

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: 10/14/2015

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: ARTHUR AND JESSICA RILO
Property address: 36 MAIN ST, HASTINGS ON HUDSON, NY 10706
Name all streets on which the property is located: MAIN ST.
Sheet: 070 Block: 0050 Lot/Parcel: 001 Zoning District: CENTRAL COMM.

Applicant: ARTHUR AND JESSICA RILO
Standing of applicant if not owner: —
Address: 36 MAIN ST, HASTINGS ON HUDSON, NY 10706
Daytime phone number: 914 621 6179 Fax number: 914 478 2106
E-mail address: ARTHURRILO@ME.COM

Total Area of subject Land/property: LAND: 5,075 SQ. FT.
Is the subject Property in View Preservation District? yes No
Does Property currently contain or will contain Steep Slopes? N/A 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:

RENOVATE 2ND FLOOR KITCHEN AND ADD 95 SQ. FT OVER
EXISTING BATH FOR NEW BATH. ADD 1ST FLOOR BACK DECK

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 _____ Block _____ and Lot _____ of the tax map, and that he/she hereby authorized _____ 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.

VILLAGE OF HASTINGS-ON-HUDSON
 Site Plan Approval Application Requirements Checklist



Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 295-106.A	<p>The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things:</p> <ol style="list-style-type: none"> (1) The names of all record owners of all adjacent properties and the sheet, lot, block and section number of those properties and the property to be developed. (2) A list of any deviations from the requirements of this chapter. (3) A completed New York State Environmental Quality Review Act assessment form. 	<p>32 MAIN ST Arthur Riolo 4-70-50-2 36 MAIN ST Arthur + Jessica Riolo 4-70-50-1 40 MAIN ST Michael Gesmundob 4-80-60-13</p>
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	NONE
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	NONE
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	
§ 295-106.E	<p>A detailed site plan showing, at a scale of not less than 20 feet to the inch on sheets not to exceed 30 inches by 40 inches, the applicant's entire property and adjacent properties and existing streets and indicating:</p> <ol style="list-style-type: none"> 1. The title of the development, if any; the date the plan was prepared; the North point; the scale; and the name and address of the record owner, the engineer, the architect, the land planner, the surveyor and the person who prepared the site plan. 2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses. 3. All existing municipal school district, zoning district and special district boundaries 4. The location of yards required by this chapter and indicating whether and by how much such yards are greater or less than the actual proposed yards. 5. The location and dimensions of all existing and proposed buildings and structures, including, without limitation, the height of all buildings and structures and the width of all courts. 6. The existing and proposed use of all land and the existing and proposed use and exterior design of all existing and proposed buildings and structures, including, without limitation, the proposed grades, facades and other architectural features, and the location and attachment of mechanical equipment and other appurtenances to the exterior or at the roof. 7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy. 8. The location of all existing watercourses, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, and all other significant existing land features. 9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces. 10. The location, size and type of all landscaping, screening and buffer areas. 	<p>N/A N/A N/A N/A</p>

VILLAGE OF HASTINGS-ON-HUDSON
 Site Plan Approval Application Requirements Checklist



<p>§ 295-106.E (Cont'd)</p>	<p>11. The location of all existing and proposed outdoor storage areas, including snow storage in parking areas. 12. The location of all proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway, the location and width of all sidewalks and the location and size of utility lines. 13. The location of all existing and proposed water mains, valves, hydrants, culverts, drains and sewer lines, or alternate means of water supply and sewer disposal and treatments, with pipe sizes, grades, direction of flow and location of connection to public utilities. 14. The location, height and design of all existing and proposed fences and retaining walls. 15. The location, direction, power, design and time of all existing and proposed exterior lighting. 16. The location, design and size of all existing and proposed signs. 17. The location of all other existing and proposed site improvements. 18. Existing soils and existing and proposed topography of the site, including existing and proposed contours, with intervals of five feet or less, referred to a datum satisfactory to the Planning Board. Where the variations in the proposed elevation above or below the average level of the street in front of the property exceed 10 feet, the application shall be accompanied by a map, certified by a licensed surveyor, showing the contours at two-foot intervals. 19. All other pertinent information</p>	<p>n/a n/a n/a n/a n/a n/a n/a n/a</p>
<p>§ 295-106.F</p>	<p>A fee in the amount set by the Board of Trustees pursuant to § 295-152 of this chapter. The application shall not be considered as complete or officially submitted until all of the information, documents and fees required by this section have been received, in proper form, by the Building Inspector.</p>	<p>..... </p>
<p>§ 295-106.G</p>	<p>Any other information or documents required by the Planning Board for a review of the site plan</p>	<p>..... </p>
<p>§ 295-106.H</p>	<p>A stormwater pollution prevention plan (SWPPP), if required by Chapter 250 of the Code of the Village of Hastings-on-Hudson.</p>	<p>n/a</p>

*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".

.....
 Signature Date Name Title

VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	Done
Application Fee	Prescribed fee for the requested review/action	Partial
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	Done
	A plan showing the location from where the photos were taken and general direction of the field of vision	Done
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	N/A
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	N/A
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisionsTo be provided as and if needed...

*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

.....
Signature

.....
Date

.....
Name

.....
Title

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
ARTHUR AND JESSICA RIALO							
Name of Action or Project: 36 MAIN ST. HASTINGS ON HUDSON, NY 10706							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: RENOVATE 2ND FLOOR KITCHEN AND ADD 95 SQ. FT. OVER EXISTING BATH FOR NEW BATH. ADD 1 ST FLOOR BACK STOOP.							
Name of Applicant or Sponsor: ARTHUR AND JESSICA RIALO		Telephone: 914.621.6179					
		E-Mail: ARTHURRIALO@ME.COM					
Address: 36 MAIN ST.							
City/PO: HASTINGS ON HUDSON NY		State: NY	Zip Code: 10706				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<p style="text-align: right;">5,075 SQ. FT. acres</p> <p style="text-align: right;">0 acres</p> <p style="text-align: right;">10,100 SQ. FT. acres</p>				
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>MUSEUM</u> <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>ARTHUR RIOLLO</u> Date: <u>10/14/15</u></p> <p>Signature: <u><i>Arthur Riolo</i></u></p>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

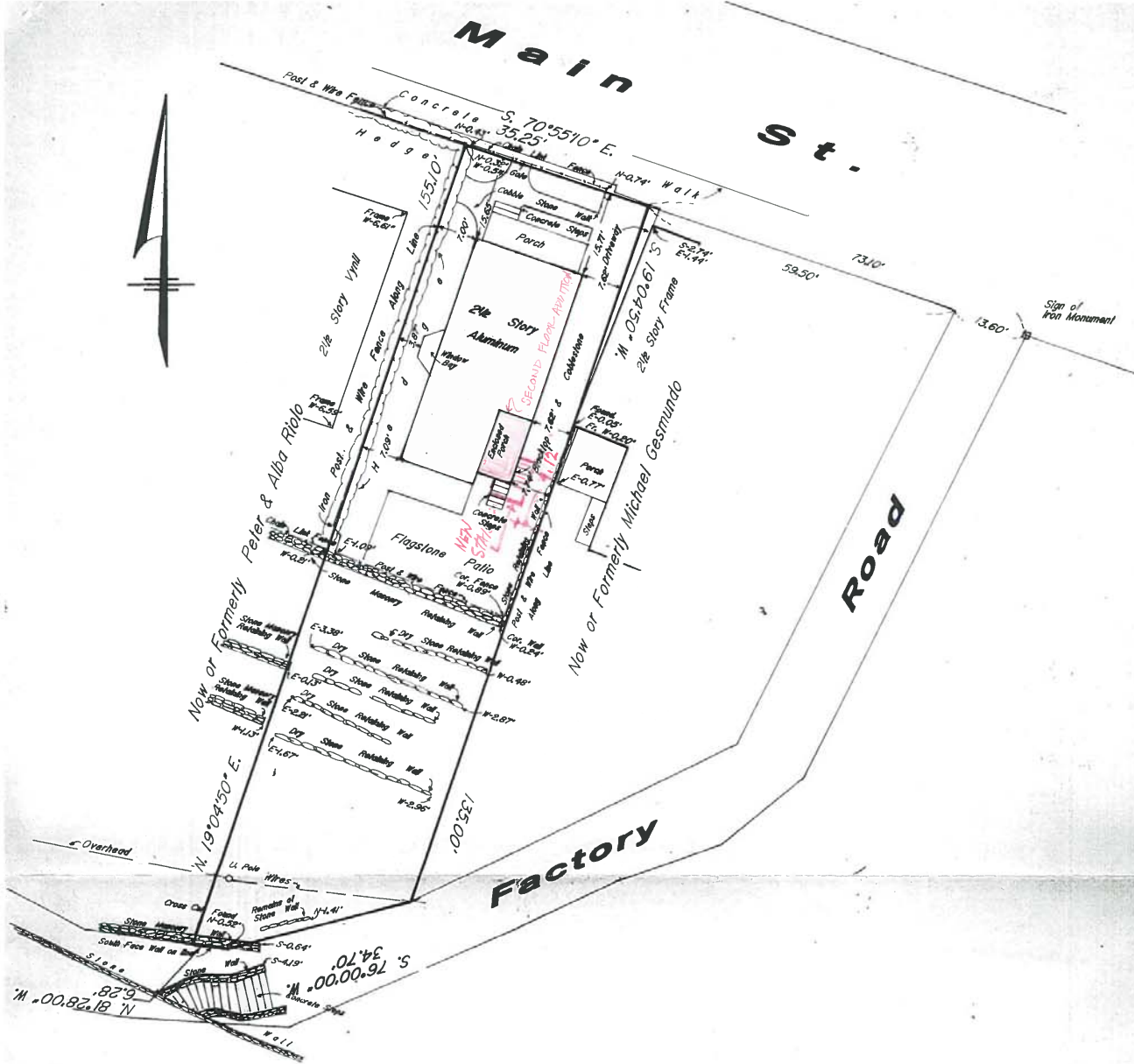
 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)



Survey of Property
prepared for
James Magglo & Peter Ondek
in the Village of
Hastings-on-Hudson

Town of Greenburgh
Westchester County, N.Y.
Scale 1" = 20' May 22, 1990

Certified to Titor Title Guarantee Co. and Astoria Federal Savings Bank and to Dollar Dry Dock
Revised property line bearing on May 31, 1990.
Revised and additional certification shown hereon Aug. 24, 1990.

PROPOSED CONDITIONS 9.27.15

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law."

