



VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706
Phone: (914) 478-3400 ext. 613 Fax: (914) 478-4624

As-Built Approved
Date: 7/24/24

RAY, RASHMI & MUKHERJEE, RESHMI
10 OXFORD RD
HASTINGS, NY 10706

Permit Contact

Property Owner 917-596-6831
Contractor 914-224-7750
Architect 703-400-9976

Revision Approved
Date: 3/20/24

*** AMENDED BUILDING PERMIT ***

Table with permit details: Permit No. BP2023-0078, Type of Work Exterior alteration or renovations, Date Issued 03/21/2024, Expires On 03/21/2026, Permit Fee \$730, SBL 4.140-151-63, Location 10 Oxford Rd, Zoning R-7.5, Occupancy One/ Two Family, Const. Type 5B - Un-Protected Combustible

Property Owner:

RAY, RASHMI & MUKHERJEE, RESHMI
10 OXFORD RD
HASTINGS, NY 10706

Contractor:

Jeremy Hudson Sr
177A east main st
New Rochelle, NY 10801

Description of work : Install new larger deck in rear yard only, creation of entry to basement level w/ finished space in basement & resurface front entry ***Amended 03/20/2024 ***

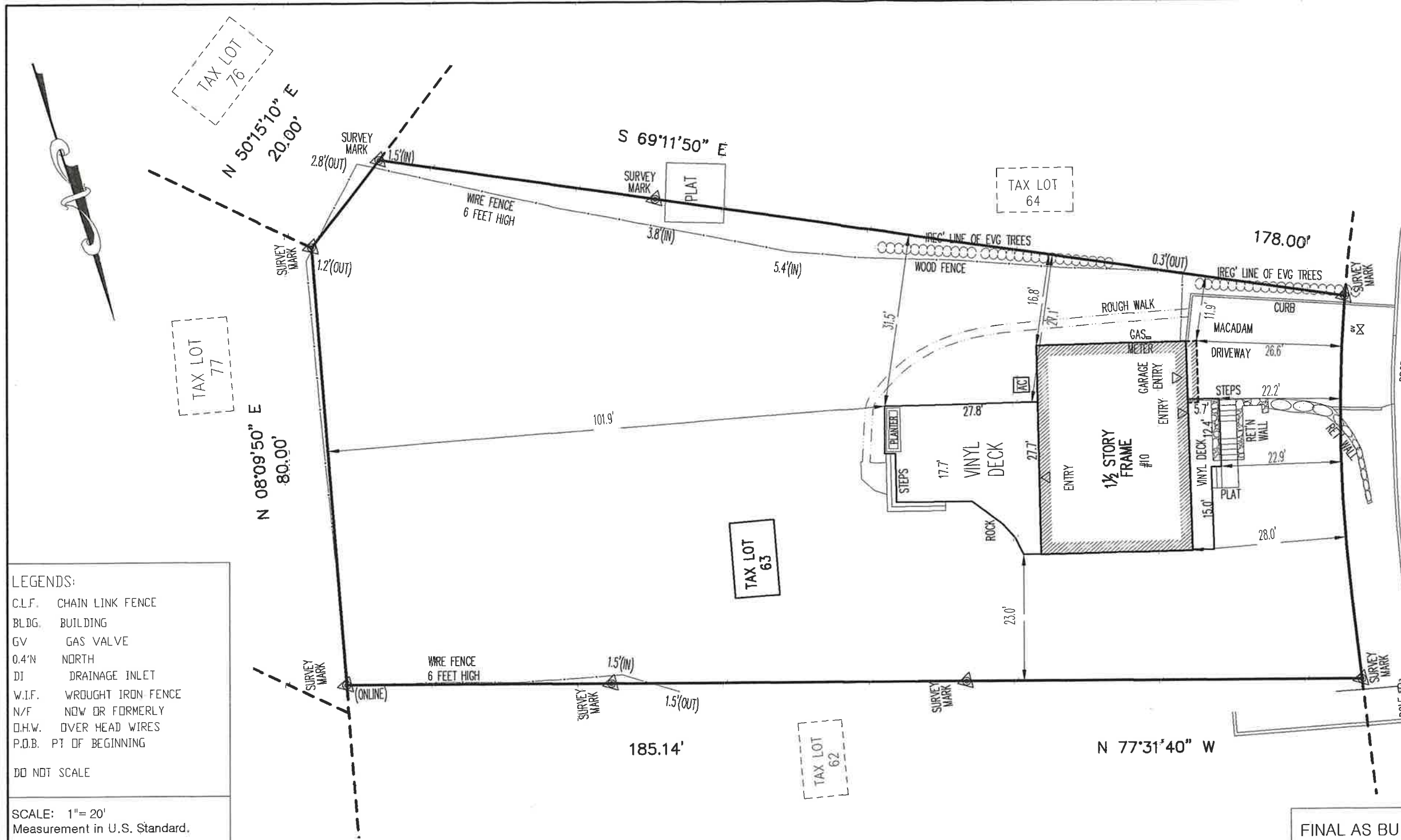
- 1. All work shall be executed in strict compliance with the permit application, approved plans, and the Village of Hastings-on-Hudson Zoning Code, New York State Uniform Fire Prevention and Building Code, and all other applicable laws, rules, and regulations.
2. Permit shall become null and void if construction does not begin within 90 days of issuance date.
3. Revisions to the work which deviate from the stamp approved plans must be submitted to the Building Department for approval before the changes are made. The approved plans and building permit shall be retained on the job and made available to the builder and the building construction inspector at all times.

