



VILLAGE OF HASTINGS-ON-HUDSON

Municipal Building

7 Maple Avenue

Hastings-on-Hudson, New York 10706

LEGAL NOTICE

NOTICE OF HEARING BEFORE THE PLANNING BOARD OF THE VILLAGE OF HASTINGS ON HUDSON, NEW YORK.

PURSUANT TO THE PROVISIONS OF THE ACCESSORY/BOARDER APARTMENT LAW OF THE VILLAGE OF HASTINGS ON HUDSON, NEW YORK.

NOTICE IS HEREBY GIVEN THAT:

A PUBLIC HEARING WILL BE HELD BY THE PLANNING BOARD ON NOVEMBER 21, 2019 at 8:15 PM, IN THE MUNICIPAL BUILDING MEETING ROOM AT 7 MAPLE AVENUE, HASTINGS ON HUDSON, NEW YORK.

THE HEARING WILL BE HELD ON THE ACCESSORY APARTMENT APPLICATIONS FOR THE FOLLOWING:

ACCESSORY APARTMENT

**Nicholas & Deborah Frascone – 331 Warburton Avenue – 4.100-93-4.2
Waiver for square footage required.**

THE PLANNING BOARD AT SAID TIME AND PLACE WILL HEAR ALL PERSONS IN SUPPORT OF SUCH MATTER AND ANY OBJECTIONS THERETO.

WILLIAM O'REILLY, CHAIR

**PUBLISH: THE ENTERPRISE
OCTOBER 18, 2019**

APPLICATION FOR
BOARDERS / ACCESSORY APARTMENTS



Application is hereby made to the Village of Hastings-on-Hudson, New York for the approval and issuance of a permit pursuant to Section 405 of the Zoning Code.

(Please type or print in black ink)

NAME Nicholas and Deborah Frascone

ADDRESS 331 Warburton Avenue

SHEET 4; BLOCK _____; LOTS P2

DATE DWELLING PURCHASED 10/13/03

DATE DWELLING OCCUPIED BY OWNER 1/1/

TYPE OF PERMIT REQUESTED:

Accessory Apartment X
(Complete Section I)

Boarder _____
(Complete Section II)

DAYTIME TELEPHONE 914 478-4263

SECTION I - ACCESSORY APARTMENT

Existing Accessory Apartment , or New Construction _____

Location of proposed apartment: X Principal Building _____ Accessory Building _____

Principal Building (Year Built) 2003 Accessory Building (Year Built) _____

Floor area of Principal Building 2025 s.f. Floor area of Accessory Building _____ s.f.

Floor area of Apartment 675 s.f. Number of Apartment Bedrooms 1

SECTION II - BOARDERS

Number of Boarders Requested _____ Sleeping Room Size for each Boarder _____ s.f.

Refrigerator Yes No Microwave Yes No

I, the undersigned, as owner of the above-referenced property hereby make this application, and to the best of my knowledge and belief the statements contained herein are true. I will comply with the requirements of all Building, Electrical, Plumbing, Fire, Zoning and other codes of the Village of Hastings-on-Hudson and the laws of the State of New York. I also agree to permit the Building Official, any Building Inspector and any officer or employee of the Building Department to enter upon the premises without a search warrant.

Nicholas T Frascone Deborah Frascone
Signature of Applicant

Sworn to before me this 25 day of Sept. 2019

Carolyn Caruso

Notary Public

CAROLYN CARUSO
Notary Public, State of New York
No. 4941074
Qualified in Westchester County
Commission Expires August 15, 2022

(FOR OFFICE USE ONLY)

SECTION III - INSPECTION REPORT

10/2/19

DATE APPLICATION RECEIVED ~~10/2/19~~

APPLICATION NO. A _____

FEE RECEIVED No Fee

B _____

INSPECTION DATE 10/9/19

TO THE PLANNING BOARD:

REPORT OF INSPECTION -

There has not been any changes to this Accessory Apartment in the past 3 years. The apt exceeds the permitted 25% coverage limit but was approved under the Affordable Housing regulations. No complaints have been received by this office in the past 3 years regarding this apartment.