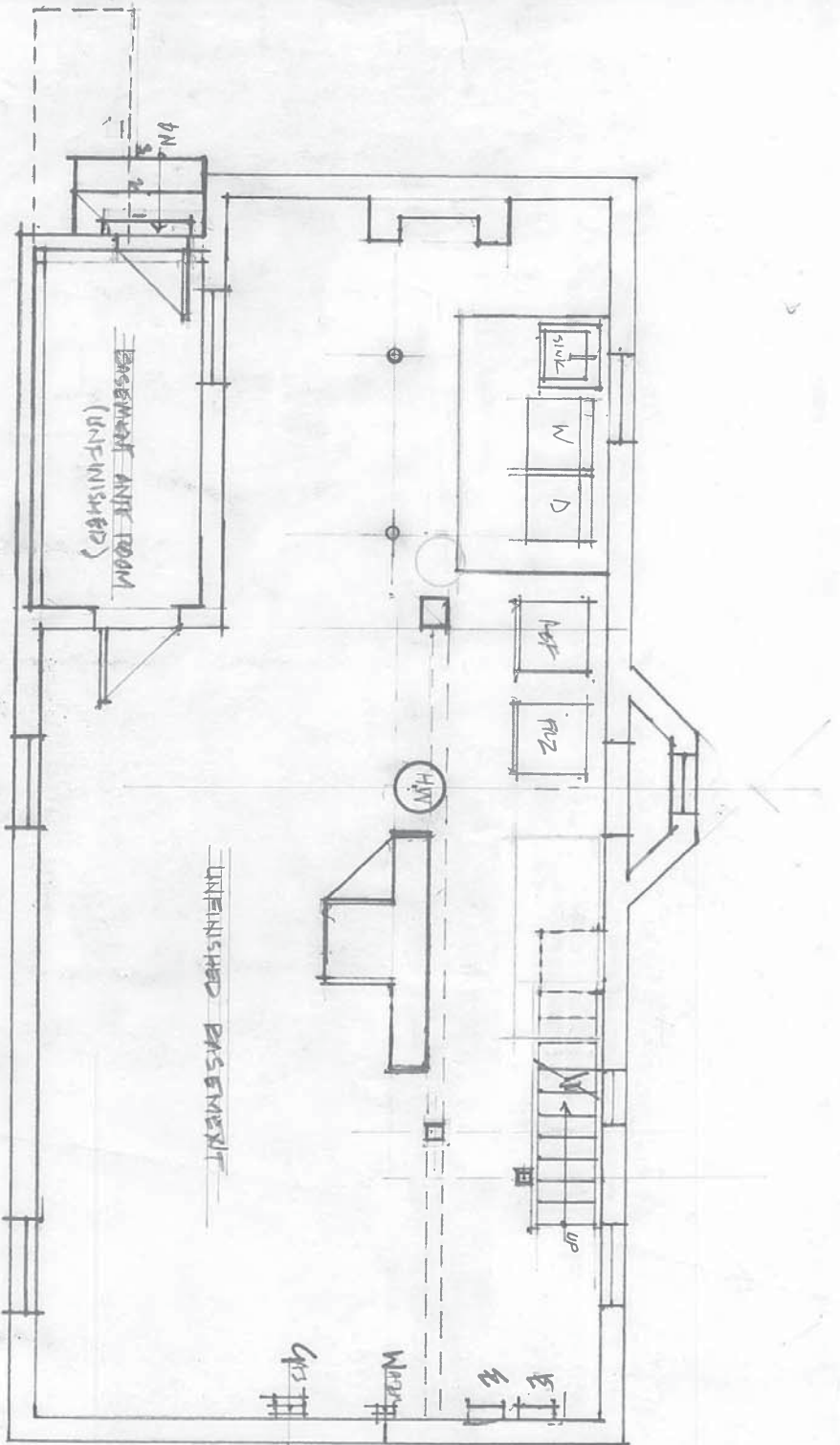
"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Ward Caspiter pres.
Ward Caspiter Engineers Inc.
76 Mamaroneck Avenue
White Plains, New York

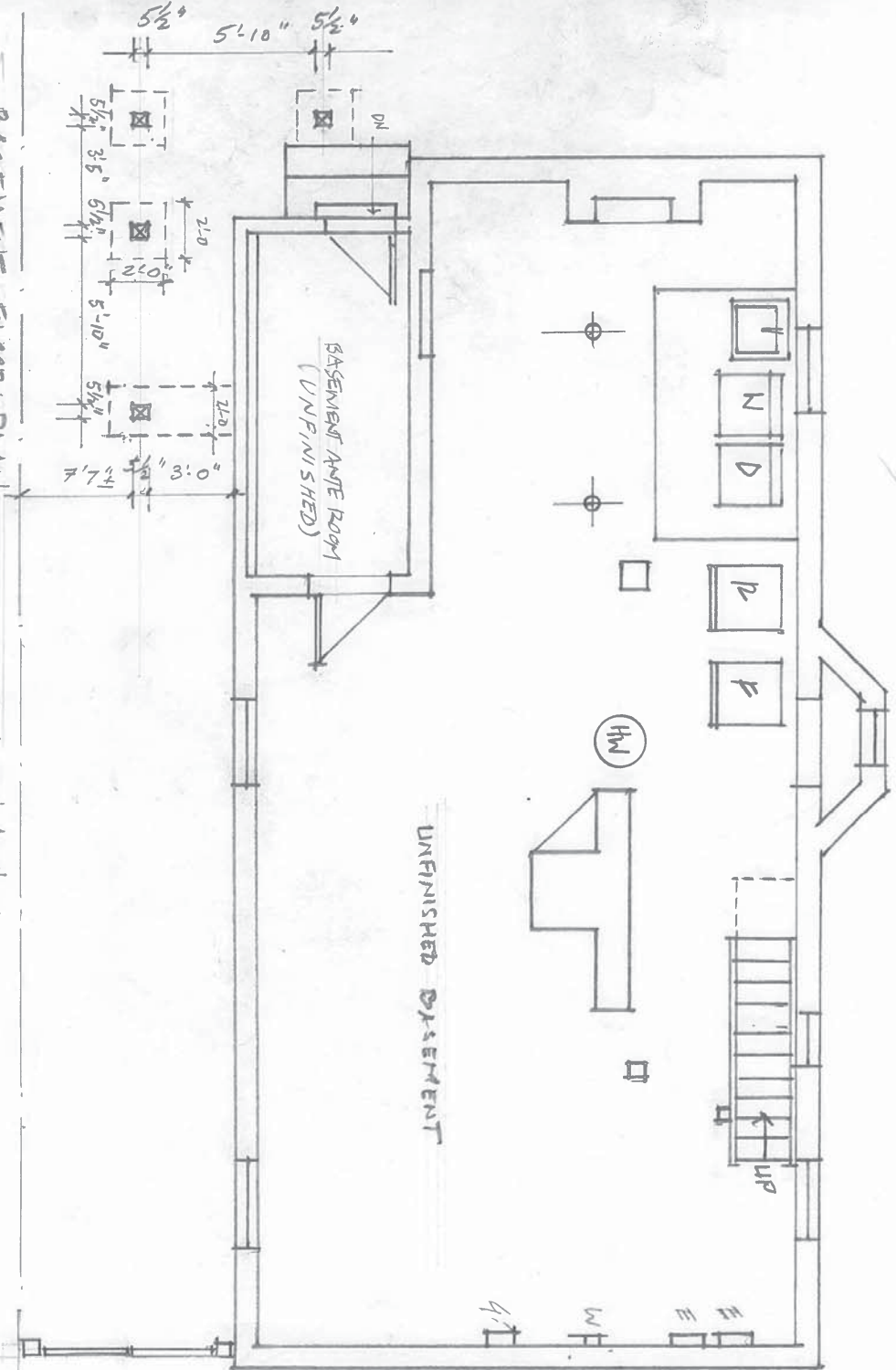
BASEMENT FLOOR PLAN
EXISTING CONDITIONS

SCALE 1/4" = 1'-0"
→ N



36 MAIN STREET
HASTINGS ON HUD, NY 10706

10/2/15



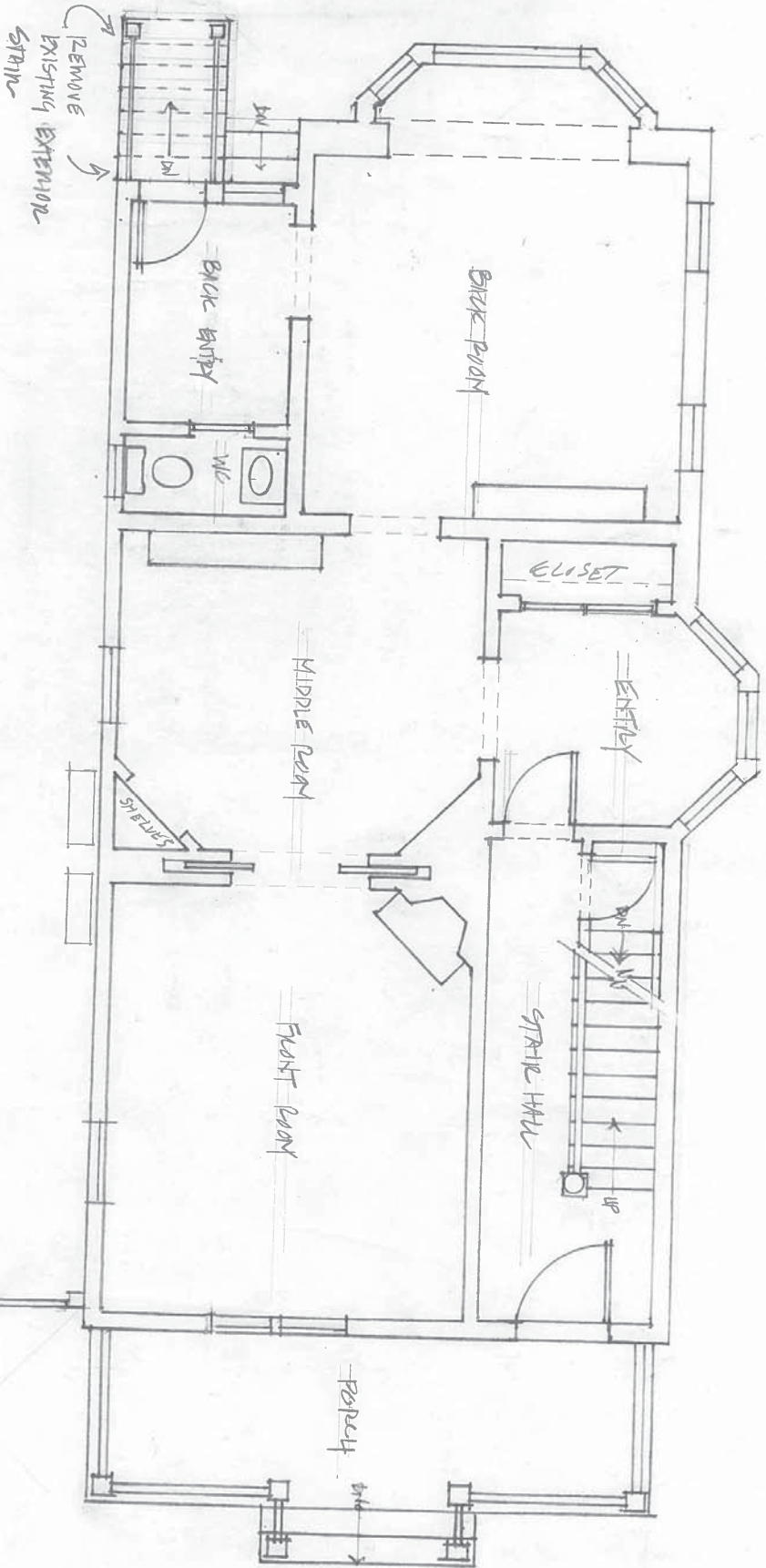
PROPOSED FLOOR PLAN
 PROPOSED CONDITIONS

