



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



VILLAGE OF HASTINGS-ON-HUDSON  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
THURSDAY, DECEMBER 12, 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, December 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

(Carried Over from 7/25/13 Meeting and, on Applicant's Request, Deferred to Future 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. 26-13  
524 Warburton Corp (Tony's Restaurant)  
524 Warburton Avenue

Relief from the strict application of Section 295-76.E.(2) for the previously-constructed additions and alterations to an existing multi-use building at 524 Warburton Avenue.

The variance sought is as follows:

1. Rear Yard: Existing/Proposed – 0 ft.; Required Minimum – 10 ft. at ground floor and 20 ft. above the ground floor {295-76.E.(2)}

The property is in the View Preservation District. However, the Building Department has determined that subject additions and alterations do not have any impact on the views of the Palisades or of the Hudson River and, as such, has recommended exemptions from reviews and approvals with regards to the View Preservation as required under Section 295-82.

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

(Carried Over from 10/24/13 Meeting)

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.}

Approval of Minutes, Regular Meeting, October 24, 2013

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