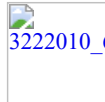




VILLAGE OF  
**HASTINGS-ON-HUDSON**  
NEW YORK

**4ZONING BOARD REGULAR MEETING - THURSDAY, JULY 22,  
2010 AT 8PM**



**VILLAGE OF HASTINGS-ON-HUDSON  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
THURSDAY, JULY 22, 2010 - 8:00 PM**

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, July 22, 2010 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings on Hudson, New York.

**AGENDA**

**Case 7-10  
(Adjourned from June 24, 2010, meeting)  
Paula Panzer  
47 Jefferson Avenue**

For the number, size and location of off-street parking incidental to the conversion of existing attached garage for non-parking use.  
Off-street parking: Existing – 2 (one in garage, one on the driveway);  
Proposed – one on the driveway only;  
Required minimum number of off-street parking – 2. {295-36A}

**Case No. 10-10  
Cristofer DiBenedetto  
41 Columbia Avenue**

For the second floor addition/expansion.

The variances sought are as follows:

1. Front Yard on Columbia Avenue – Existing Non-conforming:10.58 ft.;Proposed for the 2nd floor addition: ±15 ft. Required Min. 25 ft. {295-69.F.9(a)}
2. Front Yard on North End Place – Existing and proposed non-conforming: 9'9"; Required Min. 25 ft. {295-69.F.9(a)}

**Case 11-10  
Ante Erlic  
463 Warburton Avenue**

For the addition of a one bedroom apartment in the basement of an existing four family apartment building.

The variances sought are as follows:

1. Off-street parking: Minimum required with the proposed additional one bedroom apartment – 9; Existing and proposed – None {295-36.A.}
2. Lot Area: Minimum lot area required for 5 dwelling units – 9500 sft. (5000 sft. for the first two dwelling units plus 1500 sft. for each additional dwelling unit); Existing and proposed non-conforming – 2535 sft. {295-72.1.D.(2)}
3. Improved and useable open recreation area: Minimum required – 1800 sft. (200 sft. for each bedroom in all dwelling units, total nine bedrooms);Existing and proposed – None {295-72.1.B.2}
4. Prohibition against extension of non-conformity {295-55A}

**Approval of Minutes**

Regular Meetings April 22, 2010, and June 24, 2010

Village of Hastings-on-Hudson  
7 Maple Ave, Hastings-on-Hudson, NY 10706  
web: <http://Hastingsgov.org>  
email: [Hastings@Hastingsgov.org](mailto:Hastings@Hastingsgov.org)

[WHoH-TV Channel 75 TV Schedule](#)

[School District TV Channel 77 Schedule](#)