SCALE: 1/4" = 1'-0"
 → N

36 MAIN ST,
 HASTINGS ON HUD. NY 1086

10/2/15

PROPOSED CORRAL PLAN 1/4" = 1'-0" → N



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

EXISTING CONDITIONS

→ N

EXISTING FIRST FLOOR PLAN

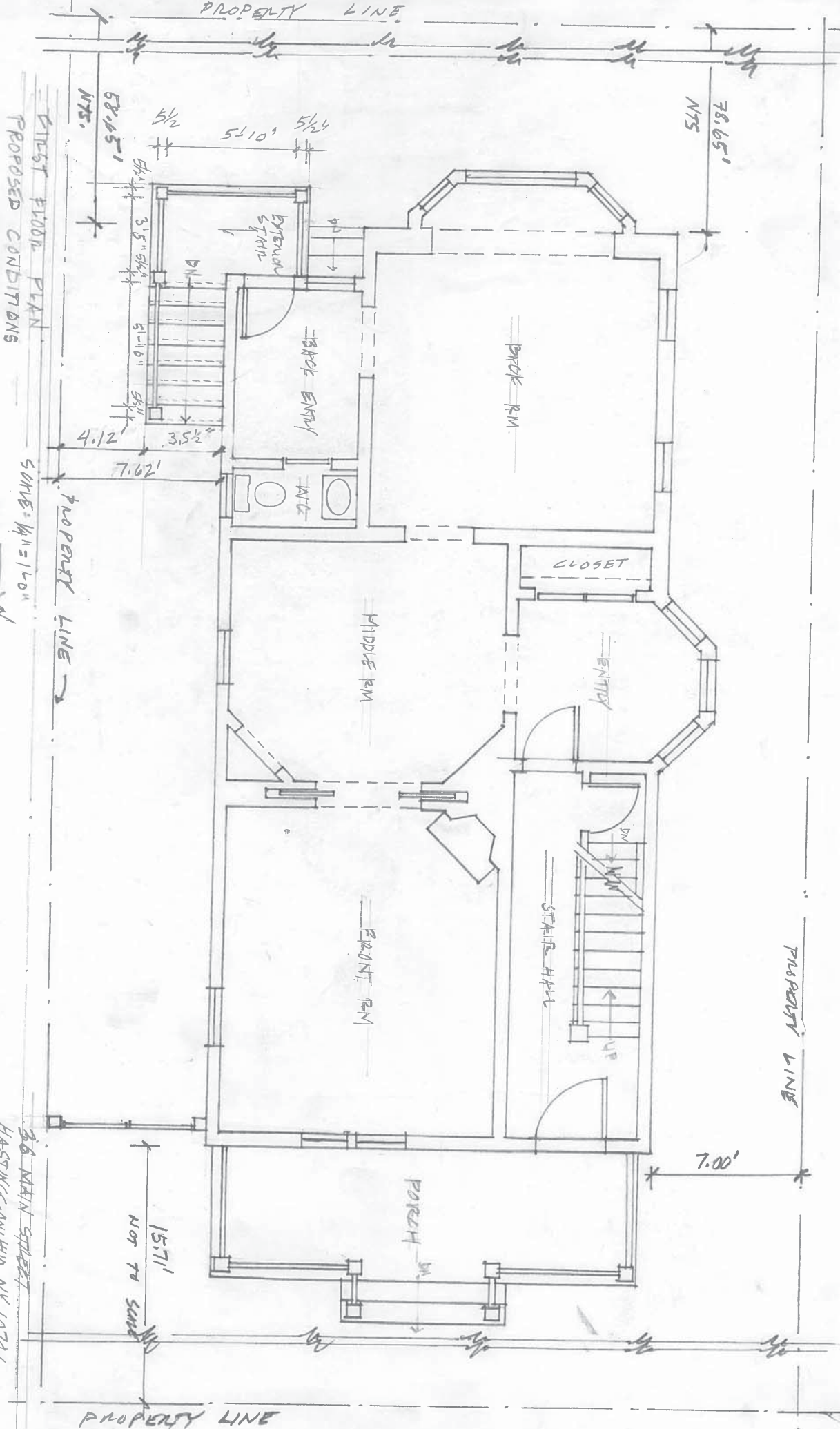
10'0" x 11'0"

→ 11

36 MAIN STREET

HASTINGS ON HUD. NY 10706

10/2/15

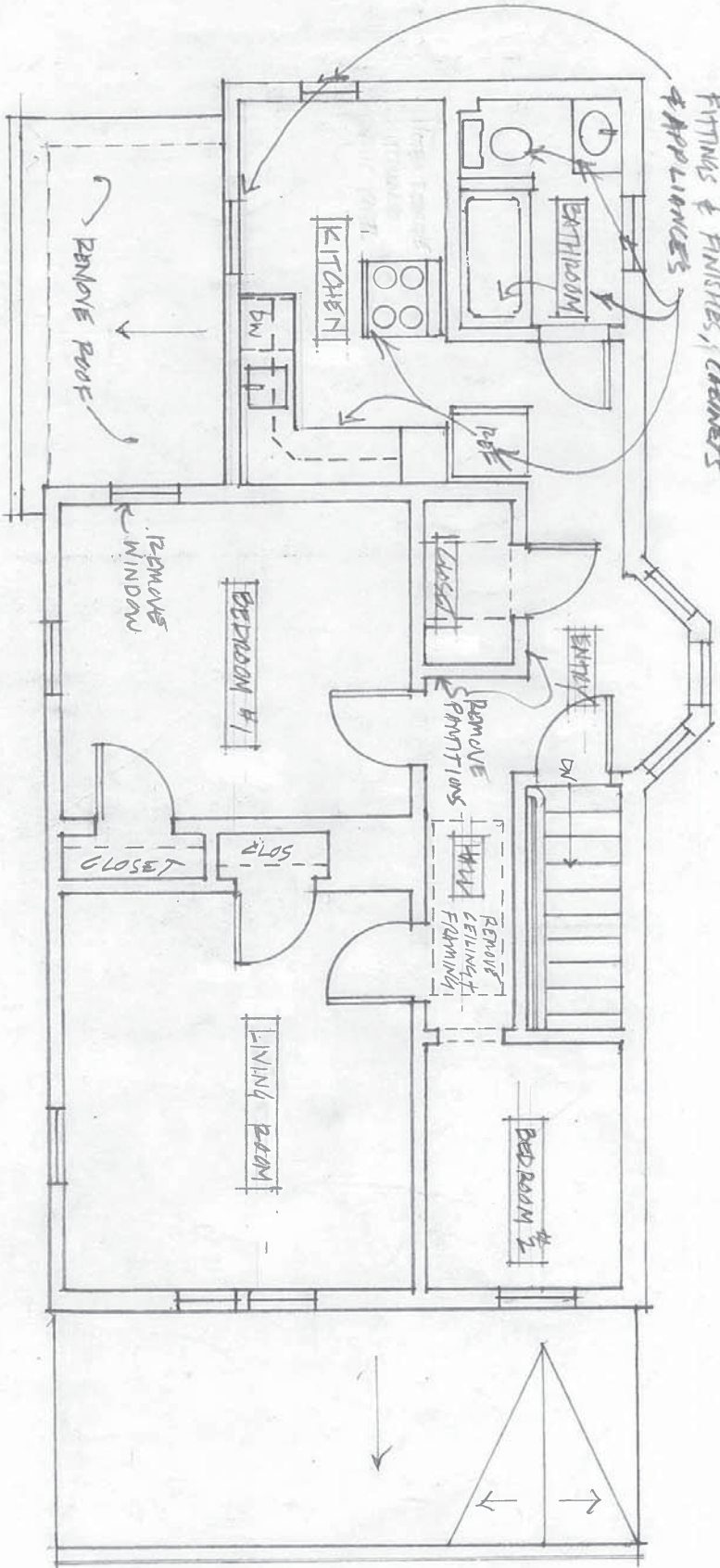


FINEST FLOOR PLAN
 PROPOSED CONDITIONS

PROPOSED FIRST FLOOR PLAN 36' x 150'

36 MAIN STREET
 HASTINGS-ON-HUD NY 10726
 10/2/15

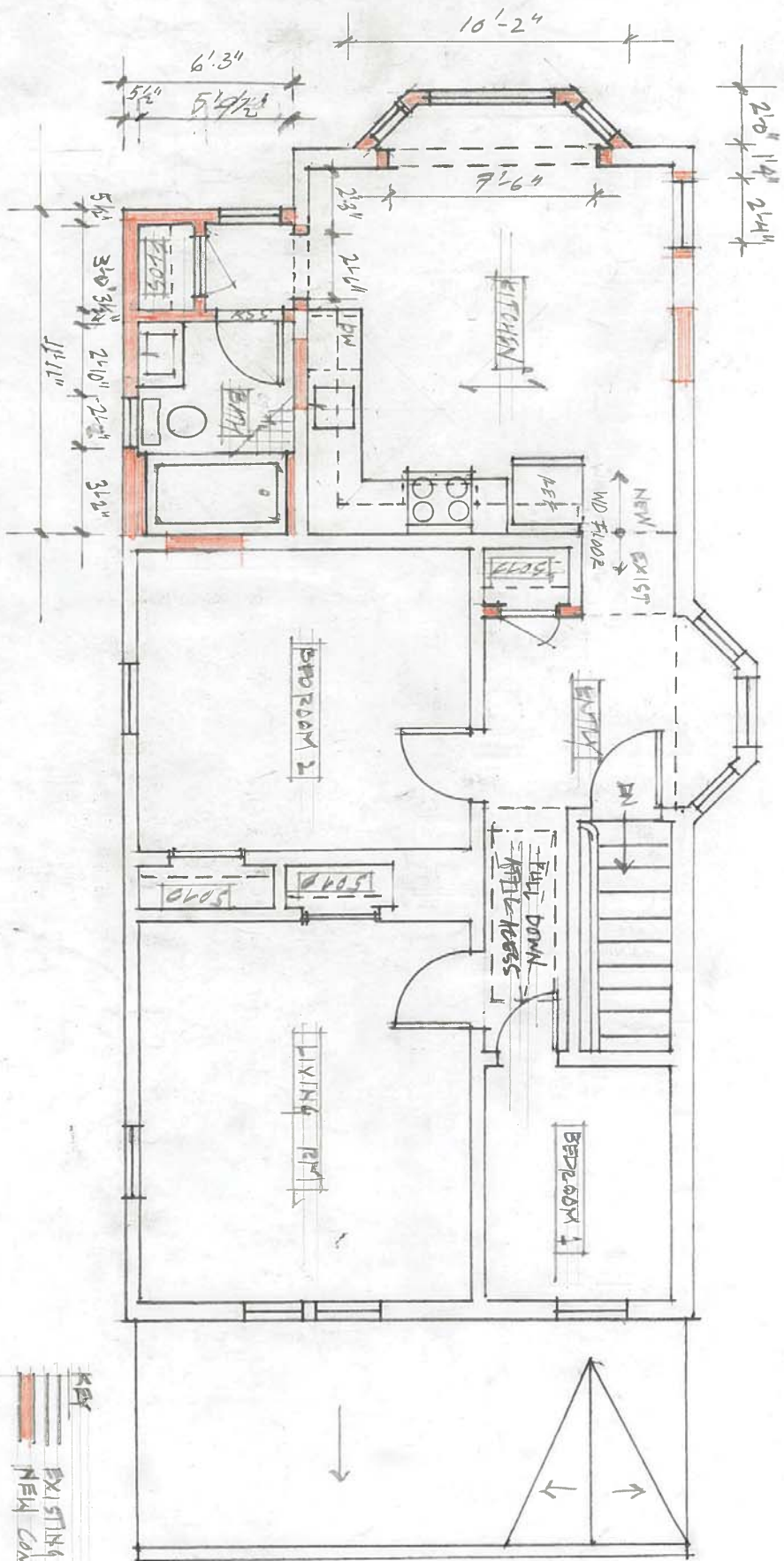
NOTE: KITCHEN & BATHROOM DEMOLITION
 REMOVE KITCHEN & BATHROOM
 PARTITIONS, WINDOWS, FIXTURES
 FITTINGS & FINISHES, CABINETS
 & APPLIANCES



SECOND FLOOR PLAN
 EXISTING CONDITIONS

SCALE 1/4" = 1'-0"
 → N

36 MAIN STREET
 HASTINGS ON HUD NY 10706
 10/2/15



SECOND FLOOR PLAN
PROPOSED CONDITIONS

SCALE 1/4" = 1'-0"



