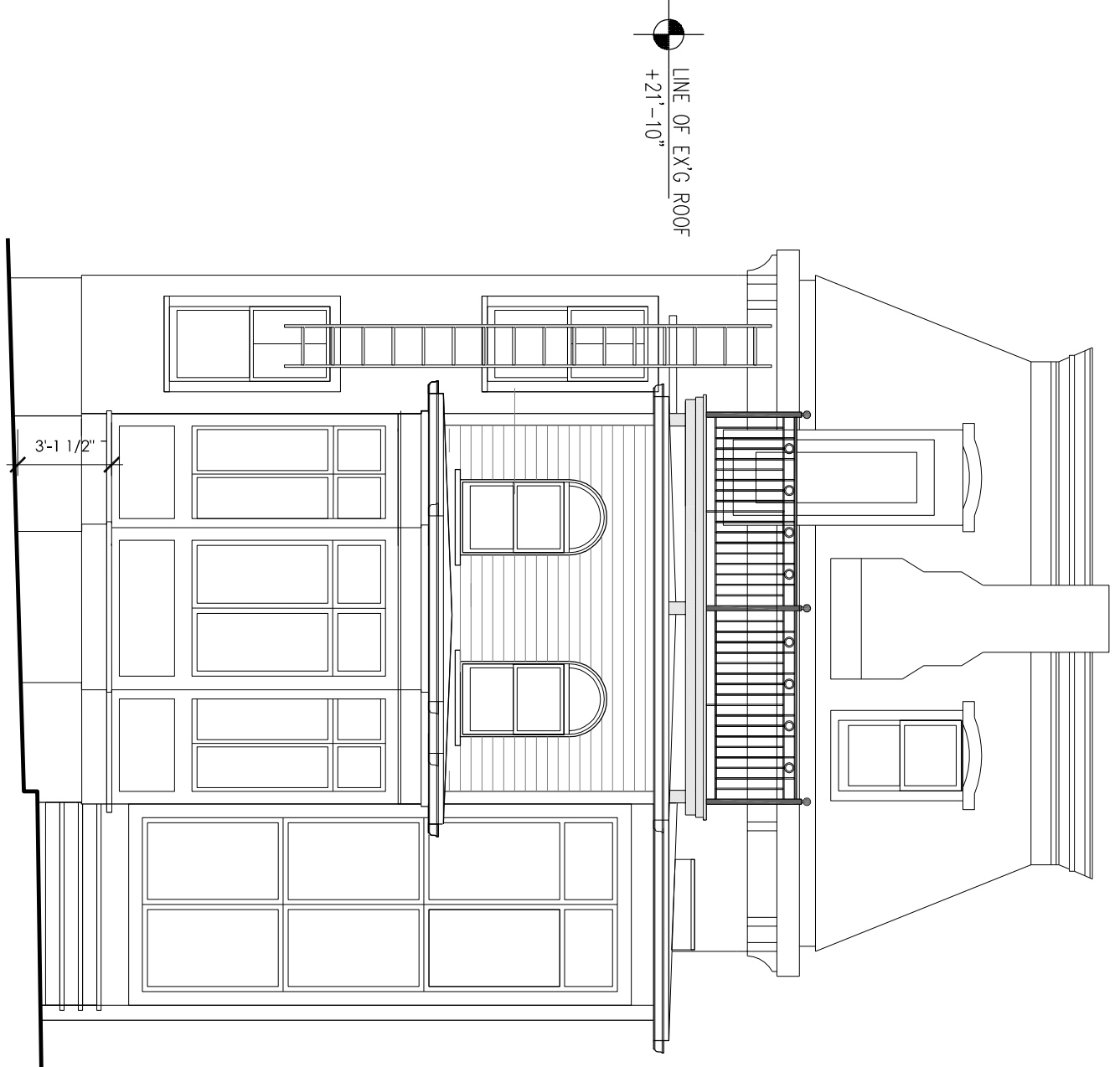
PROPOSED PLAN,
ELEVATIONS

A1

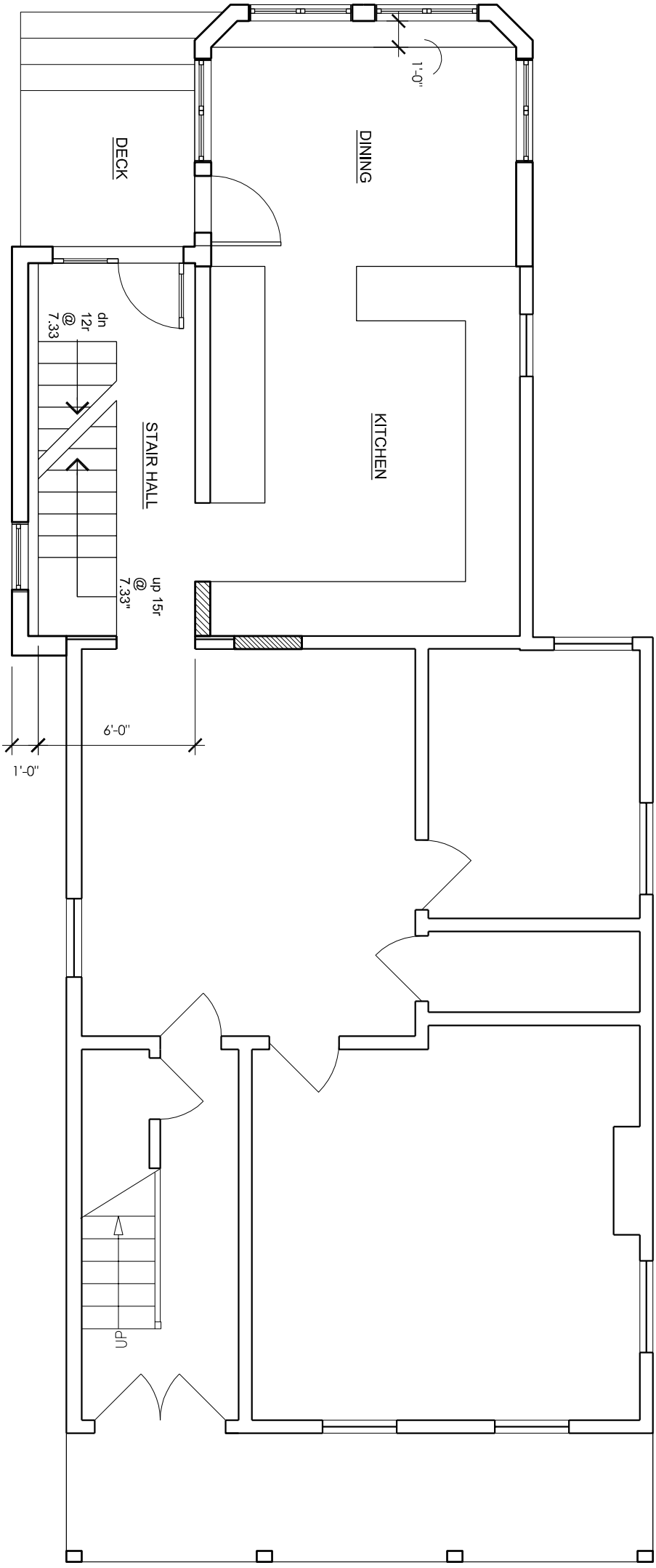
DRAWING NO.



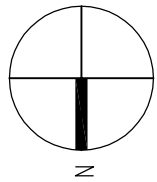
2 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

