



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

**ZONING BOARD OF APPEALS MEETING, THURSDAY, OCTOBER 24,  
2013 AT 8PM**



VILLAGE OF HASTINGS-ON-HUDSON  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
THURSDAY, OCTOBER 24, 2013 - 8:00 PM  
[ZoningBoard@Hastingsgov.org](mailto:ZoningBoard@Hastingsgov.org)

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, October 24, 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**  
**(Carried Over from 7/25/13 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. 24-13**  
**Wendy McKelvey & Aldo Belarmino Medeiros**  
**5 Cedar Street**

Relief from the strict application of Sections 295-69.F.(1)(a) & (c) for the alterations and addition of a second story to an existing 1.5 story dwelling at 5 Cedar Street. The variances sought are as follows:

1. Front Yard: Existing - 23.4 ft.; Proposed - 21 ft.; Required Minimum - 25 ft. {295-69.F.(1)(a)}
2. Side Yard: Existing and Proposed - 6.8 ft.; Required Minimum - 8 ft. {295-69.F.(1)(c)}

**Case No. 25-13**  
**Hastings-on-Hudson Affordable Housing Development Fund, Inc.**  
**184 Farragut Avenue**

Relief from the strict application of sections 295-69E; 295-19B; 295-295-41A295-69F.(1)(c) and 295-0.C.(1)(4) of the Village Code in connection with revised plans for the sub-division of a parcel of land at 184 Farragut Avenue to create a new lot for the construction of an affordable one-family house with an accessory apartment. The variance sought is as follows:

1. Lot width of Proposed New Lot B: Proposed - 47 ft. at the required front setback line.; Required Minimum - 75 ft. {295-69E}
2. Street Frontage of the New Lot B: Proposed 50 ft.; Required Minimum - 52.5 ft. {295-19B}
3. Driveway Width at the Proposed New Lot B: Proposed 29.5 ft. at the Widest Point: Permitted Maximum - 24 ft. {295-41A}
4. Parking and Paving in Required Yards: Proposed - Parking and Paving (Part of One of the Off-street Parking Spaces) and Other Miscellaneous Structures (Walls, Retaining Walls, Steps and Other Paved Areas, etc.) in the Northern Side Yard of the Proposed New Lot B; Permitted - None {295-20.C.(1)(4)}
5. Side Setback for the Accessory Structure (Existing Garage) at Lot A: Proposed - None; Required Minimum - 8 Ft. {295-69F.(1)(c)}

**Case No. 27-13**  
**Olga & Michael Snowden**  
**15 High Street**

Relief from the strict application of Sections 295-70.E.(1)(c), 295-70.E.(2) and 295-70.D. of the Village Code, for the replacement of a substantially non-conforming single family dwelling unit with a new relatively less non-conforming dwelling on a pre-existing non-conforming lot at 15 High Street.

The variances sought are as follows:

1. Side Yards: Minimum on One Side/Both Sides: Existing - 1.5 ft./5 ft.; Proposed: 2 ft./10 ft.; Required Minimum - 8 ft./20 ft. {295-70.E.(1)(c)}
2. Lot/Development Coverage: Existing - 26/26%; Proposed - 30/55%; Permitted Maximum – 30/40% {295-70.E.(2)}
3. Minimum Lot Size: Existing & Proposed – 2,500 sft.; Required Minimum – 7,500 sft. {295-70.D.}

**Case No. 28-13**  
**Daniel Tiska & Jamie Nedwick**  
**207 Farragut Avenue**

Relief from the strict application of code sections 295-68.F.(1)(c); 295-68F(2); {295-20.C(1)(2)&(4)} and {295-20.B.(6)}; for the alterations and addition to their single family dwelling at 207 Farragut Avenue.

Variances sought are as follows:

1. Side Yard for the Building Addition: One Side/Total of Two Side Yards.: Existing and Proposed - 0.36 ft/10.36 ft.; Required Minimum - 12 ft./30 ft. {295-68.F.(1)(c)}
2. Side Yard for the Open Patio: Proposed - 1.25 ft.; Required Minimum 6 ft. {295-20.B.(6)}
3. Paving in Required Yard: Proposed 57 sft.; Permitted - None. {295-20.C(1)(2)&(4)}
4. Lot/Development Coverage: Existing 24/45% and Proposed - 31/53%; Permitted Maximum - 25/35% {295-68.F.(2)}

Approval of Minutes, Regular Meeting, September 12, 2013

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