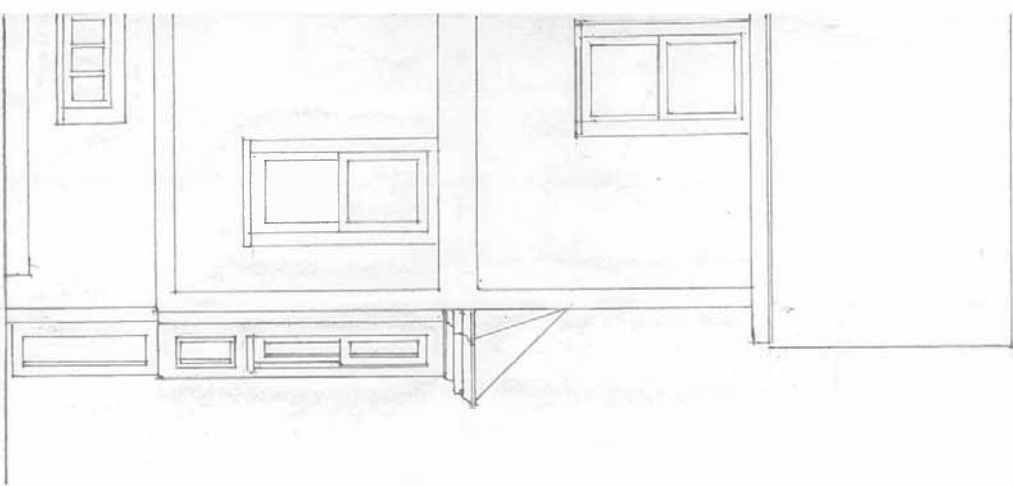
36 MAIN ST,
HASTINGS ON HUD NY 10706

KEY
 ———— EXISTING
 - - - - NEW CONSTRUCTION

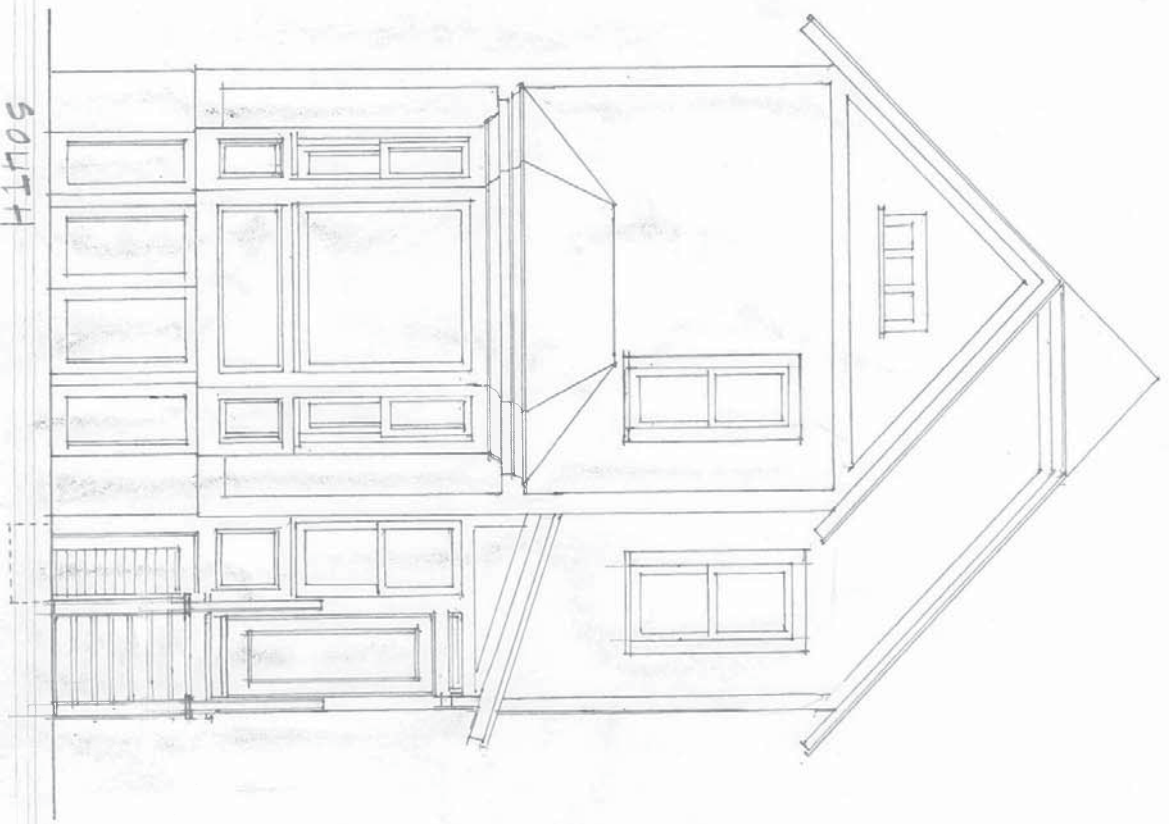
10/2/15

PROPOSED SECOND FLOOR PLAN

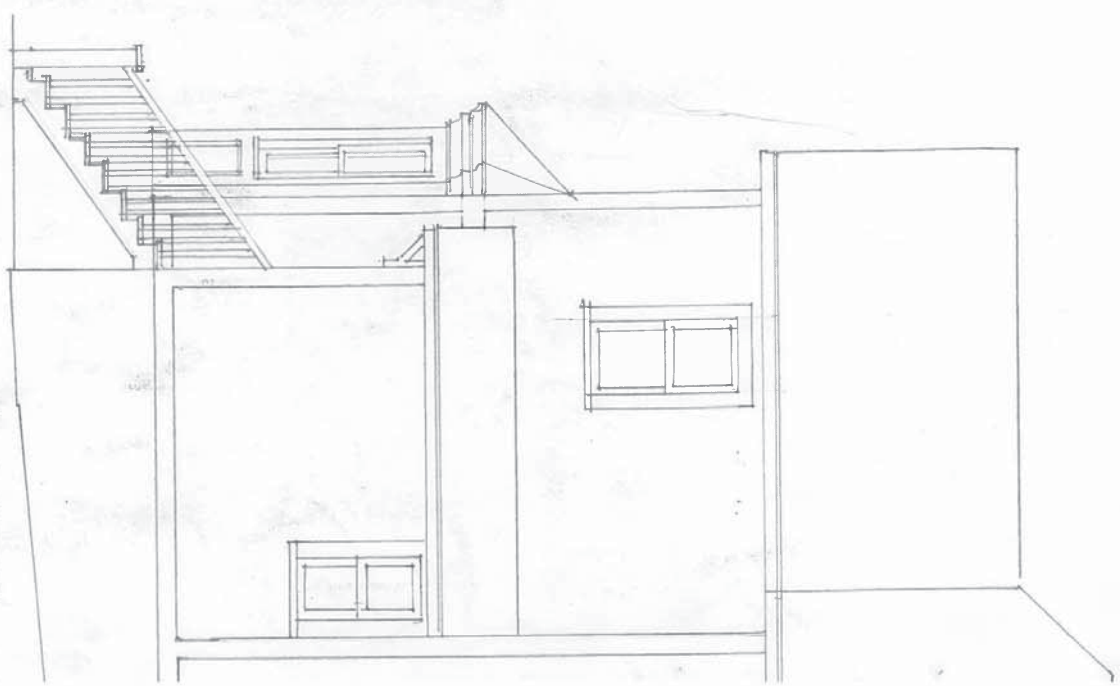
WEST
EXISTING CONDITIONS
SCALE 1/4" = 1'-0"



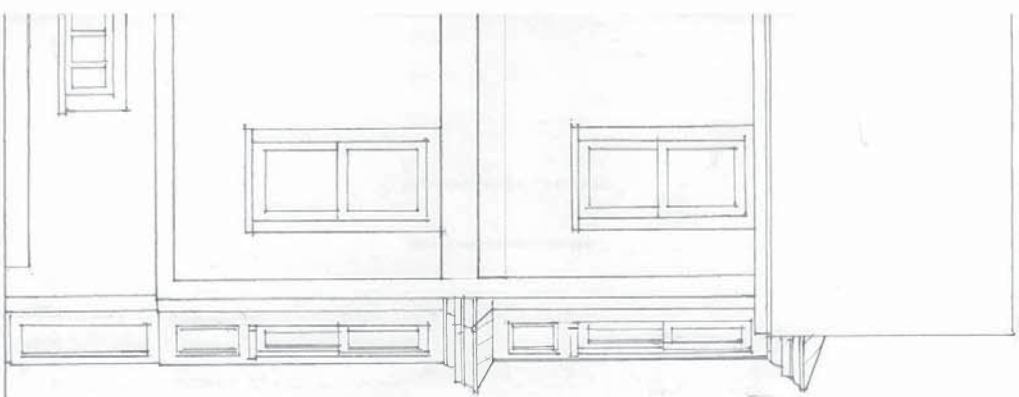
SOUTH



EAST



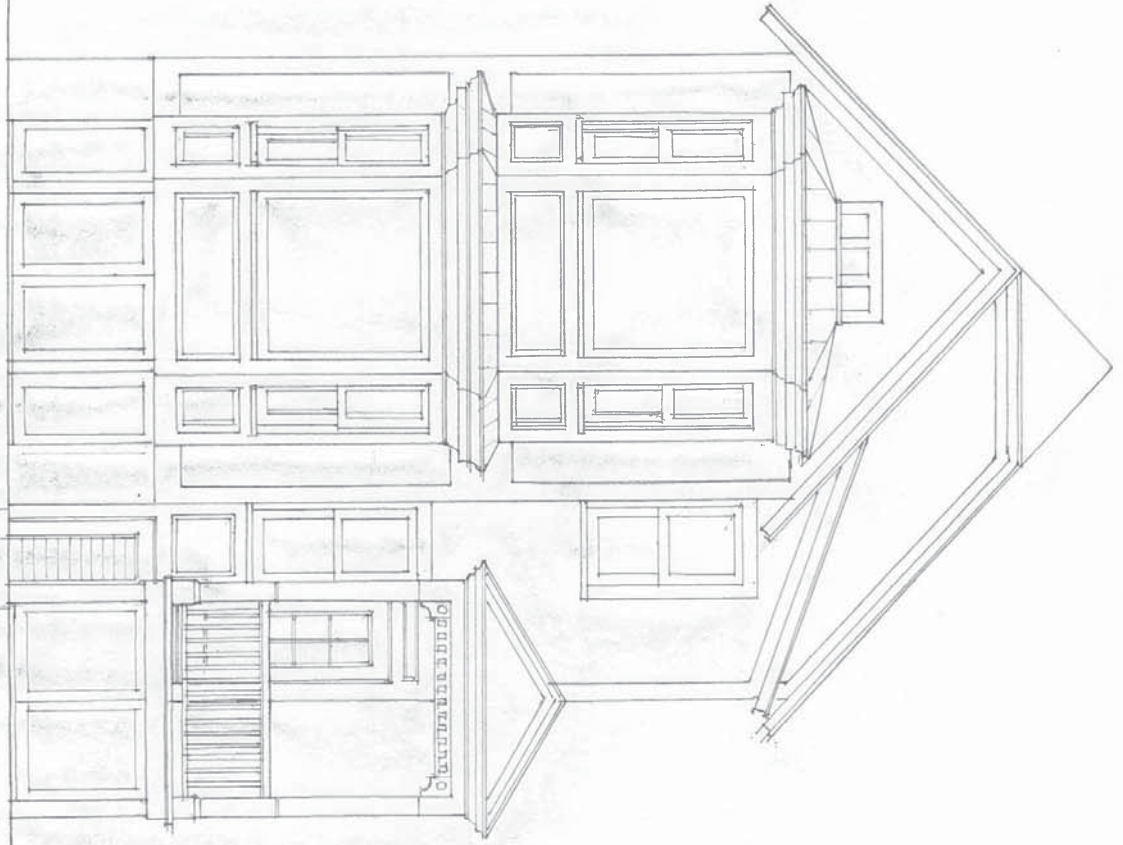
36 MAIN STREET
HASTINGS IN HUD NY 10706
2/10/15



