



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

**ZONING BOARD OF APPEALS - THURSDAY, OCTOBER 25, 2012 AT  
8PM**



VILLAGE OF HASTINGS-ON-HUDSON  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
THURSDAY, OCTOBER 25, 2012 - 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 25, 2012 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings on Hudson, New York.

AGENDA

**Case No. 21-12**  
**Moonraker Acquisitions LLC**  
**400 Warburton Avenue**  
**(Deferred from 9/13/12 Meeting)**

For the amendments to the previously granted View Preservation and relief from the strict application of Sections 285-72.1.E.(1)b., 295-72.1.E.(1)c. and 295-72.1.E.(3) for the addition of two stories and other needed alterations to convert an existing single-story building into four (4) townhouses.

1. Rear Yard: Existing & Proposed-1.06 ft.; Required-30 ft. {295-72.1.E.(1)b.}
2. Side Yard: Existing & Proposed-0.7/2.26 ft.; Required-12 ft. {295-72.1.E.(1)c.}
3. Lot Coverage: Existing-93%, Proposed-94%, Permitted Maximum – 50% {295-72.1.E.(3)}

**Case No. 22-12**  
**Jill R. Shellow**  
**21 Flower Avenue**  
**(Deferred from 9/13/12 Meeting)**

View Preservation Approval

For the installation/erection of two tall giraffe sculptures in the front yard of her house.

Variance is requested from the front set-back requirements for any structure. Required minimum is 30 ft. and proposed for the two sculptures is approximately 10 and 16 ft. {295-68F.1(a)}

**Case No. 23-12**  
**Yekaterna & Matthew Gordon**  
**51 Warren Street**

Construction of an above ground pool and a two-story addition.

1. Front Yard for the two-story addition: Proposed 17.6 ft.; Required Mn.-30 ft. {295-68F.1(a)}
2. Setback for pool in other than rear yard: Proposed-11.16 ft.; Required Mn. 100 ft. {295-52A}
3. Distance from the dwelling: Proposed-3.5 ft; Required Mn. 5 ft.

**Case No. 25-12**  
**Estate of Eva Mandrick**  
**52 Washington Avenue**

View Preservation Approval and parking related code for the renovations/alterations to an existing three-story multi-dwelling at 52 Washington Avenue to convert it into a three affordable dwelling units building.

**PLEASE REFER TO THE ATTACHED LEGAL NOTICE FOR  
VARIANCES REQUIRED**

**Approval of Minutes, Regular Meeting, September 13, 2012**

LEGAL NOTICE

THE PLANNING BOARD

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

A Public Hearing will be held on **Thursday, October 18, 2012 at 8:15 P.M.**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of the Estate of Eva Mandrick for a View Preservation and Site Plan Approvals for the renovations alterations to an existing three-story multi-dwelling building at 52 Washington Avenue to convert it into a three affordable dwelling units building. Said property is located in the MR-1.5 zoning district and is known as SBL 4.70-53-5 on the Village Tax Maps.

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

THE ZONING BOARD OF APPEALS

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

A Public Hearing will be held by the Zoning Board of Appeals on **Thursday, October 25, 2012 at 8:00 P.M.**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of the Estate of Eva Mandrick for a View Preservation approval and relief from the strict application of Village Code Sections 295-71A(2), 295-72D, 295-72E(1)(a), 295-72E(1)(c), 295-72E(2) and parking related code Sections 295-29, 295-30 and 295-36A for the renovations alterations to an existing three-story multi-dwelling building at 52 Washington Avenue to convert it into a three affordable dwelling units building. Said property is located in the MR-1.5 zoning district and is known as SBL 4.70-53-5 on the Village Tax Maps.

Requested variances are as follows:

- Off Street Parking: Existing - 1; Proposed - 3; Required - 6 {295-26}
- Parking Space Size: Existing - NA; Proposed - 8 ft. 16 ft.; Required - 9 ft. x 18 ft. {295-29A}
- Backup Maneuvering Aisle: Existing NA; Proposed 23 ft.; Required 25 ft. {295-29B}
- Rec/Open Space: Existing - 1050 sq. ft.; Proposed - 448 sq. ft.; Required Min. - 1600 sq. ft. {295-71A(2)}
- Min. Lot Size: Existing and Proposed - 3937.5 sq. ft.; Required Min. - 4500 sq. ft. {295-72}
- Front Yard: Existing and Proposed - 17.4 ft. Required - 17.8 ft. {295-72E(1)(a)}
- Side Yards; one side/total of 2 sides: Existing and Proposed 0.5 ft./8.8 ft. Required 16.7 ft./33.4ft. {295-72E(1)(c)}
- Lot Coverage: Existing and Proposed 36% Permitted Maximum - 15% {295-72.1.E.(2)}

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

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>  
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