



VILLAGE OF HASTINGS-ON-HUDSON

Municipal Building  
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**LEGAL NOTICE**

**NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS OF THE VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK**

Pursuant to the provisions of Section 295-143 of the Village of Hastings-on-Hudson Zoning Code, Notice is hereby given that:

A Public Hearing will be held by the Zoning Board of Appeals on **Thursday, March 23, 2017 at 8:00 PM** in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Tabi Realty, LLC for the View Preservation approval, as required under Village Code Section 295-82, and relief from the strict application of code Sections 295-72.1.E(1a,b&c), 295-40.B(1&2), 295-41.A, 295-20C(2&4) and 295-29.A for the demolition of an existing three-family and construction of a new building containing three townhouse units on its property at 425 Warburton Avenue. Said property is located in the MR-O Zoning District and is known as SBL: 4.70-52-10&11 on the Village Tax Maps.

Non-conformity details of the proposed construction are as follows:

Front Yard Setback: Existing – .2 ft.; Proposed – 0 ft.; Required – 10 ft {295-72.1.E.(1a)}; Variance required – 10.0 ft.  
Rear Yard Setback (to Parking Structure): Existing – 53.4 ft; Proposed – 19.1 ft.; Required – 30 ft {295-72.1.E.(1b)}; Variance required – 10.9 ft.  
Side Yard Setback: Existing – +/-50 ft.; Proposed – 7.0 ft.; Required – 12 ft. {295-72.1.E.(1c)}; Variance required – 5 ft.  
Driveway Slope: Existing – 16%; Proposed – 15%; Required Max. 12% {295-40.B(1)}; Variance required – 3%  
Driveway Slope 3%/30 ft. from Property Line: Existing – 16%/0 ft.; Proposed – 3%/5.67 ft.; Required Max. – 3%/30 ft. {295-40.B(2)}; Variance required – 3%/24.33 ft.  
Driveway Area: Existing – 500 sq. ft.; Proposed – 1,506 sq. ft.; Required Max – 960 sq. ft. {295-41.A)}; Variance required – 546 sq. ft.  
Parking Space Size: Existing – N/A; Proposed – 8'-6"x18'; Required – 9'x18' {295-29.A)}; Variance required – .5' (width)  
No Paving in a Required Yard (Parking Structure) {295-20C(2&4)}

The Zoning Board of Appeals will at this time and place hear all persons in support of such matter and any objections thereto.

Plans will be available for review at the office of the Building Department or on the Village web site [hastingsgov.org](http://hastingsgov.org).

Matthew Collins, Chair, ZBA

CASE NO.: 08-17  
PUBLISH: THE RIVERTOWNS ENTERPRISE  
March 10, 2017