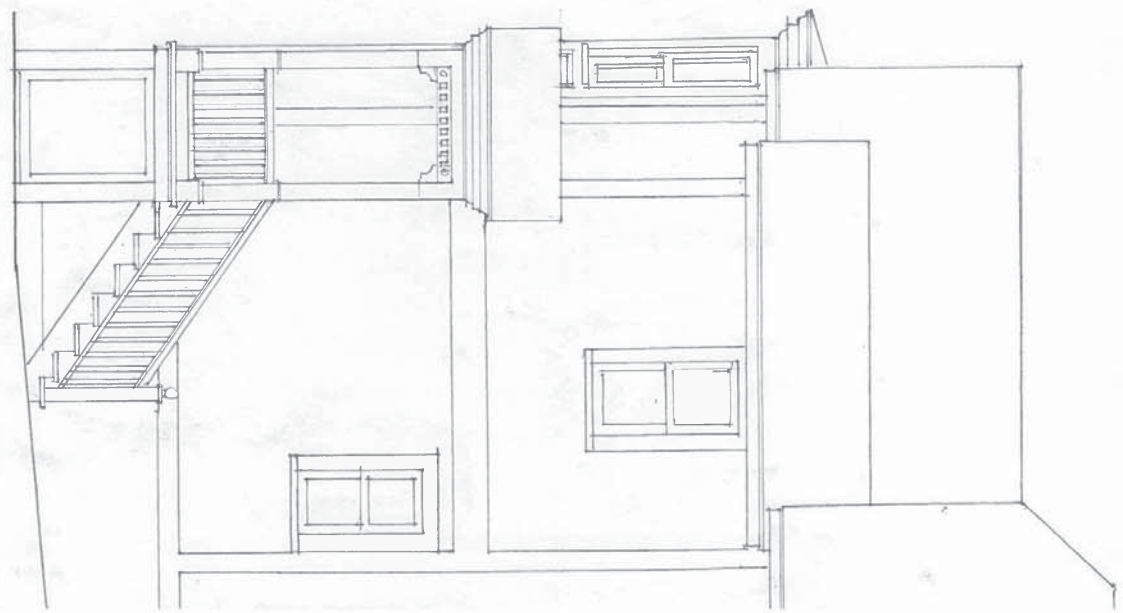
WEST

PROPOSED CONDITIONS

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



SOUTH

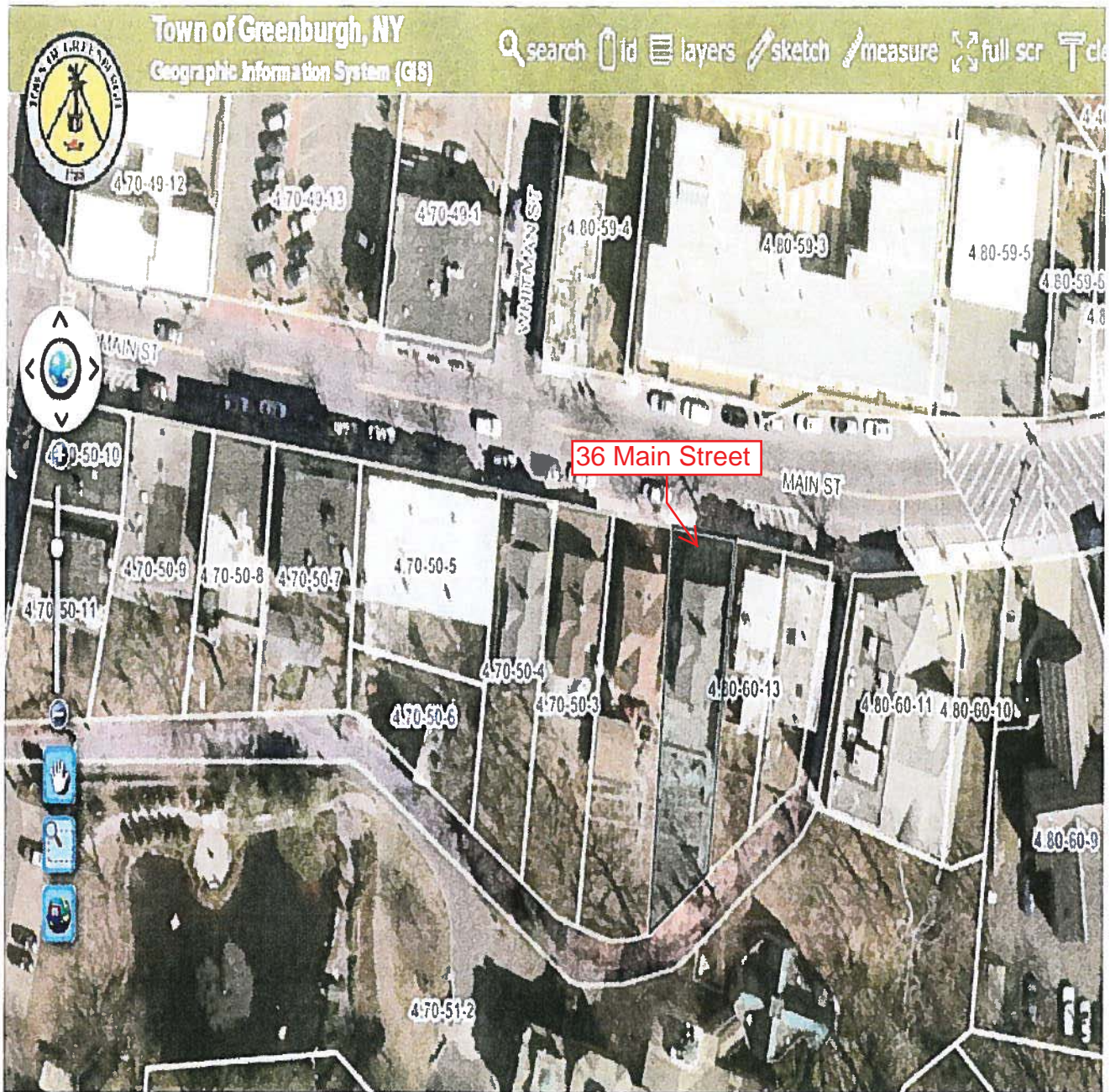


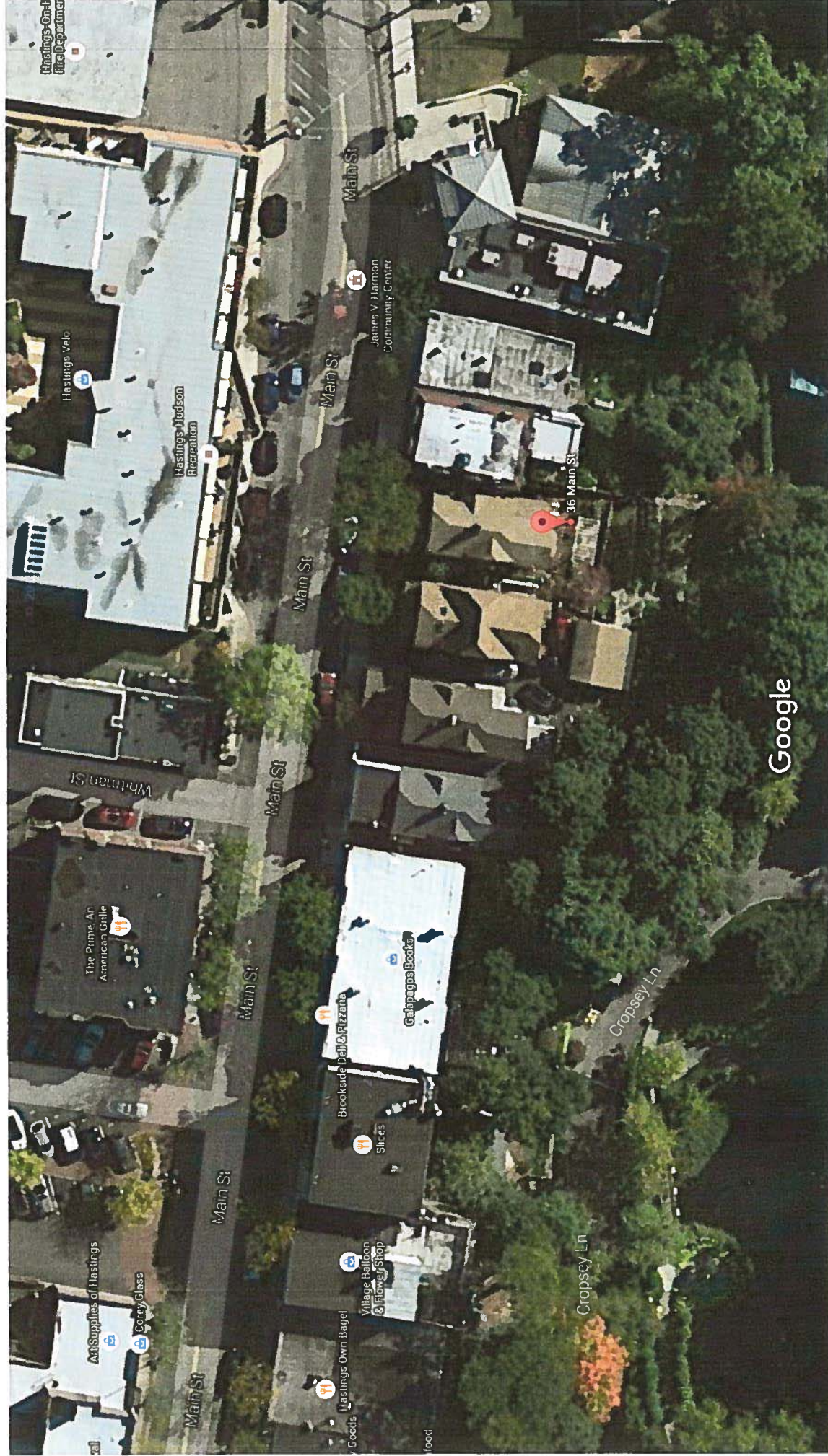
EAST

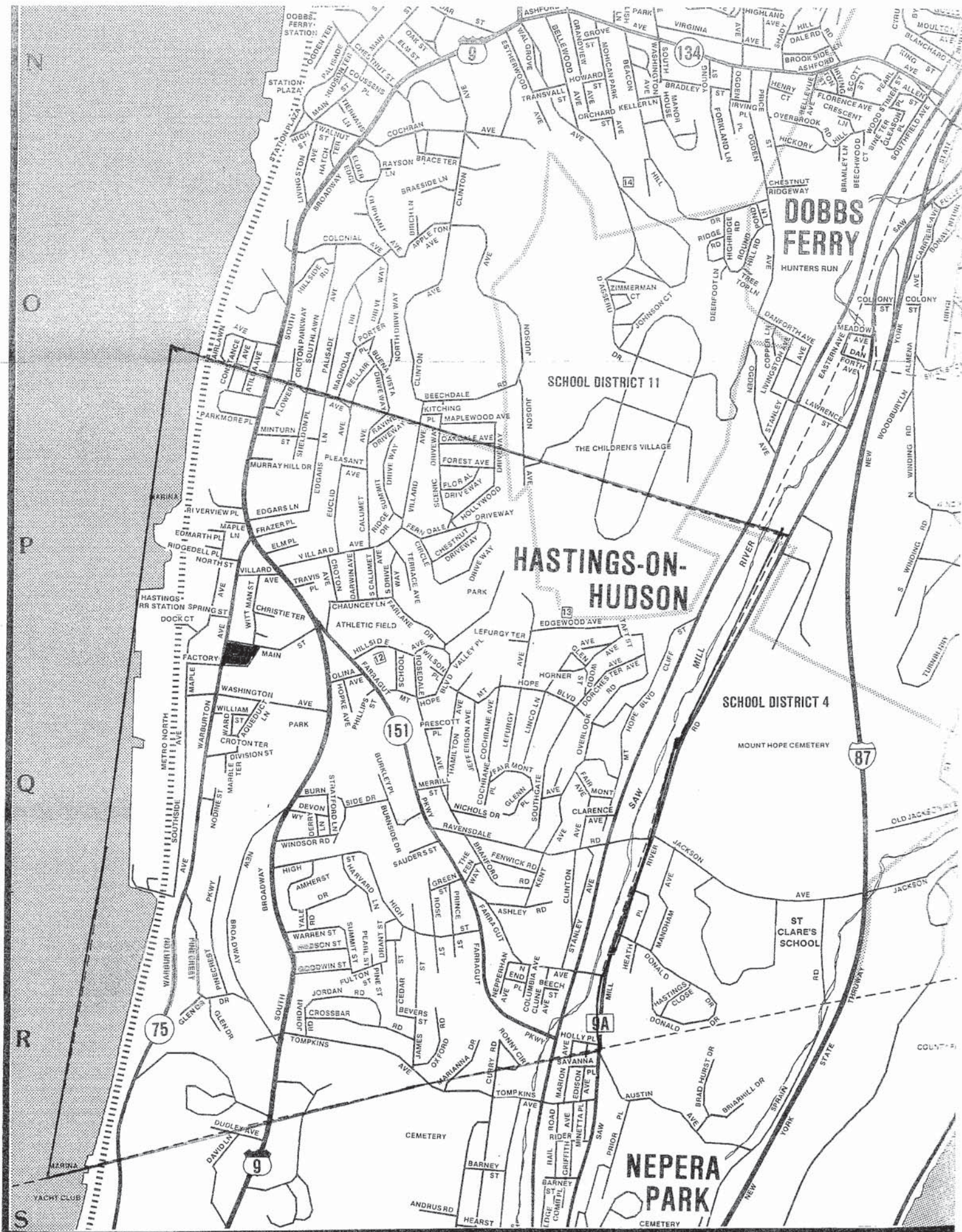
36 MAIN STREET

HASTINGS ON HUD NY 10701

10/2/15







DOBBS FERRY