Handwritten signature of Charles Minozzi

Charles Minozzi

****As-Built Approved****
 Date: 7/24/24

Building Department
 Village of Hastings-on-Hudson
APPROVED
 CZ
 Date: 7/24/24



LEGENDS:
 C.L.F. CHAIN LINK FENCE
 BLDG. BUILDING
 GV GAS VALVE
 0.4'N NORTH
 DI DRAINAGE INLET
 W.I.F. WROUGHT IRON FENCE
 N/F NOW OR FORMERLY
 O.H.W. OVER HEAD WIRES
 P.O.B. PT OF BEGINNING

DO NOT SCALE

SCALE: 1"= 20'
 Measurement in U.S. Standard.

DATE: 07-12-2024.

JOB NUMBER
 WCRO13019-18(AS BUILT).

Summit Land Surveying P.C.
 21 Drake Lane
 White Plains NY 10607
 (914) 629-7758
 Info@SLSPC.US

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS PROVIDED.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

Certified To: Village of Hastings on Hudson Building Department Only.

OXFORD ROAD
RECEIVED
 JUL 24 2024
 BUILDING DEPARTMENT
 HASTINGS-ON-HUDSON

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 0506666.

FINAL AS BUILT SURVEY OF
 TAX LOT 63 IN BLOCK 151, SECTION 4.140
 AS SHOWN IN THE OFFICIAL TAX MAPS OF
 VILLAGE OF HASTINGS ON HUDSON
 LOCATED AT
 VILLAGE OF HASTINGS ON HUDSON
 TOWN OF GREENBURGH
 WESTCHESTER COUNTY STATE OF NEW YORK

ADDRESS: 10 OXFORD ROAD, HASTINGS ON HUDSON, N.Y.

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VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706
Phone: (914) 478-3400 ext. 613 Fax: (914) 478-4624

RAY, RASHMI & MUKHERJEE, RESHMI
10 OXFORD RD
HASTINGS, NY 10706

Permit Contact
Revision Approved
Date: 8/9/23

Property Owner 917-596-6831
Contractor 914-224-7750
Architect 703-400-9976

AMENDED BUILDING PERMIT

Table with permit details: Permit No. BP2023-0078, SBL 4.140-151-63, Type of Work Exterior alteration or renovations, Location 10 Oxford Rd, Date Issued 04/26/2023, Zoning R-7.5, Expires On 04/26/2025, Occupancy One/ Two Family, Permit Fee \$730, Const. Type 5B - Un-Protected Combustible

Property Owner:
RAY, RASHMI & MUKHERJEE, RESHMI
10 OXFORD RD
HASTINGS, NY 10706

Contractor:
Jeremy Hudson Sr
177A east main st
New Rochelle, NY 10801

Description of work : Install new larger deck in rear yard only, creation of entry to basement level w/ finished space in basement & resurface front entry ***Amended 08/09/2023 ***

- 1. All work shall be executed in strict compliance with the permit application, approved plans, and the Village of Hastings-on-Hudson Zoning Code, New York State Uniform Fire Prevention and Building Code, and all other applicable laws, rules, and regulations.
2. Permit shall become null and void if construction does not begin within 90 days of issuance date.
3. Revisions to the work which deviate from the stamp approved plans must be submitted to the Building Department for approval before the changes are made. The approved plans and building permit shall be retained on the job and made available to the builder and the building construction inspector at all times.

Justin Hoyt



VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706
Phone: (914) 478-3400 ext. 613 Fax: (914) 478-4624

Permit Contact

RAY, RASHMI & MUKHERJEE, RESHMI

Property Owner 917-596-6831

Contractor 914-224-7750

Architect 703-400-9976

10 OXFORD RD
HASTINGS, NY 10706

UPDATED BUILDING PERMIT

Table with permit details: Permit No. BP2023-0078, SBL 4.140-151-63, Type of Work Exterior alteration or renovations, Location 10 Oxford Rd, Date Issued 04/26/2023, Zoning R-7.5, Expires On 04/26/2025, Occupancy One/ Two Family, Permit Fee \$730, Const. Type 5B - Un-Protected Combustible

Property Owner:

RAY, RASHMI & MUKHERJEE, RESHMI

10 OXFORD RD

HASTINGS, NY 10706

Contractor:

