

VILLAGE OF HASTINGS-ON-HUDSON NEW YORK

ZONING BOARD OF APPEALS MEETING, THURSDAY, SEPTEMBER 12, 2013 AT 8PM



VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, SEPTEMBER 12, 2013 - 8:00 PM
ZoningBoard@Hastingsgov.org

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, September 12, 2013 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

AGENDA

Case No. 18-13

CCI Properties Inc.
32-34 Washington Avenue

(Deferred Until 10/24/13 Meeting)

View preservation approval and relief from the strict application of Sections 295-72E(2) and 295-20(c) for the construction of a new 13-dwelling-unit building in place of an existing two-family dwelling.

The variances sought are as follows:

1. Lot Coverage (includes all buildings and structures such as parking and other paved areas except driveway): Existing – 12%; Proposed – 43.9%; Maximum Permitted – 15% {295-72E(2)}.
2. Paving and Structures in required yards: Proposed – handicap accessible ramp and parking spaces {295-20C}.
3. Tandem Parking spaces: Definition of Parking Space {295-5}.

Case No. 16-13

Olga & Michael Snowden
15 High Street

Relief from the strict application of Sections *295-20.C.(1)(2)&(4) and 295-70.E.(1)(a)&(c) for the alterations and addition of a second story to an existing single story dwelling at 15 High Street.

The variances sought are as follows:

1. Front Yard: Existing – 3' 7"; proposed – 8' 2"; Required Minimum for a Single Family Dwelling – 25 ft. {295-70.E.(1)(a)}
 2. Side Yards; Min. on One Side/Both Sides: Existing and Proposed – 1.5 ft./5 ft.; Required Minimum 8 ft./20 ft. {295-70.E.(1)(c)}.
 3. *Parking and Paving in Required Yards: Existing and Proposed – Entire Front yard Paved for Use as Parking Space; Permitted – No Paving or Parking in any Required Yard. {295-20.C.(1)(2)(4)}*.
- *Building Inspector is hereby requesting ZBA for an interpretation of this provision. Interpretation is for whether the proposed paving in the front yard is in fact a driveway. Depending on the ZBA's interpretation, this variance may or may not be needed.

Case No. 17-13

Michael Gardner & Eve Gordon
30 Minturn Avenue

Relief from the strict application of Section 295-36.A for the creation of a professional accessory psychologist's office in their home.

The variance sought is as follows:

- Off-street parking and associated screening etc.: Required number of spaces (in addition to the two (2) required for the single family dwelling) – 3; Proposed – None {295-36.A}.

Case No. 20-13

Blue River Valley LLC
663 Broadway

Relief from the strict application of Section 295-41.A for the construction of a driveway at 663 Broadway.

The variances sought are as follows:

1. Area of the Driveway: Proposed – 9651 sq.ft.; Maximum Permitted – 960 sq.ft. {295-41.A}
2. Width of the Driveway: Proposed for a Part of the Driveway – 35 ft.; Maximum Permitted – 24 ft. {295-41.A}.

Case No. 21-13

Hudson View (2007) LLC
683 (aka 665) Broadway

Relief from the strict application of Sections 295-41.A of the Village Code, for the construction of a driveway at 683 (aka 665) Broadway.

The variance sought is as follows:

- Area of the driveway: Proposed – 2,177 sq.ft.; Maximum Permitted – 960 sq.ft. {295-41.A}.

Case No. 22-13

Hall Partnership Architects, LLP
16 Spring Street

View preservation approval and relief from strict application of section 295-20.B.(6) and 295-76.E.(2) for the addition of a deck and stairs on the back of a mixed-use building at 16 Spring Street.

The variance sought is as follows:

Rear setback for the proposed "no higher than main floor" deck: Proposed – 0 ft.; Required Min. for a deck at the main floor level - 6 ft. {295-76.E.(2)} and {295-20.B.(6)}

Case No. 23-13
Mitchell Koch
12 Marble Terrace

View Preservation approval and relief from the strict application of the section 295-72.E(1)(b) for the addition and alteration on the 3rd story of an existing three-family house at 12 Marble Terrace.

Approval of Minutes, Regular Meeting, July 25, 2013

For information regarding access for persons with disabilities, please visit <http://hastingsgov.org> or call 914-478-3400

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

[VILLAGE CALENDAR](#)

[PUBLIC WORKS CALENDAR](#)

[WHoH-TV Channel 75 TV Schedule CHANNEL 43 VERIZON FIOS](#)

[School District TV Channel 77 Schedule CHANNEL 27 VERIZON FIOS](#)

TO SUBSCRIBE OR UNSUBSCRIBE GO TO <http://hastingsgov.org/subscriber>

The Hastings-on-Hudson Technology Department asks that you consider the environment before printing this e-mail.