SCHOOL DISTRICT 11

HASTINGS-ON-HUDSON

SCHOOL DISTRICT 4

NEPERA PARK

75

9

34

14

13

151

87

9A

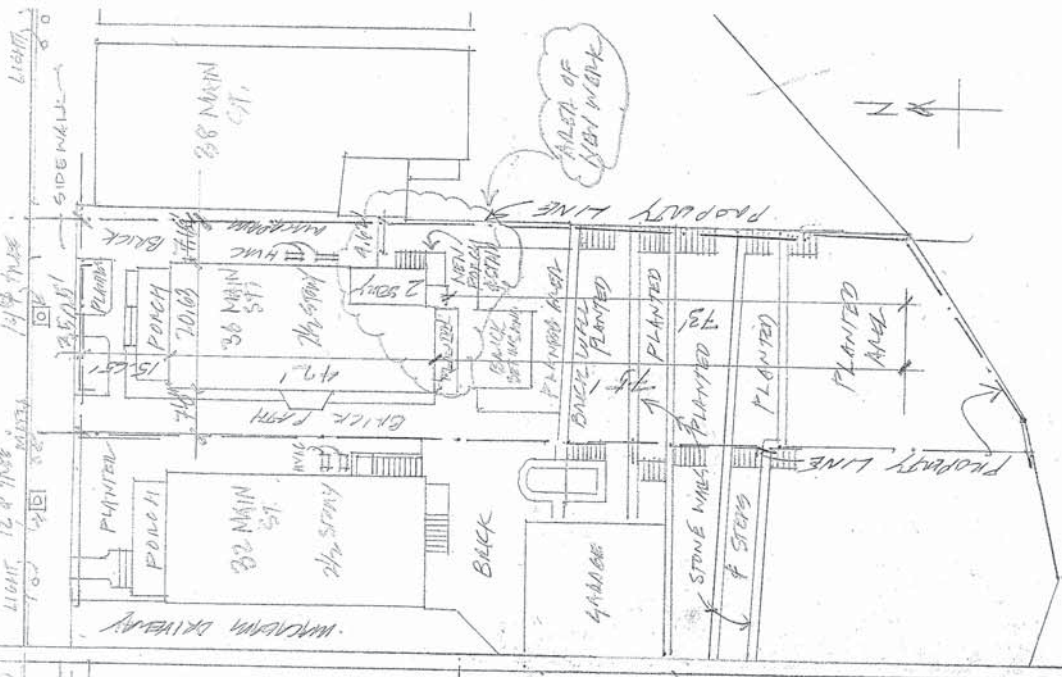


MAIN STREET

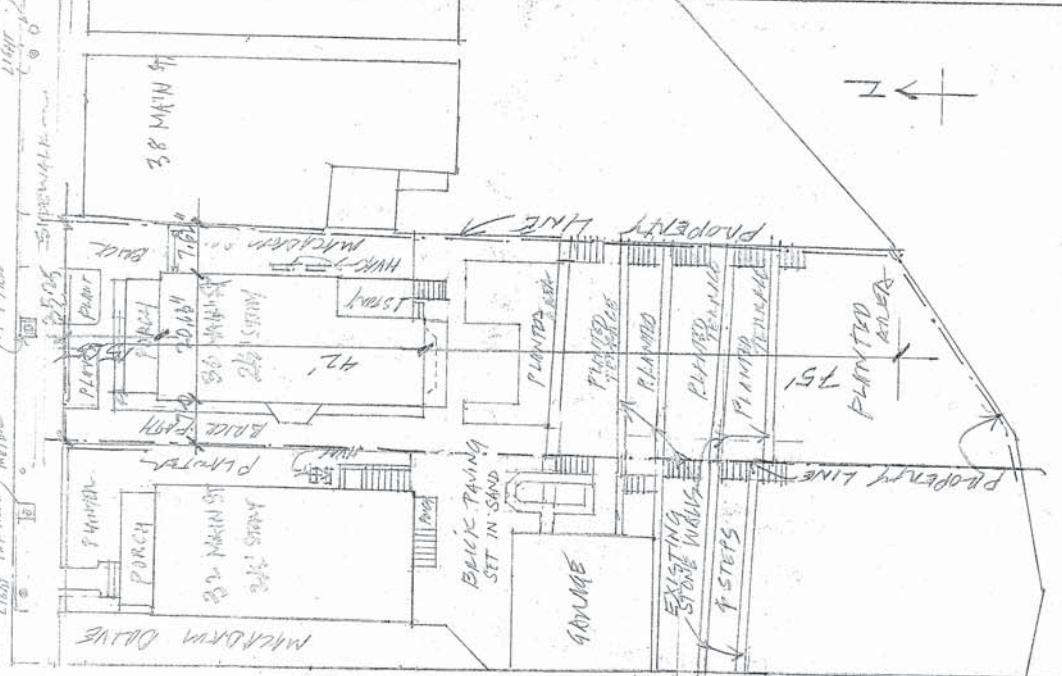
MAIN STREET

MAIN STREET

MAIN STREET



SITE PLAN
PROPOSED CONDITIONS
SCALE 1"=20'
10/15/15



SITE PLAN
EXISTING CONDITIONS
SCALE 1"=20'



