

VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS MEETING
THURSDAY, JANUARY 28, 2016 - 8PM
Zoningboard@hastingsgov.org

Meeting will be broadcast live on WHOH-TV 75 or FIOS 43 and <http://whoh-tv.org>

A Meeting of the Zoning Board of Appeals will be held on Thursday, January 28, 2016 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

AGENDA

Case No. 16-15

**Arthur & Jessica Riolo
36 Main Street**

For the View Preservation approval as required under Section 295-82 of the Village Code, for the construction of a second story rear addition and rear covered porch at their mixed-use dwelling at 36 Main Street. Said property is located in the CC Zoning District and is known as SBL: 4.70-50-1 on the Village Tax Maps.

Case No. 01-16

**Travis E. Noyes
324 Farragut Avenue**

For approval, as required under Sections 295-60.B of the Village Code, to replace an existing dilapidated nonconforming accessory structure (garage) with a new one at the same location and of the same size as the existing structure, at their home at 324 Farragut Avenue. Said property is in R-10 Zoning District and is also known as SBL: 4.110-124-7 on the Village tax Maps.

Non-conformity details of the existing and proposed accessory structure (garage) are as follows:

Side Yard: Existing and Proposed – 2.67 ft.; Required Min. – 8 ft. {295-68F.1.b.}; Variance requested 5.33 ft.

Rear Yard: Existing and Proposed – 5.9 ft.; Required Min. – 8 ft. {295-68F.1.c.}; Variance requested 2.1 ft.

Maximum Height: Existing and Proposed – 21.8 ft.; Required Max. – 15 ft. {295-68F.1.d.}; Variance requested 6.8 ft.

Case No. 02-16

**Amy Falder & Ray Hyland
115 Hillside Avenue**

For relief from the strict application of the Village Code sections 295-68F.2.a [1&2] and 295-68F.1.a&c, for construction of a new rear stone patio and wood deck, at their home at 115 Hillside Avenue. Said property is in R-10 Zoning District and is also known as SBL: 4.80-62-26 on the Village Tax Maps. Non-conformity details of the proposed Rear Stone Patio & Wood Deck are as follows:

Building Coverage: Existing – 29.6%; Proposed – 33.7%; Required Max. – 25% {295-68F.2.a[1]}; Variance required 8.7%

Developmental Coverage: Existing – 48.9%; Proposed – 43.3%; Required Max. – 35% {295-68F.2.a[2]}; Variance required 8.3%

Side Yards: Side 2 – Existing – 2 ft.; Proposed – 2 ft.; Required Min. – 12ft. {295-68F.1.c.}

Two Sides Total: Existing – 6 ft.; Proposed – 6 ft.; Required Min. – 42 ft. {295-68F.1.c.}; Side yard 1 calculated as a front yard; Variance required 36'

Front Yard: Existing – 2.19 ft.; Proposed – 0 ft.; Required Min. – 30 ft. {295-68F.1.a.}; Variance required 30 ft.

Case No. 18-13

**CCI Properties Inc.
32-34 Washington Avenue**

Relief from the strict application of Village Code Sections 295-18.B, 295-72.E.2, 295-20.C & 295-41.B, for the construction of an additional building containing 5 townhouse units on their property at 32-34 Washington Avenue. Said property in MR-1.5 Zoning District and is known as SBL: 4.70-53.11 on the Village Tax Maps.

Variations sought are as follows:

1. Different uses on a single lot: Existing use – two-family; Proposed use – two-family and a multi-family dwelling; Permitted – one use {295-18.B}; Variance required for one additional use.
2. Lot coverage: Existing – 12%; Proposed – 40.7%; Maximum Permitted – 15% {295-72.E.(2)}; Variance required – 25.7% coverage.
3. Paving and structures in required yards: Proposed – parking spaces for existing structure in the required yard {295-20.C}; Variance required – four parking spaces in the required yard.
4. Maximum width of curb cuts: Existing – one curb cut 10' wide; Proposed – two curb cuts 26' wide total;

Maximum permitted – two curb cuts 24' wide total {295-41.B}; Variance required – 2' over allowable curb cut.

**Approval of Minutes
Regular Meeting, December 10, 2016**

**Announcements
Next Meeting Date – February 25, 2016**

PLEASE NOTE: All applications and plans are available for review at the Building Department, 7 Maple Ave

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