Jeremy Hudson Sr

177A east main st

New Rochelle, NY 10801

Description of work : Install new larger deck in rear yard only

Amended 6/30/2023 - creation of entry to basement level w/ finished space in basement

- 1. All work shall be executed in strict compliance with the permit application, approved plans, and the Village of Hastings-on-Hudson Zoning Code, New York State Uniform Fire Prevention and Building Code, and all other applicable laws, rules, and regulations.
2. Permit shall become null and void if construction does not begin within 90 days of issuance date.
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Handwritten signature of Justin Hoyt

Justin Hoyt

RECEIVED

JUL 27 2023

BUILDING DEPARTMENT
HASTINGS-ON-HUDSON

25 July 2023

Building Department of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706
ATTN: Charles Minozzi Jr

re: Responses to 07/24/23 Planning Board Referral Letter issued to **10 Oxford Road Deck**

Owner/Tenant:	Reshmi Mukherjee	District Zone:	R-7.5
Location:	10 Oxford Road Hastings On Hudson, NY 10706	SBL:	4.140-151-63

Dear Mr. Minozzi Jr.,

Please find along with this letter revised architectural drawings addressing review comments issued by your office on 07/24/23 for the project listed above. Please do not hesitate to contact me if any clarifications are needed.

1. Whole house vent being installed per sheet G-001.02, correct?
No, whole-house mechanical system is existing, not proposed by this application. Sheet G-001.02 refers to the existing system as 'installed' not proposed. No mechanical work proposed per this application, see Scope Of Work/G-000.
2. 5/8" Type X GWB above boiler
No work proposed in the existing mechanical room per this application. A note is added for the Contractor to inspect and add fire retardant finish as req'd above boiler – see Construction Note #4/A-200
3. Provide rise and run measurements on deck stair detail
See 2/S-100 & 4/S-101.
4. Provide graspable handrail on stair
See 9/S-100
5. Weep holes in wall lead to basement entry area - does entry area have a drain? If so, where is it leading to?
Weep holes are designed to lead any water from accumulating in the back of the wall to the new basement entry. The floor at the new basement entry will be slopped to lead any water away from the house towards the existing driveway. The location of the new entry as review with the Civil Engineer on site doesn't allow for the creation of a floor drain or a drywell system to capture any water that might come through these weep holes. With that said, note that the area above the wall is partially covered by the deck and existing roof eave that is equipped with a gutter system. The soil above will have gravel to lead water away from the back of the wall towards the garden and the likelihood of any water coming through the weep holes is negligible from a stormwater calculation but still the weep holes should be installed to prevent any hydro pressure from ever occurring behind the wall.
6. Where does 4" drainage pipe go to?
See answer to #5 above.
7. Provide combustion calcs for mechanical room
No mechanical work proposed per this application – see answer to #1 above.

10 Oxford Rd Amendment Review

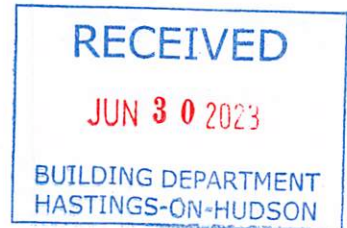
Upon review, the following must be addressed:

1. Whole house vent being installed per sheet G-001.02, correct?
2. $\frac{5}{8}$ " Type X GWB above boiler
3. Provide rise and run measurements on deck stair detail
4. Provide graspable handrail on stair
5. Weep holes in wall lead to basement entry area - does entry area have a drain? If so, where is it leading to?
6. Where does 4" drainage pipe go to?
7. Provide combustion calcs for mechanical room

20 June 2023

Building Department of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706
ATTN: Charles Minozzi Jr

re: Plan Amendment for **10 Oxford Road Deck & Basement Entry**



Dear Building Inspector Charles Minozzi,

This letter along with its attachments are herewith filed to amend the current approved drawings for the project listed above with the following revision[s]/clarifications:

Creation of entry/mean of egress to basement level.

Note:

1. The new 22sf entry vestibule will not add impervious surface to the property.
2. The existing concrete stairs between the driveway and front deck will remain as is. New finishes will be applied to the concrete stair: bluestone treads and stone veneer risers.
3. The front deck will need to be rebuilt as part of the alteration. The deck layout will mostly remain unaltered, encroaching within 6ft into the required 25ft front yard setback [21.8ft] and therefore conforming with Code Section 295-20-B Exception 6.
4. The finished basement received a NYS variance approval on 01/23/23 for an existing ceiling obstruction that reduces headroom clearance to 6'-0" above the finish floor. A copy of the approval is attached to this amendment application and the revised drawings address the conditions listed by the approval letter as follow:

1.	That the reduced headroom projections shall be marked or treated by applying a contrasting coloring in such a way as to call attention to the reduction.
	See 1/A-200.
2.	That a smoke and carbon monoxide detecting alarm devices shall be located within the basement, including in each major ceiling compartment, and interconnected to additional alarms in the dwelling above, in accordance with the 2020 Fire Code of New York State.
	See 1/A200.
3.	That an interconnected rate of rise heat detector shall be installed in the boiler or furnace room.
	See <i>Electrical Legend</i> and 1/A200.