VICINITY PLAN DIAGRAM NOT TO SCALE

36 MAIN STREET
HASTINGS ON HUD. NY 10706



EXISTING



Rear view 36 Main looking North No. 1

PROPOSED



EXISTING



Rear view 36 Main looking North No. 2

PROPOSED



EXISTING



Street view of 38 and 36 Main looking south No.3

PROPOSED



EXISTING CONDITIONS

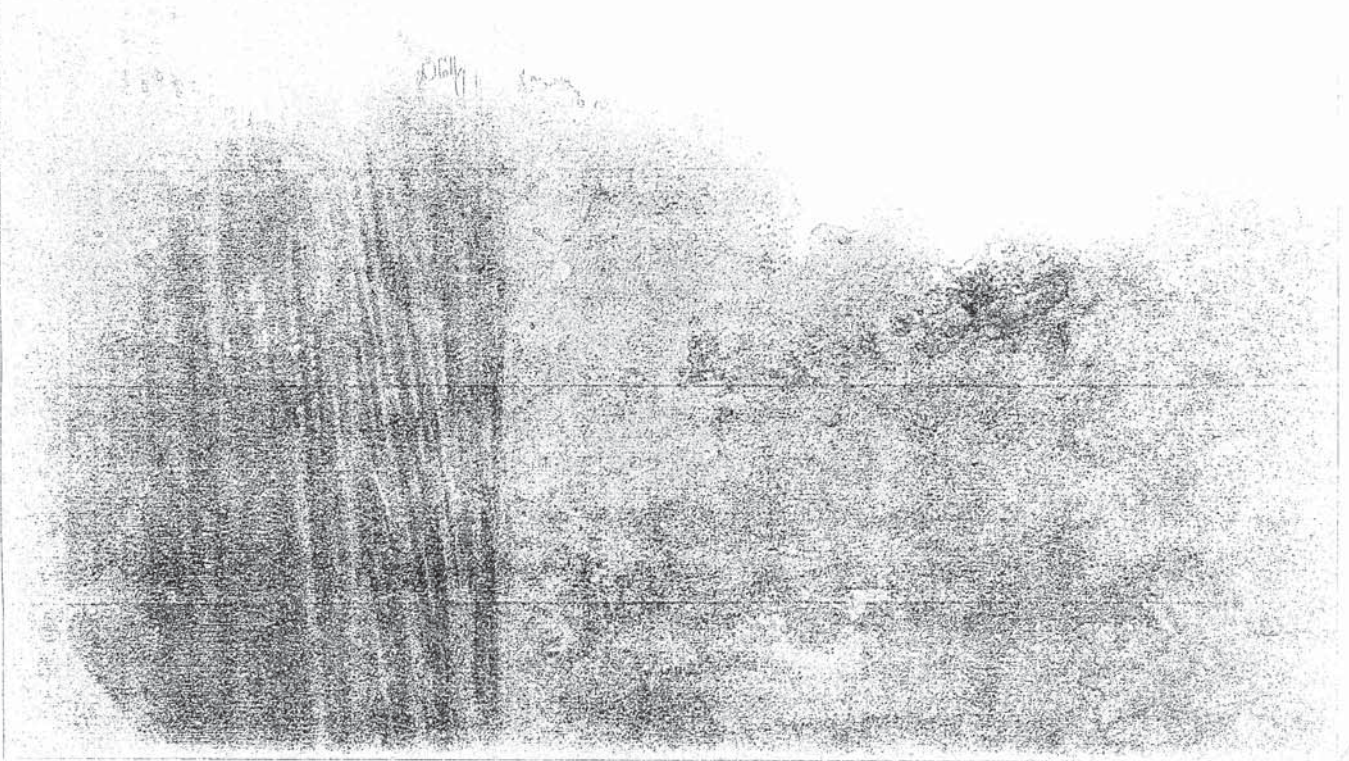


West view from 38 Main 2nd floor Deck No. 4

PROPOSED CONDITIONS

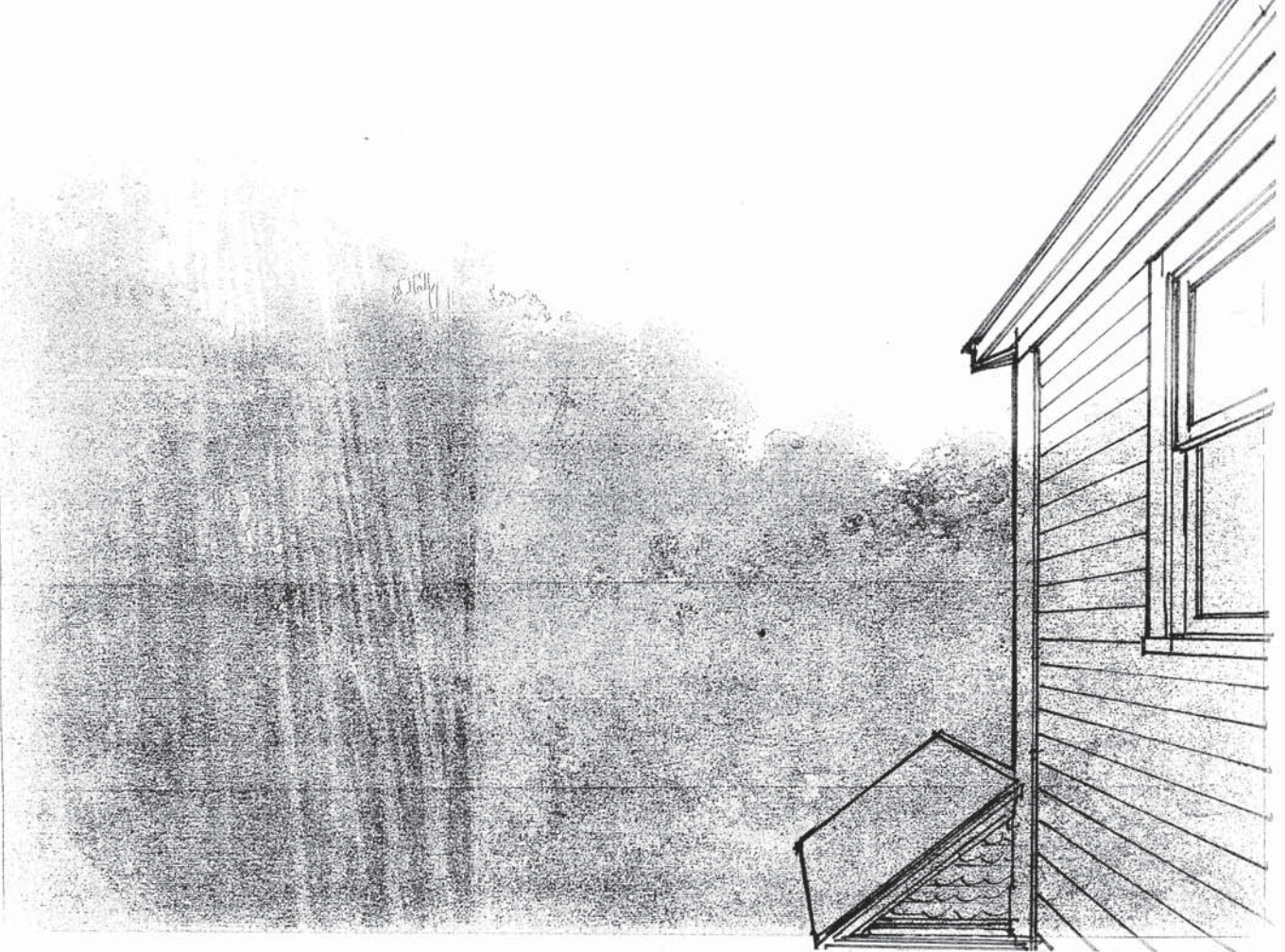


EXISTING CONDITIONS



PROPOSED CONDITIONS

South view from 2nd floor 35 Main window No. 5

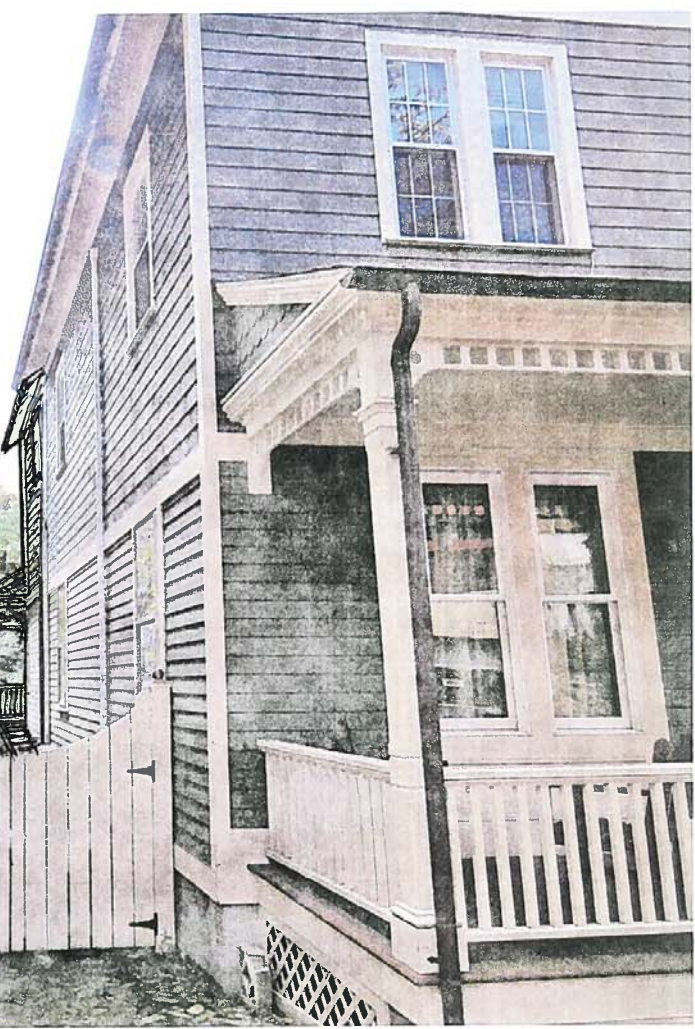
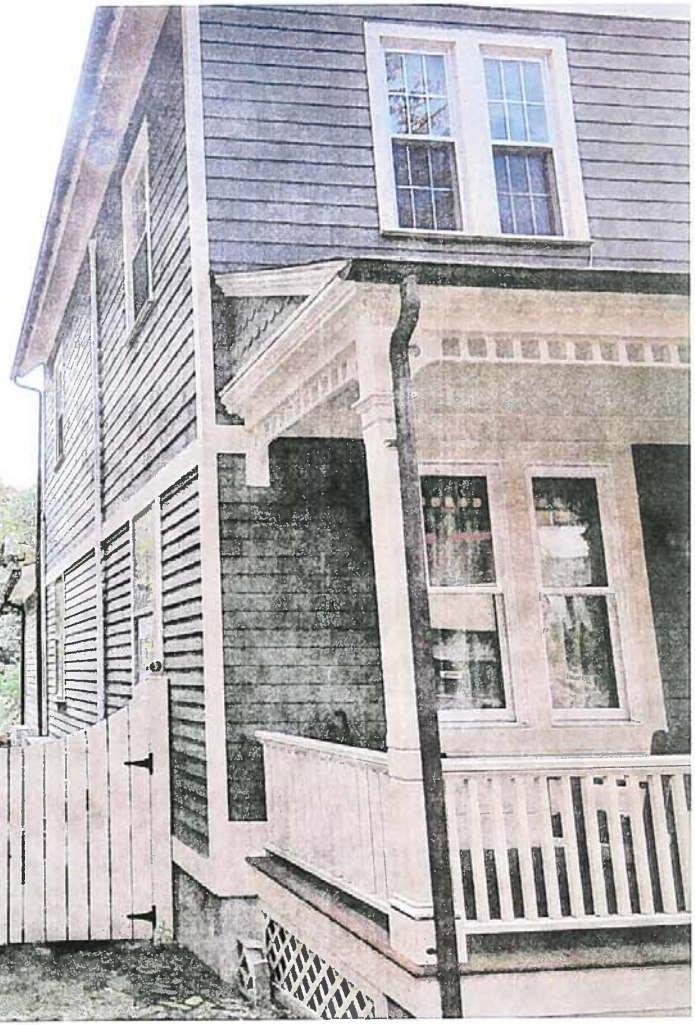


