



VILLAGE OF
HASTINGS-ON-HUDSON
NEW YORK

**ZONING BOARD OF APPEALS - THURSDAY, DECEMBER 13, 2012
AT 8PM**



VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, DECEMBER 13, 2012 - 8:00 PM
ZoningBoard@Hastingsgov.org

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, December 13, 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 10/25/12 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 f.; 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. 23-12

Yekaterna & Matthew Gordon
51 Warren Street

(Continuation from 10/25/12 Meeting)

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

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

Case No. 26-12

Gordon & Neda Sokich
7 Washington Avenue

To use an existing vacant retail space on the first floor of an existing Mixed Use building at 7 Washington Avenue as a Beauty/Hair Salon which is not a permitted use in the MR-C zoning district.

Approval of Minutes, Regular Meeting, October 25, 2012

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