Revisions to drawings are highlighted with clouded and revision tag #3 for your reference. Please do not hesitate to contact me if any clarifications are needed.

Sincerely,

Gabriel Ce, AIA, LEED AP
Principal



In the Matter of the Petition of:
RESHMI MUKHERJEE
For a Variance to the New York State
Uniform Fire Prevention & Building Code

DECISION

PETITION NO. 2022-0704

Upon the application of Reshmi Mukherjee, filed pursuant to 19 NYCRR 1205 on December 30, 2022, and upon all other papers in this matter, the Department makes the following determination:

NATURE OF GRIEVANCE AND RELIEF SOUGHT

The petition pertains to alterations to an existing one-family dwelling, 2 stories in height, and located at 10 Oxford Road, Village of Hastings-on-Hudson, County of Westchester, State of New York.

Relief is requested from:

19 NYCRR Part 1220, 2020 Residential Code of New York State, Section AJ601.3, Compliance, Exception 1, provided as follows: Space created in basements may have a ceiling that projects to within 6 feet, 8 inches of the finished floor; and beams, girders and ducts in such space or other obstructions may project to within 6 feet, 4 inches of the finished floor.

[The petitioner requests relief for spaces in a basement with ceiling heights less than allowed.]

FINDINGS OF FACT

1. The petition refers to the construction of habitable and non-habitable space in the basement of the subject building.
2. The basement ceiling height is compliant at about 6 feet 0 inches, however there is a beam and duct enclosure as low as about 6 feet x inches. This headroom exceeds the average height of adult persons according to anthropometric data found in the current NFPA 101 life safety code.
3. The basement floor is of concrete construction and the first floor is constructed with conventional wood floor joists. It would be physically impracticable and an unreasonable economic burden to raise the floor above or lower the slab below.



This decision is limited to the specific building and application before it, as contained within the petition, and should not be interpreted to give implied approval of any general plans or specifications presented in support of this application.



John Addario P.E., Director
Division of Building Standards and Codes

DATE: January 13, 2023
NC: nc



VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706
Phone: (914) 478-3400 ext. 613 Fax: (914) 478-4624

Permit Contact

RAY, RASHMI & MUKHERJEE, RESHMI

Property Owner 917-596-6831

Contractor 914-224-7750

Architect 703-400-9976

10 OXFORD RD
HASTINGS, NY 10706

BUILDING PERMIT

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177A east main st

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Description of work : Install new larger deck in rear yard only

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Handwritten signature of Justin Hoyt

Justin Hoyt

APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

Application No.	174	Date	02/03/2023
Job Location	10 Oxford Rd	Parcel ID	4.140-151-63
Property owner	RAY, RASHMI & MUKHERJEE, RESHMI	Property class	Single Res
Occupancy	One/ Two Family	Zoning	

APPLICANT
RAY, RASHMI & MUKHERJEE, RESHMI

CONTRACTOR
Jeremy Hudson Sr
Hudson Home Solutions LLC
914-224-7750
New Rochelle, NY 10801

HASTINGS, NY 10706

Contractor License information

License Name	License Number	Expiration

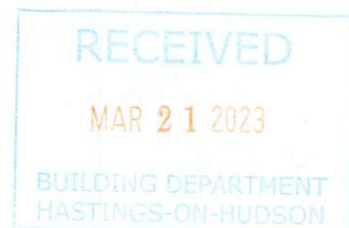
Description of work

Type of work	Exterior alteration or renovations	Applicant is	Architect
Requested by	The Owner	In association	
Est. cost of work	\$40000	Property class	Single Res

Desc. of work

Enlarge rear deck.

Please Note: Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/22/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NORTHEAST BROKERAGE 1325 FRANKLIN AVENUE SUITE 1375 GARDEN CITY NY 11530	CONTACT NAME: PHONE (A/C, No. Ext): (914) 762-4400 FAX (A/C, No.): (914) 762-4461 E-MAIL ADDRESS: mzayas@iaginc.net													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Utica First Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Utica First Insurance Company		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:
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INSURER A: Utica First Insurance Company														
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INSURER C:														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED KJV CONSTRUCTION LLC 39 CEDAR LANE #2 OSSINING NY 10562 Westchester														

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	Y	ART3000593120	11/02/2022	11/02/2023	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Carpentry, Landscaping & Masonry

Certificate Insured and Additional Insured are the same: Hastings On Hudson Building Department & Village of Hastings On Hudson

CERTIFICATE HOLDER Hastings On Hudson Building Department 7 Maple Avenue Hastings On Hudson NY 10706	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--