EXISTING

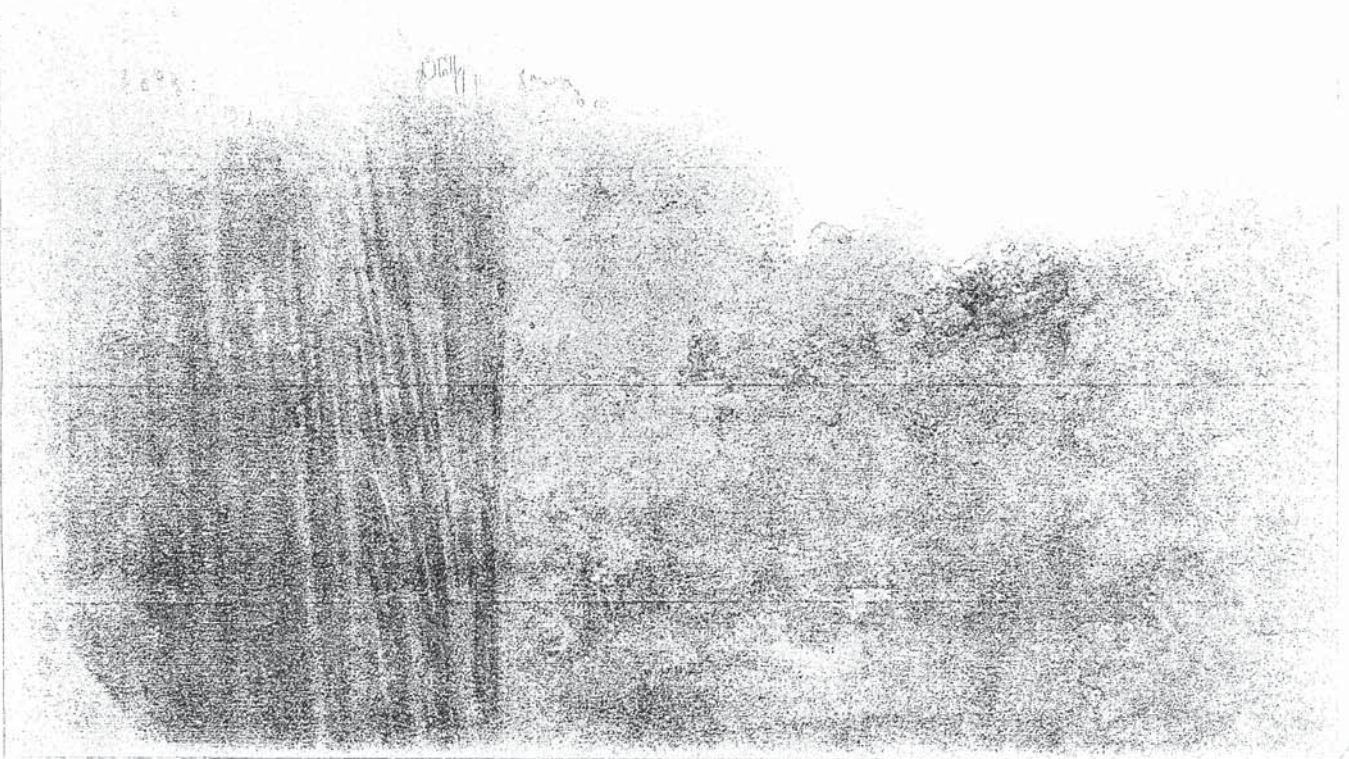


PROPOSED

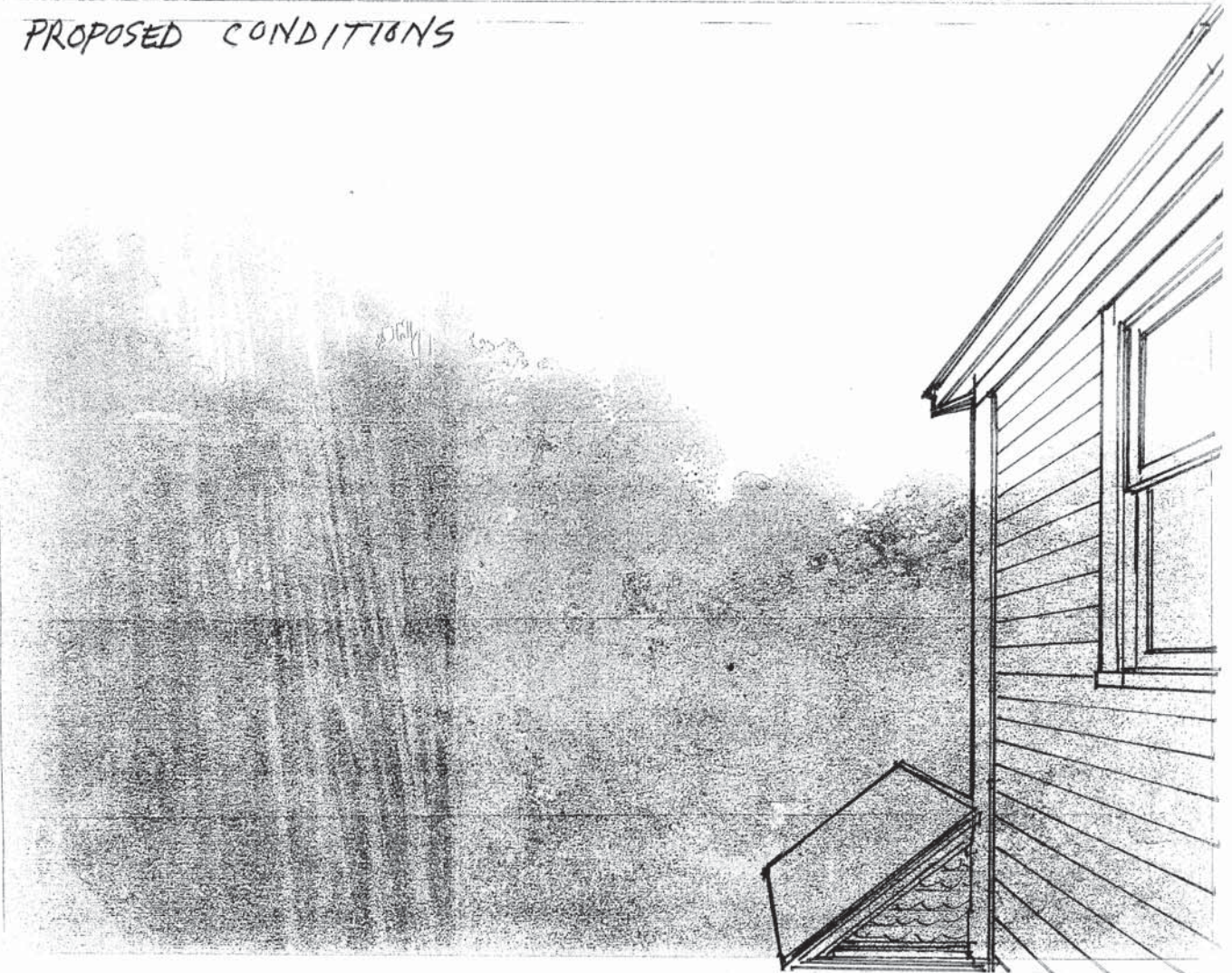




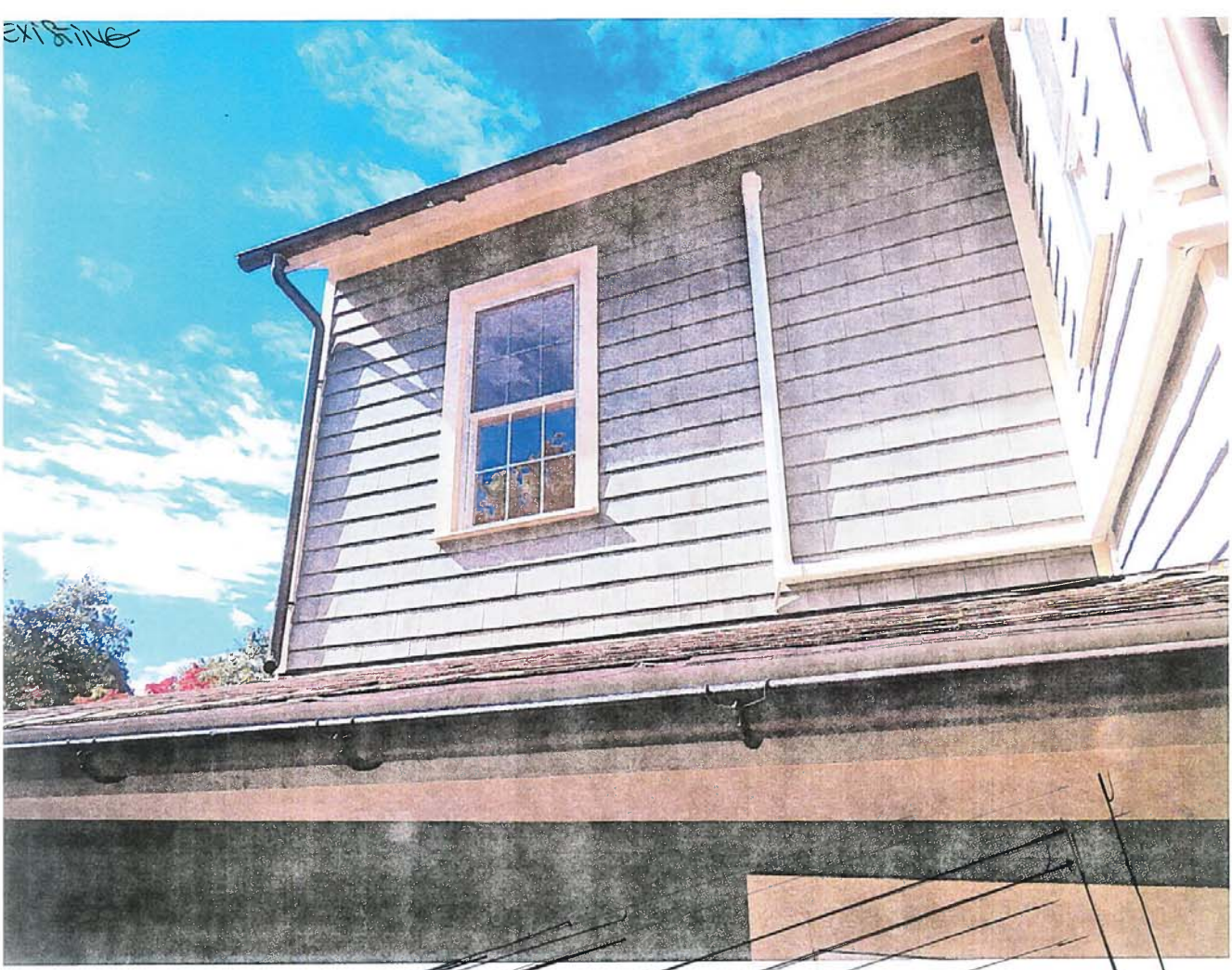
EXISTING CONDITIONS



PROPOSED CONDITIONS



EXISTING



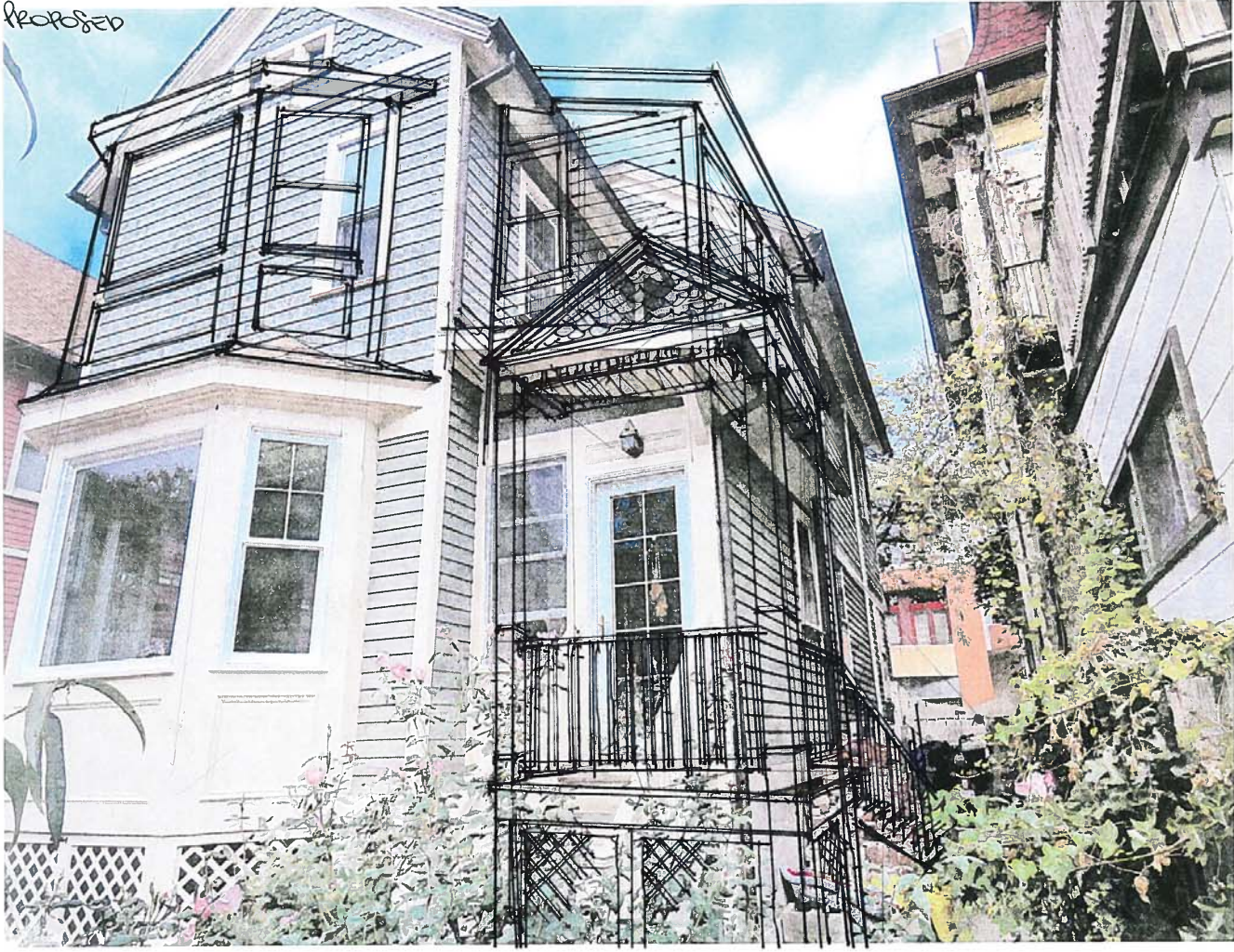
PROPOSED



EXISTING



PROPOSED



EXISTING CONDITIONS



PROPOSED CONDITIONS