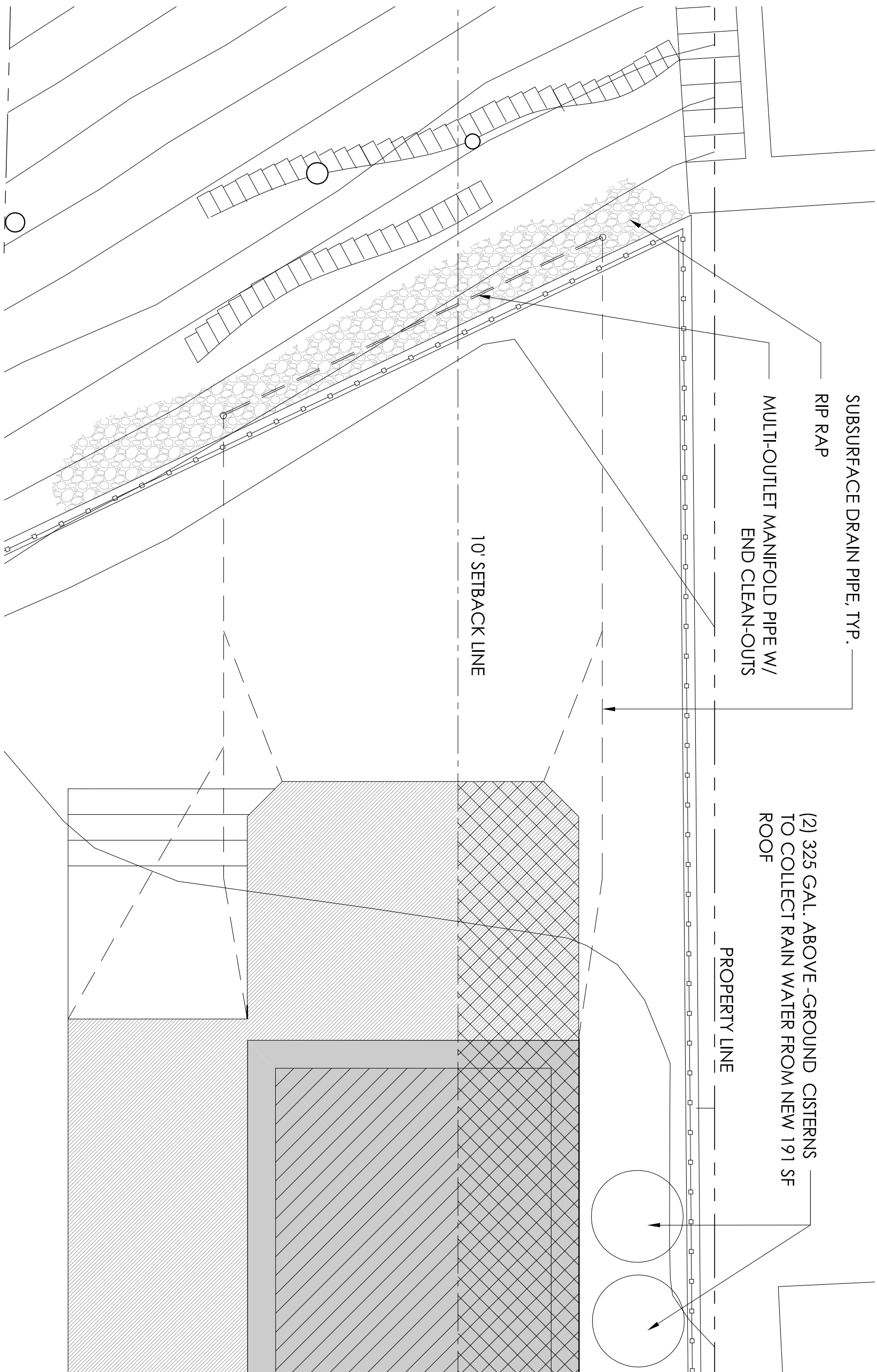


3 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 PARTIAL PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

