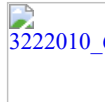




VILLAGE OF HASTINGS-ON-HUDSON NEW YORK

ZONING BOARD OF APPEALS - THURSDAY, FEBRUARY 23, 2012 AT 8PM



VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, FEBRUARY 23, 2012 - 8:00 PM

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, February 23, 2012 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings on Hudson, New York.

AGENDA

Case No. 26-11

Louis Zazzarino

400 Warburton Avenue

(Adjourned from 12/8/11 Meeting)

For View Preservation approval, a special use permit per code for the addition of two stories and other needed alterations to convert an existing single-story building at 400 Warburton Avenue into four (4) townhouses.

1. Lot Area for four dwelling units: Proposed-5,619.00 Sft.; Min. Required-6000.00 Sft. {295-72.1.D.(2)}
2. Rear Yard: Existing & Proposed-1.06f; Required-30 ft. {295-72.1.E.(1)b.}
3. Side Yard: Existing & Proposed-0.7/2.26 ft.; Required-12 ft.{295-72.1.E.(1)c.}

Case No. 2-12

Edward R. Baldwin & Gillian Anderson

27 William Street

(Adjourned from 1/16/12 Meeting)

For View Preservation Approval and variance is requested for the lot coverage. Existing-16.7% proposed 17%; Permitted-15% {295-72.E.(2)}

Case No. 4-12

Grace Church

78 Main Street

A new use variance to permit Grace Church to lease out a portion of its premises for a mental health clinic

Case No. 5-12

385 Warburton Avenue

View Preservation Approval for the changes to the previously reviewed additions and alterations to an existing mixed use building.

Case No. 6-12

Robin James & Joann Castaldo

20 Clunie Avenue

For alterations and additions on their second floor.

1. Side Yards – min one side yard/total of two side yards: Existing and Proposed-4.83/13.83 ft.; Required Min. 8/20 ft. {295-69F(1)(c)}
2. Lot Coverage: Existing and Proposed-36%, Permitted-30 % {295-69F(2)(a)(1)}
3. Development Coverage: Existing and Proposed-48%, Permitted-40%{295-69F(2)(a)(2)}

Approval of Minutes, Regular Meeting, January 26, 2011

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