

VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS MEETING
THURSDAY, FEBRUARY 25, 2016 - 8PM
Zoningboard@hastingsgov.org

Meeting will be broadcast live on WHOH-TV 75 or FIOS 43 and <http://whoh-tv.org>

A Meeting of the Zoning Board of Appeals will be held on Thursday, February 25, 2016 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

AGENDA

Case No. 16-15

Arthur & Jessica Riolo
36 Main Street

For the View Preservation approval as required under Section 295-82 of the Village Code, for the construction of a rear bay window and rear covered porch at their mixed-use dwelling at 36 Main Street. Said property is located in the CC Zoning District and is known as SBL: 4.70-50-1 on the Village Tax Maps.

Case No. 18-13

CCI Properties Inc.

32-34 Washington Avenue

Relief from the strict application of Village Code Sections 295-18.B, 295-72.E.2, 295-20.C & 295-41.A&B, for the construction of an additional building containing 5 townhouse units on their property at 32-34 Washington Avenue. Said property in MR-1.5 Zoning District and is known as SBL: 4.70-53.11 on the Village Tax Maps.

Variances sought are as follows:

1. Different uses on a single lot: Existing use - two-family; Proposed use - 2 two-families and 1 three-familydwelling units; Permitted - one use {295-1 8.B}; Variance required for one additional use.
2. Lot coverage: Existing - 12%; Proposed- 39.8%; Maximum Permitted - 15% {295-72.E.(2)}; Variance required - 24.8% coverage.
3. Paving and structures in required yards: Proposed - parking spaces for existing structure in the required yard {295-20.C}; Variance required - four parking spaces in the required yard.
4. Maximum width of curb cuts: Existing - one curb cut 10' wide; Proposed - two curb cuts 26' wide total;Maximum permitted - two curb cuts 24' wide total {295-41.B}; Variance required - 2' over allowable curb cut.
5. Maximum driveway area: Existing - 1090 sq.ft.; Proposed - 1690 sq.ft.; Maximum permitted - 960 sq.ft. {295-41.A}; Variance required - 730 sq.ft.

Approval of Minutes

Regular Meeting, December 10, 2016

Regular Meeting, January 28, 2016

Announcements

Next Meeting Date - March 24, 2016

PLEASE NOTE: All applications and plans are available for review at the Building Department, 7 Maple Ave

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