New York State Insurance Fund

PO Box 66699, Albany, NY 12206

| nysif.com

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE



SCAN TO VALIDATE AND SUBSCRIBE

***** 364986606
MAGDALY ZAYAS/ INFINITY AGENCY
95 CROTON AVENUE
OSSINING NY 10562

POLICYHOLDER
KJV CONSTRUCTION LLC
39 CEDAR LANE 2
OSSINING NY 10562

CERTIFICATE HOLDER
HASTINGS ON HUDSON
BUILDING DEPARTMENT
7 MAPLE AVENUE
HASTINGS ON HUDSON NY 10706

POLICY NUMBER W2577 748-3	CERTIFICATE NUMBER 41579	POLICY PERIOD 09/14/2022 TO 09/14/2023	DATE 3/22/2023
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THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2577 748-3, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER THE SOLE PROPRIETOR, PARTNERS AND/OR MEMBERS OF A LIMITED LIABILITY COMPANY.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

BY CAUSING THIS CERTIFICATE TO BE ISSUED TO THE CERTIFICATE HOLDER, THE POLICYHOLDER UNDERTAKES TO PROVIDE THE CERTIFICATE HOLDER 30 CALENDAR DAYS' NOTICE OF ANY CANCELLATION OF THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 369036062

George Latimer
Westchester County Executive

Westchester
gov.com

James Malzano
Director, Consumer Protection

Department of Consumer Protection Home Improvement License

KJV CONSTRUCTION LLC

39 CEDAR LANE - #2S

OSSINING, NY-10562

This license is issued in accordance with Article XVI of the Westchester County Consumer Protection Code and is valid only upon presence of the official department seal. Proof of citizenship or immigration status is not required for issuance of this license.

NOT FOR FEDERAL PURPOSES

License Number

WC-34864-H22



Date of Expiration

01/25/2024



VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Phone: (914) 478-3400 ext. 613
Fax: (914) 478-4624
Hours:
M - F 8:30 AM - 4:00 PM

RAY, RASHMI & MUKHERJEE,
RESHMI
C/O RAY, RASHMI &
MUKHERJEE, RESHMI
10 OXFORD RD
HASTINGS, NY 10706

Table with 2 columns: Field Name and Value. Fields include Job Location (10 Oxford Rd), Application No (174), Review Date (03 April 2023), Zoning (R-7.5), Parcel No (4.140-151-63), and Reviewed by (Justin Hoyt).

Your application proposed:

Install new larger deck in rear yard

This Department has received your last submitted plans for the noted project and offers the following comments:

- Education Law 7209 Article 147 on all sets of plans
Provide deck elevation detail with heights
Provide footing detail
Provide ledger board bolting detail
Post size should meet AWC DCA6-15 post size requirements

You must reply to this Review Report within a maximum of six (6) months period, otherwise this application shall automatically become cancelled and paid fee(s) non-refundable.

Horizontal line separator

gabriel köche cé
ARCHITECT LLC

280 Warburton Avenue
Hastings On Hudson, NY 10706
703 400 9976
gkcARCH.com

11 April 2023

Reshmi Mukherjee
914-596-6831
10 Oxford Road
Hastings On Hudson, NY 10706
re: Transmittal for **10 Oxford Road Basement Renovation**

For Your: Filing & Record

via: In Hands

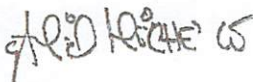
Dear Reshmi,

This transmittal includes the following attachments for your use when filing with the local Building Department:

Qty	Date	Description	Notes
3	02/02/2023	Issued For Permit Drawing Set Rev.3 04/11/2023	To be filed at the local Building Department.
1	03/20/2023	Letter Response by the Architect	To be filed at the local Building Department.

Please let me know if you have any questions.

Sincerely,



Gabriel Ce, AIA, LEED AP
Principal

RECEIVED

APR 14 2023

BUILDING DEPARTMENT
HASTINGS-ON-HUDSON

11 April 2023

Building Department of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706
ATTN: Justin Hoyt

re: Responses to 04/03/23 Planning Board Referral Letter issued to **10 Oxford Road Deck**

Owner/Tenant:	Reshmi Mukherjee	District Zone:	R-7.5
Location:	10 Oxford Road Hastings On Hudson, NY 10706	SBL:	4.140-151-63

Dear Mr. Hoyt,

Please find along with this letter revised architectural drawings addressing review comments issued by your office on 04/03/23 for the project listed above. Please do not hesitate to contact me if any clarifications are needed.

