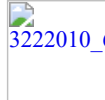




VILLAGE OF  
**HASTINGS-ON-HUDSON**  
NEW YORK

**ZONING BOARD OF APPEALS - THURSDAY, MARCH 22, 2012 AT  
8PM**



VILLAGE OF HASTINGS-ON-HUDSON  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
THURSDAY, MARCH 22, 2012 - 8:00 PM

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, March 22, 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 2/23/12 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. 7-12  
Tom Beaudoin & Martina Verba  
43 Hamilton Avenue

For alterations and additions of a front porch and a second-story.

Variances sought: Front Yard: Existing and Proposed - 9.87 ft.;  
Required Min. - 30 ft. {295-69F(1)(c)}

Case No. 8-12  
Molly Roberts and Eric Zamore  
3 Edmarth Place

For View Preservation Approval and alteration and enlargement of the top half story of their existing two and a half story single-family dwelling into a third story

1. Front Yard: Existing-8 ft.; Proposed for the addition on 3rd floor-17 ft.; Required 25 ft. {295-70E.1.a}
2. Side Yard Min. on one side/Total of two sides: Existing-3.4 ft./9.2 ft.; Proposed for the 3rd floor-8.2 ft./16.7 ft.; Required-8 ft./20 ft. {295-70E.1.b}
3. Building Height-Stories/Height in ft.: Existing-2 ½ Stories/33± ft.; Proposed 2 ½ Stories/38± ft.; Permitted-2 ½ Stories/35 ft. {295-70E.1.d}

Case No. 9-12  
Eric and Mayu Frank  
27 William Street  
AND  
Edward Baldwin and Gillian Anderson  
181 Washington Avenue  
(Adjourned from 2/23/12 Meeting)

Approval of Minutes, Regular Meeting, February 23, 2012

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