CODE COMPLIANCE ? YES NO

WAIVERS REQUIRED ? YES NO

OFF STREET PARKING ? YES NO

IF YES, LIST WAIVERS REQUESTED There is a 8.3% average from the max. of 25%. Apartment is 33.33% of the principal building

[Signature]
BUILDING INSPECTOR

ACCESSORY APARTMENT

BOARDER

PLANNING BOARD HEARING _____

APPROVED _____ DISAPPROVED _____

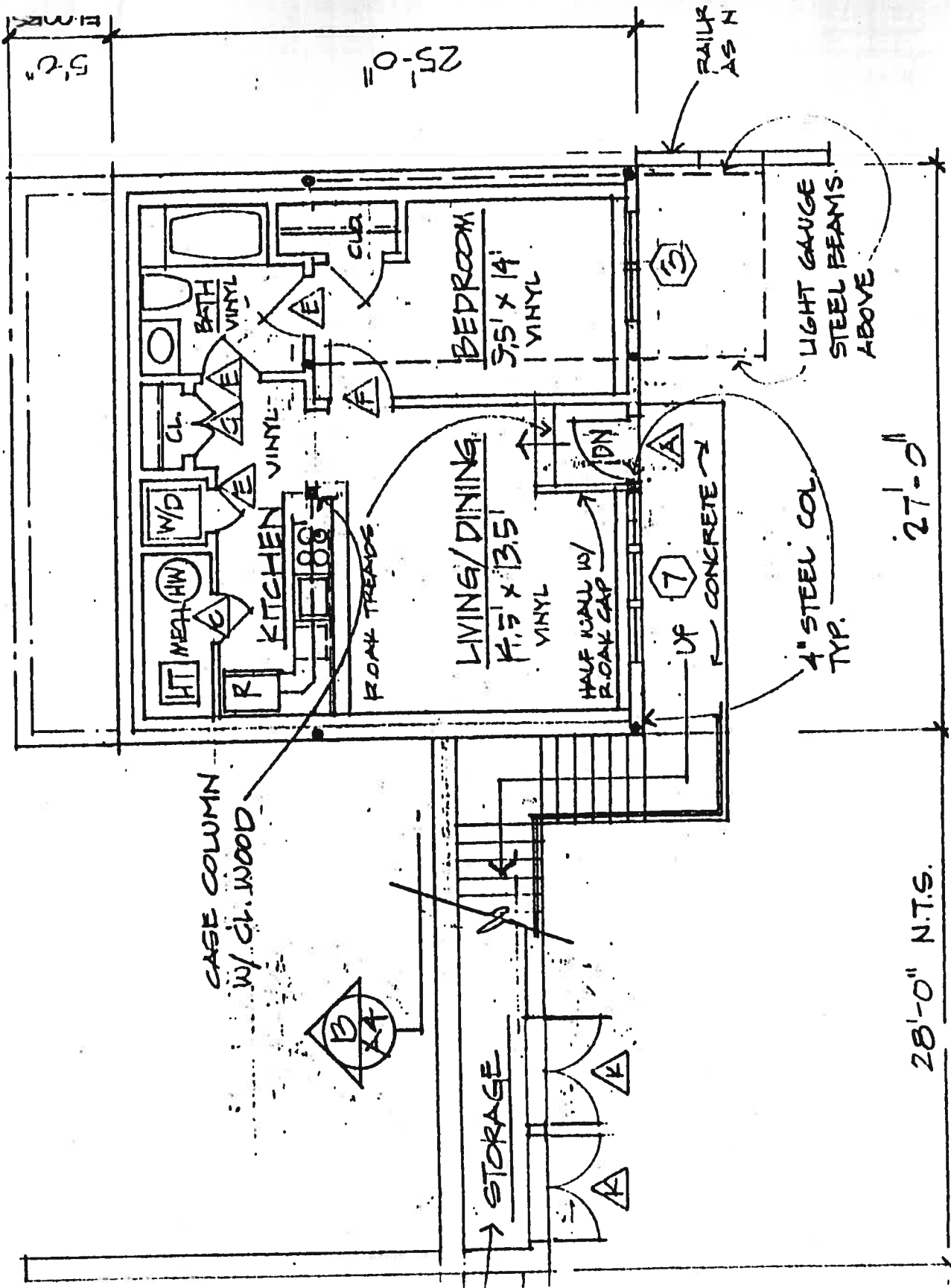
APPROVED _____ DISAPPROVED _____

PERMIT NO. B- _____ EXPIRES _____

PERMIT NO. A- _____ EXPIRES _____

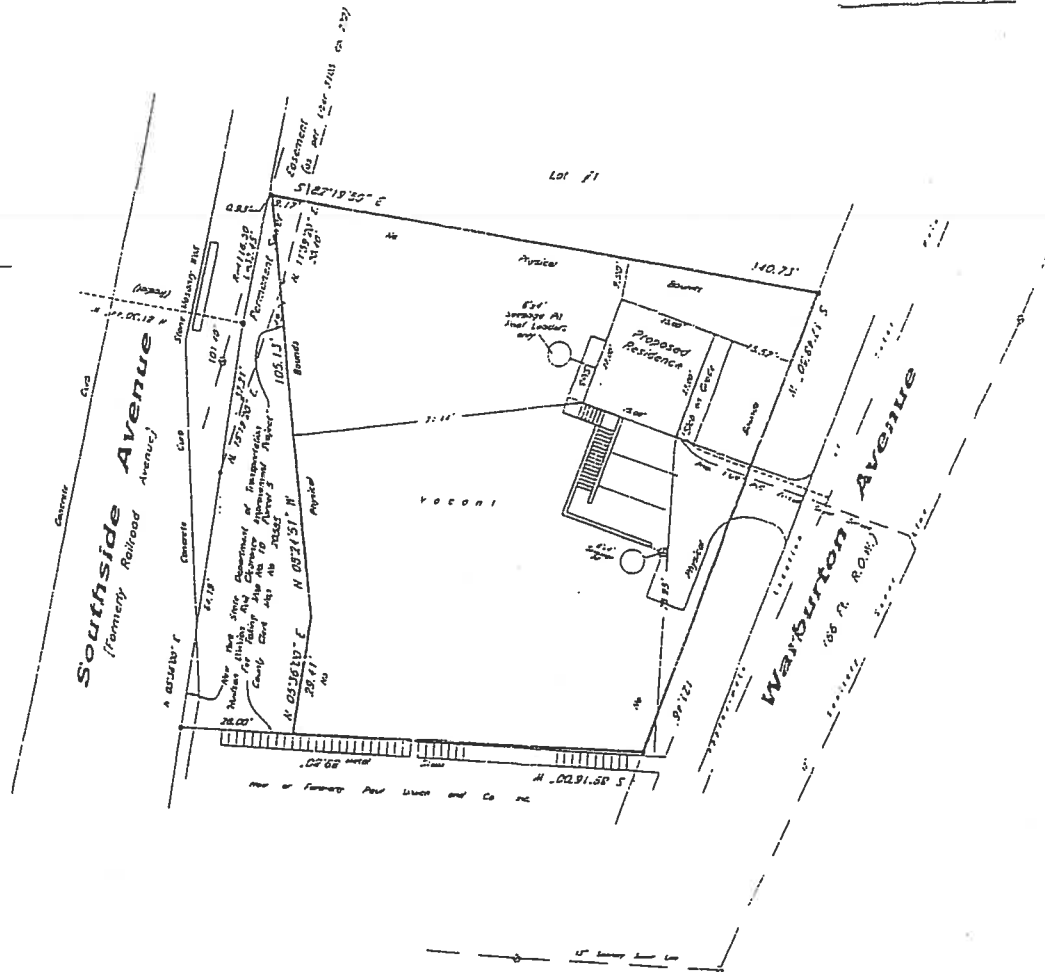
C OF O ISSUE DATE _____

C OF O ISSUE DATE _____



Lowest Level - One Bedroom Rental Apartment

Title No. 9710 - 25794



Survey of Property prepared for
Village of Hastings-On-Hudson
 in the Village of
Hastings-On-Hudson
 Westchester County, N.Y.
 Scale 1"=20' March 15, 2000

Certification issued October 12, 2011
 Revised Survey of Lot 2 Area 2, 2002
 NO REDEMPTION FEE - 10000
 Proposed House plans Admin. Div. 16, 2000
 The premises being a portion of L 4 2 as shown on a map entitled "Hastings Map prepared for Village of Hastings-On-Hudson" dated Nov. 12, 1936, revised Nov. 13, 1938 and filed Feb. 24, 1939 as County Code Map No. 3272A.
 Certified to Chicago Title Insurance Company, Atlanta Federal Savings & Loan Association, County of Westchester and to Hastings-On-Hudson Affordable Housing Development Fund Co.

Lot Area = 14,014 sq. ft. or 0.3217 Acres

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-section 2, of the New York State Education Law.

True copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated herein signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. **CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT DINERS.**

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William A. Caruso, Notary Public
 Ward Carpenter Engineers, Inc.
 75 Mamaroneck Avenue
 White Plains, N.Y. 10601

TO THE BEST KNOWLEDGE OF THE APPLICANTS, THE SURVEY WHICH IS BEING SUBMITTED IS "AS THE PROPERTY CURRENTLY EXISTS."

Nicholas T. Frascone
 Nicholas Frascone

Deborah Frascone
 Deborah Frascone

Sworn to before me this 15th day
 of December, 2002

Carolyn Caruso
 Notary Public

CAROLYN CARUSO
 Notary Public, State of New York
 No. 4941074

Qualified in Westchester County
 Term Expires August 15, 2006