1. Education Law 7209 Article 147 on all sets of plans
See Ownership Of Documents Per Educational Law 7209 Article 145/G-000.
2. Provide deck elevation detail with heights
See 2/A-200 and 1/S-100
3. Provide footing detail
See 5,6,7/A-200
4. Provide ledger board bolting detail
See 8/A-200
5. Post size should meet AWC DCA6-15 post size requirements
See Applicable Codes/G-000 and revised details and notes/S-100

Sincerely,



Gabriel Ce, AIA, LEED AP
Principal

RECEIVED

APR 14 2023

BUILDING DEPARTMENT
HASTINGS-ON-HUDSON

20 March 2023

Building Department of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706
ATTN: Charles Minozzi Jr.

re: Responses to 03/07/23 Planning Board Referral Letter issued to 10 Oxford Road Deck

Owner/Tenant:	Reshmi Mukherjee	District Zone:	R-7.5
Location:	10 Oxford Road Hastings On Hudson, NY 10706	SBL:	4.140-151-63

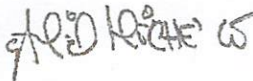
Dear Mr. Minozzi,

Please find along with this letter revised architectural drawings addressing review comments issued by your office on 03/07/23 for the project listed above. Please do not hesitate to contact me if any clarifications are needed.

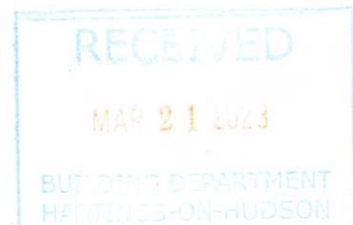
1. You are hereby notified that your application for a Building Permit has been reviewed and based on the Code of The Village of Hastings-on-Hudson, it must be referred to the Planning Board for board approval prior to the issuance of a Building Permit. Section 249 & 295; Part 68F, 1,a
 - a) Steep slopes approval and front yard variance for front porch
 - b) SS 249-2
 - c) Front yard ext 26' prop 21.8' req 25' var 3.2' 295-68F,1(a)

Project has been revised to conform with the applicable requirements. No changes to entry stairs/porch proposed as per revised architectural drawings filed herewith.

Sincerely,



Gabriel Ce, AIA, LEED AP
Principal



gabriel köche cé
ARCHITECT LLC

280 Warburton Avenue
Hastings On Hudson, NY 10706
703 400 9976
gkcARCH.com

2 February 2023

Building Department of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706
re: Transmittal for **10 Oxford Road Basement Renovation**

For Your: Processing & Approval

via: USPS First Class

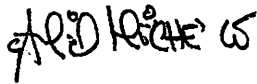
To Whom It May Concern,

This transmittal includes the following attachments for your review and approval:

Qty	Date	Description	Notes
3	02/02/2023	Issued For Permit Drawing Set	
1	02/02/2023	Green Building Checklist	
2	02/05/2022	Property Survey by Summit Land Surveying P.C.	
1	1/13/2023	NYS Variance Approval Letter <i>Petition #2022-0704</i>	

Please let me know if you have any questions.

Sincerely,



Gabriel Ce, AIA, LEED AP

Principal



VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706
Phone: (914) 478-3400 ext. 613 | Fax: (914) 478-4624

RAY, RASHMI & MUKHERJEE, RESHMI
10 OXFORD RD
HASTINGS, NY 10706

PLANNING BOARD REFERRAL LETTER

Table with 4 columns: Field, Value, Applicant, and Reviewer. Fields include Application No. (174), Parcel No (4.140-151-63), Review Date (03/07/2023), Applicant (RAY, RASHMI & MUKHERJEE, RESHMI), Architect, and Reviewed by (Charles Minozzi).

LOCATION: 10 Oxford Rd

TYPE OF APPLICATION:

New entry stairs, create entry at basement level and replace and enlarge rear deck.

You are hereby notified that your application for a Building Permit has been reviewed and based on the Code of The Village of Hastings-on-Hudson, it must be referred to the Planning & Zoning Board for board approval prior to the issuance of a Building Permit.

Table with 5 columns: Article, Section, Part, Description, and Approval Required. Row 1: Section 249 & 295, Part 68F, 1, a, Description: Steep slopes approval and front yard variance for front porch, SS 249-2, Front yard ext 26' prop 21.8' req 25' var 3.2' 295-68F,1(a), Approval Required: Planning Board.

You may consider either: revising your application to conform with the applicable requirements if feasible or filing an application for a/n: Planning & Zoning Board pursuant to the Ordinance of the Village of Hastings-on-Hudson. The last day to submit an application to the Board for the meeting is March 16,2023.

All applications to the Planning & Zoning Board will be taken on a first come first serve basis. Your application will be voided unless an application to Planning Board is received within 60 days from the date of this notice.