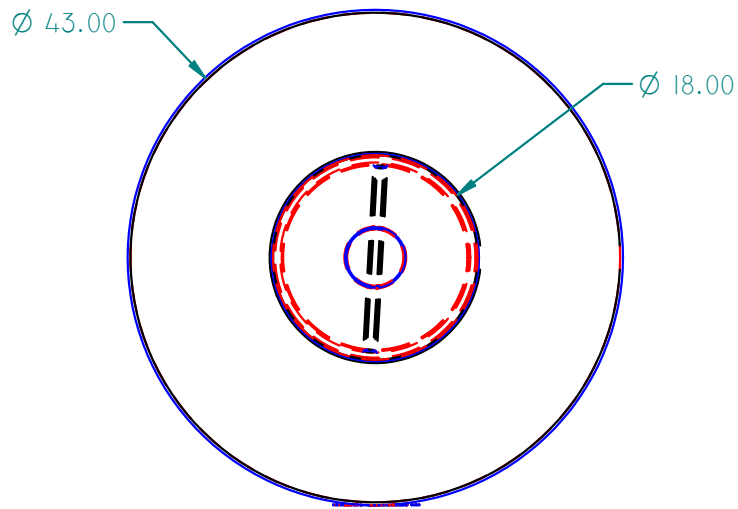




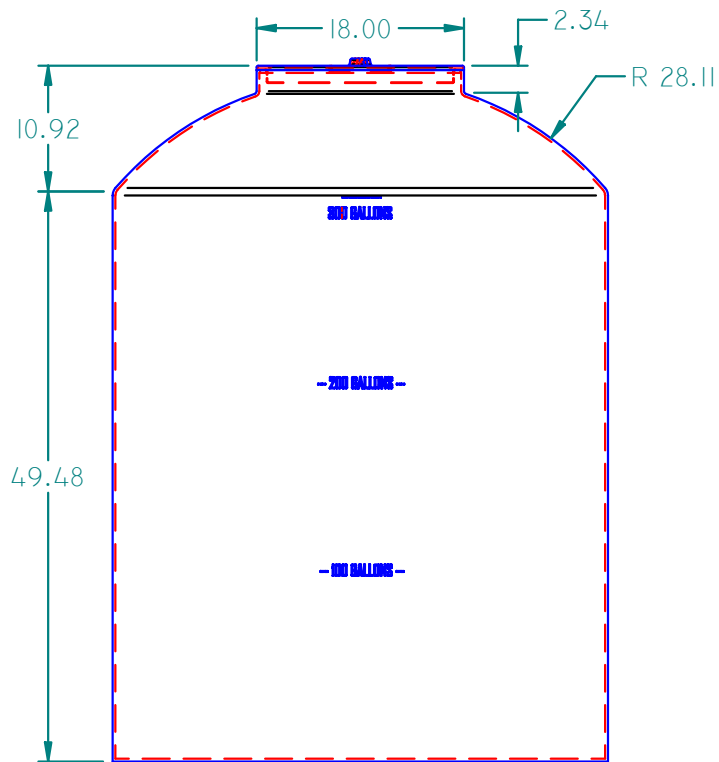
1 ALTERNATE DRAINAGE PLAN
SCALE: 1/4" = 1'-0"

<p>ISSUE</p>		<p>04/21/17</p>		<p>PLANNING BOARD</p>	
<p>ADDITIONS TO 3 FAMILY RESIDENCE OF ETHAN ARROW + FABIAN ENGELBERTZ 4 WEST MAIN ST., HASTINGS ON HUDSON, NY 10706</p>		<p>04/21/17</p>		<p>PLANNING BOARD</p>	
<p>ALTERNATE DRAINAGE PLAN</p>		<p>04/21/17</p>		<p>PLANNING BOARD</p>	
<p>DWG NO.</p>		<p>A3</p>		<p>04/21/17</p>	



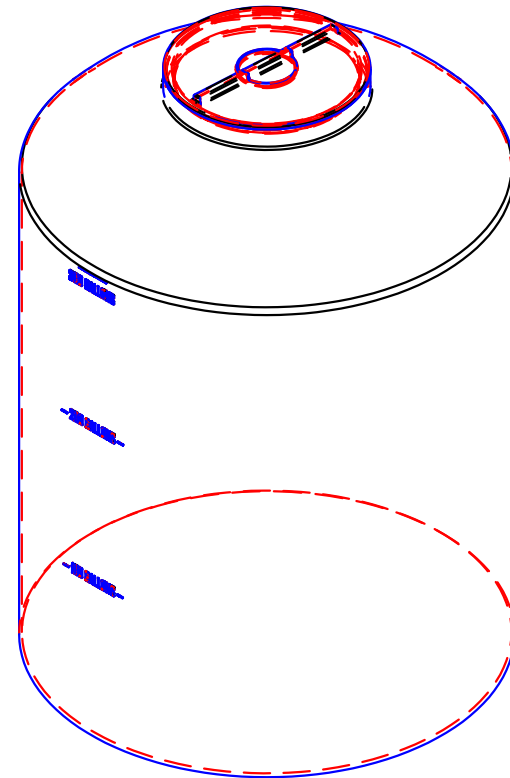


TOP VIEW



SIDE VIEW

TANK IS CALIBRATED
IN 100 GALLON
INCREMENTS



ISO VIEW

REVISION HISTORY

REV	DESCRIPTION	DATE	APPROVED

325 GALLON CAPACITY

	NAME	DATE
DRAWN	MPUTT	3/2/2004
CHECKED		
ENG APPR		
MGR APPR		

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES
ANGLES ±0.5°
2 PL ±0.125" 3 PL ±0.060"



16160 Hwy 27 Lake Wales, FL 33859

TITLE V-325 GALLON TANK

SIZE A	MATERIAL: LMDPE RESIN (100)	REV
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FILE NAME: V325 ASSY.DFT

PART#: 900325HD	WEIGHT: 81.745 LBM	SHEET 1 OF 1
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WALL THICKNESS: 1.5 SPG