Area of Notification: 300 feet

Handwritten signature of Charles Minozzi

Charles Minozzi
Building Inspector

VILLAGE OF HASTINGS-ON-HUDSON

Green Code Compliance Checklist



Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 160-8.A.	<p><u>Natural Resources Survey.</u></p> <p>Unless specifically waived by the Building Inspector, a Natural Resources Survey, on the form provided by the Village, must be submitted for all Applicable Projects that include any new landscaping, paving, or impact on stormwater quantity, or where there is an increase in the footprint of the structure. The Natural Resources Survey shall be prepared prior to, and coordinated with, any other Village approval processes such as site plan approval, general construction approval, steep slopes and view preservation approvals. The Natural Resources Survey shall identify all existing features, including: solar orientation, potential solar access for active or passive collection, designated trees as defined in Chapter 273-2 of the Hastings-on-Hudson Code, contours or spot elevations, native and other planting areas, wetlands, water bodies, rock outcroppings, and other distinguishing features on the lot.</p>	<p>N/A</p>
§ 160-8.B.	<p><u>Stormwater control.</u></p> <p>For all land disturbances greater than 500 square feet but less than 10,000 square feet, all additional runoff caused by construction or demolition must be contained on-site through the installation of one or more of the following: (1) vegetated swale, (2) on-site rain garden, (3) dry well, (4) rainwater cistern. (5) landscaping, (6) pervious pavement, or (7) other mechanism determined to be acceptable by the Building Inspector. (Chapter 250 of the Hastings-on-Hudson Code applies to all land disturbances.</p>	<p>See 1/G-000 & 1/L-101</p>
§ 160-8.C.	<p><u>Heat island – non-roof.</u></p> <p>For any new or replacement site hardscape (including roads, driveways, sidewalks, courtyards, and parking areas) any combination of the following strategies must be used for at least 50% of the site hardscape:</p> <ul style="list-style-type: none"> (1) Shade from existing tree canopy or from planted tree landscape within 5 years of installation. Tree landscaping must be in place at the time of occupancy; (2) Shade from structures covered by solar panels that produce energy; (3) Hardscape materials with an SRI of at least 0.29; or (4) An Open Grid Paving System that is at least 50% pervious. <p>This requirement does not apply to replacement hardscape if replacement materials are to be matched to existing hardscape and less than 50% of the original hardscape is being replaced.</p>	<p>N/A</p>
§ 160-8.D.	<p><u>Irrigation.</u></p> <p>Any new irrigation systems must consist of high-efficiency equipment (i.e. trickle or drip irrigation) and/or climate-based controllers or other control techniques determined to be acceptable by the Building Inspector.</p>	<p>N/A</p>

VILLAGE OF HASTINGS-ON-HUDSON
Green Code Compliance Checklist



<p>§ 160-8.E.</p>	<p><u>Invasive Plants.</u> All existing Invasive Plants shall be removed from areas that are to be planted. Any new plants installed shall be non-invasive.</p>	<p>N/A</p>
<p>§ 160-8.F.</p>	<p><u>Bicycle racks.</u> For any new construction or any Addition or Alteration to an existing building that increases the parking requirements for such building, secure bicycle racks for 5% or more of the estimated number of building users at peak periods must be provided. In no event shall there be less than one rack that can accommodate at least two bicycles.</p>	<p>N/A</p>
<p>§ 160-8.H.</p>	<p><u>Light trespass.</u> For all new exterior lighting to be installed, light spillage upward or beyond site boundaries must be prevented by using one of the following lighting zones as it applies to the Applicable Project. Justification shall be provided to the Building Inspector for the selected lighting zone. Exceptions for safety or security lighting will be considered by the Building Inspector:</p> <ol style="list-style-type: none"> 1. Light Zone 2 - Low (primarily residential zones, neighborhood business districts; light industrial areas with limited nighttime use and residential mixed-use areas). Exterior lighting must be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles (1.0 horizontal and vertical lux) at the project boundary and no greater than 0.01 horizontal footcandles (0.1 horizontal lux) 10 feet (3 meters) beyond the project boundary. Documentation must be submitted to show that no more than 2% of the total initial designed fixture lumens (sum total of all fixtures on site) will be emitted at an angle of 90 degrees or higher from nadir (straight down). 2. Light Zone 3 - Medium (commercial/ industrial, and high-density residential). Exterior lighting must be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles (2.0 horizontal and vertical lux) at the project boundary and no greater than 0.01 horizontal footcandles (0.1 horizontal lux) 15 feet (4.5 meters) beyond the site. Documentation must be submitted to show that no more than 5% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down). 	<p>N/A</p>
<p>§ 160-9.A.</p>	<p><u>Energy utilization equipment.</u></p> <ol style="list-style-type: none"> 1. Exterior lighting. Lighting controls for all exterior lighting shall comply with Section 9.4.1.3 of ANSI/ASHRAE/IESNA Standard 90.1-2007, without amendments. 2. High efficiency heating equipment. For new construction only, all hot water boilers shall be condensing boilers with a minimum annual fuel utilization 	<p>SEE ENERGY CONSERVATION NOTE #7/G-001 N/A</p>

VILLAGE OF HASTINGS-ON-HUDSON
Green Code Compliance Checklist



	<p>efficiency ("AFUE") of at least 85% for oil burning and 92% for natural gas burning boilers.</p> <p>3. High efficiency cooling equipment. All new or replacement cooling equipment shall have a seasonal energy efficiency ratio ("SEER") of at least 16.</p> <p>4. Fixtures and appliances. All new or replacement appliances governed by Energy Star, such as but not limited to, dishwashers, refrigerators, freezers, washing machines, water heaters and room air conditioners, shall be compliant with Energy Star.</p>	<p>N/A</p> <p>SEE ENERGY CONSERVATION NOTE #6/G-001</p>
<p>§ 160-9.B.</p>	<p><u>Energy use controls.</u></p> <p>1. Electronic thermostat. All heating and cooling systems must be controlled with a programmable thermostat that allows for a variety of time-of-day and seasonal settings.</p> <p>2. Whole-building switch. A master whole-building switch must be installed to control applicable circuits and outlets (such as lights and major appliances), which can shift circuits to economy mode when the structure is not occupied. For residential projects subject to Part 2 Requirements, a whole building switch shall be installed in each residential unit. With respect to projects identified in § 160- 2.B(2) (Additions and Alterations), this section applies only when a new main electric panel is being installed.</p> <p>3. Zoned heating and cooling. New construction and Additions in excess of 1000 square feet shall have zoned controls for heating and cooling.</p>	<p>N/A</p>
<p>§ 160-9.C.</p>	<p><u>Energy Use Monitoring.</u></p> <p>1. Energy monitor dashboard. An Energy Monitor Dashboard must be installed to provide a reading of the energy use for the entire structure either via a central monitoring system or via submonitors if submeters are provided. This section does not apply to residential structures subject to Part 2 Requirements. This section also does not apply to Additions and Alterations unless a new heating, ventilation, and air conditioning ("HVAC") system is installed that serves the entire structure.</p> <p>2. Fundamental commissioning of building energy systems. For projects over 25,000 square feet, an independent expert must be hired to certify that the project's energy-related systems are installed, calibrated and perform according to the approved plans.</p>	<p>N/A</p>
<p>§ 160-10</p>	<p><u>Interior water use.</u></p> <p>A. Toilets and urinals. Any newly installed or replaced toilet or urinal must be either low flush toilets equal to or less than 1.28 gallons per flush ("gpf") or dual-flush toilets where the low flush feature is no more than 1.28 gpf.</p> <p>B. Showers. Any newly installed or replaced shower head must provide an average flow rate of no more than 2 gallons per minute ("gpm").</p> <p>C. Lavatory faucets. Any newly installed or replaced lavatory faucet must provide an average flow rate of no more than 2 gallons per minute ("gpm").</p>	<p>N/A</p>

VILLAGE OF HASTINGS-ON-HUDSON

Green Code Compliance Checklist



Materials and indoor environmental quality.

A. Paints, wood finish, and other finishing materials.

1. Paints, coatings, and primers applied to interior surfaces shall not exceed the following VOC content limits (as established by Green Seal Standard GC-11, Paints, Edition 3.1, July 2013, as amended):

Flat Paint: 50g/L flat
 Non-Flat Paint: 150g/L non-flat

2. Clear wood finishes, floor coatings, stains, sealers, and shellacs, applied to interior surfaces, shall not exceed the following VOC content limits (as established by South Coast Air Quality Management District Rule 1113, Architectural Coatings, June 3, 2011, as amended):

Varnish: 275g/L
 Laquer: 275g/L
 Shellac: 730 g/L clear, 550 g/L pigmented
 Sealers: 100 g/L waterproofing, 275 g/L sanding,
 100 g/L all others

3. Carpet adhesive shall not exceed a VOC content limit of 50g/L.
4. No materials shall contain added urea formaldehyde.
5. A list of permissible low-VOC finishes applicable to this section shall be maintained by the Building Department. Documentation of compliance with this section shall be submitted to the Building Inspector.

B. Roofing materials. All new roofing materials used shall have an SRI of at least 0.78 for Low Slope Roofs and an SRI of at least 0.29 for Steep Slope Roofs. Green/Vegetated Roof areas that cover at least 50% of the roof will satisfy this provision. This section does not apply to Additions and Alterations if new roofing materials are to be matched in roof type or color to existing roof areas.

C. Construction waste management. A minimum of 25% of construction waste by weight shall be recycled, repurposed and/or reused and not sent to a landfill or incinerator. Documentation of compliance with this section shall be submitted to the Building Inspector.

SEE INTERIOR FINISH

NOTES/G-000.

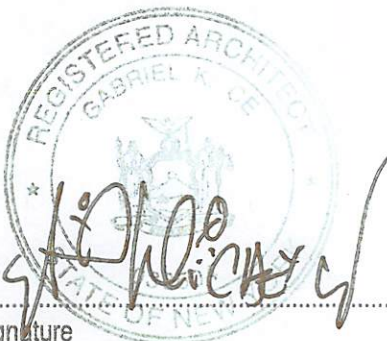
N/A

SEE DEMOLITION NOTE

#9/AD-200.

§ 160-11

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



Signature

2/2/2023

Date

GABRIEL CE

Name

ARCHITECT

Title