

**VILLAGE OF HASTINGS-ON-HUDSON**  
**ZONING BOARD OF APPEALS MEETING**  
**THURSDAY, OCTOBER 22, 2015 - 8PM**  
[Zoningboard@hastingsgov.org](mailto:Zoningboard@hastingsgov.org)

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

**The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, October 22, 2015 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.**

**AGENDA**

(Agenda documents available by clicking the Case No. hyperlink)

**Case No. 09-15**  
**Malcolm Beadling**  
**19 William Street**

View Preservation approval as required under section 295-82 and relief from the strict application of code sections 295-55.A, and 295-72.E.(1)(c) of the Village Code for the addition of a roof top deck to their multi-family dwelling at 19 William Street. Said property is located in the MR-1.5 Zoning District and is known as SBL: 4.70-53-14 on the Village Tax Maps.

Variance is sought for the extension of an Existing Non-conformity:

Side Yard: Existing and Proposed for the deck – approx.6.4 ft.; Required min. – 16.5 ft. {295-55.A. and 295-72.E.(1)(c)}

View Preservation approval & side yard variance of 10.1 ft. is being sought.

**Case No. 10-15**  
**John Bindella & Michael Pagliuca**  
**457 Warburton Avenue**

Relief from the strict application of code sections 295-72.1,E.(1)(b&c) and 295-72.1,E.(3) of the Village Code for the addition of three rear decks to their multi-family dwelling at 457 Warburton Avenue. Said property is located in the MR-O Zoning District and is known as SBL: 4.70-52-24 on the Village Tax Maps.

Variance is sought for rear & side yard setbacks and lot coverage:

Rear Yard: Existing and Proposed – Existing 30.25 ft.; Proposed approx. 22.25 ft.; Required min. – 30ft. {295-72.E.(1)(b)}

Side Yard 1: Existing and Proposed – approx. 1.5 ft.; Required min. – 14.7 ft. {295-72.E.(1)(c)}

Side Yard 2: Existing and Proposed – approx. 3.3 ft.; Required min. – 14.7 ft. {295-72.E.(1)(c)}

Lot Coverage: Existing and Proposed – Existing 47.9%; Proposed 55% coverage; Required max – 50% coverage

Variance details: Rear yard – 7.75'; Side yard #1 – 13.2'; Side yard #2-11.4' and Coverage – 5%

**Case No. 11-15**  
**Davis Bowen & Bennett Rink**  
**1 Flower Avenue**

Relief from the strict application of the Village code Section 295-68F.1.a & b, and 295-20.C.2 for construction of a new one & two story side/rear additions and a rear stone patio at their home at 1 Flower Avenue. Said property is in R-10 Zoning District and is also known as SBL: 4.20-9-5 on the Village Tax Maps.

Non-conformity details of the additions and rear patio are as follows:

Side/rear additions:

Front Yard: Existing and Proposed: Existing – 25.7 ft.; Proposed – 21.1ft.; Required Min. – 30 ft. {295 - 68F.1.a};  
Variance required – 8.9 ft.

Rear Yard: Existing and Proposed: Existing – 14 ft.; Proposed – 6.9ft.; Required Min. – 30 ft. {295 - 68F.1.b};  
Variance required – 23.1 ft.

**Rear stone patio:**

**Rear Yard: Existing and Proposed: Existing – 14ft.; Proposed – 0 ft.; Required Min. – 30 ft. no paving in required yards  
{295-20.C.2}; Variance required – 30 ft.**

**Case No. 12-15**

**Spencer & Sarah Orkus  
42 Villard Avenue**

**Relief from the strict application of the Village code Section 295-68F.1.a & c, 295-68F.2.a [1] & [2], 295-20.B.6 and 295-55A for construction of a new front portico, side second story addition and rear wood deck at their home at 42 Villard Avenue. Said property is in R-10 Zoning District and is also known as SBL: 4.40-37-7 on the Village Tax Maps.**

**Nonconformity details of the proposed portico, additions and deck are as follows:**

**Front Portico:**

**Front Yard: Existing and Proposed: Existing – 20.1 ft.; Proposed – 15.8 ft.; Required Min. – 30 ft. {295 - 68F.1.a};  
Variance required – 14.2 ft.**

**Side second story addition:**

**Front Yard: Existing and Proposed: Existing – 24 ft.; Proposed – 24ft.; Required Min. – 30 ft. {295 - 68F.1.a};  
Variance required – 6 ft.**

**Side Yard 2: Existing and Proposed: Existing – 8.6 ft.; Proposed – 8.6ft.; Required Min. – Two sides equaling 30',  
each of which is at least 12' {295 - 68F.1.c}; Variance required – 9.4 ft.  
Prohibition against extension of nonconformity {295-55.A}**

**Rear wood deck:**

**Side yard 1: Existing and Proposed: Existing – 5.4 ft.; Proposed – 5.4.; Required Min. – 6' or ½ the distance of the  
projection into the setback (6'), whichever is least {295-20.B.6}; Variance require – .6 ft.**

**Building Coverage: Existing and Proposed: Existing - 22.6%; Proposed - 25.6%; Required Maximum – 25% {295 –  
68F.2.a [1]}; Variance required – 6/10%**

**Developmental Coverage: Existing and Proposed: Existing – 42.9%; Proposed – 46.5%; Required Maximum – 35%  
{295 – 68F.2.a [2]}; Variance required – 11.5%**

**Case No. 13-15**

**Margaret Walker & Clement Paulsen  
52 Buena Vista Drive**

**Relief from the strict application of the Village code Section 295-68F.1.b & c, for construction of a new rear vestibule/kitchen addition, at their home at 52 Buena Vista Drive. Said property is in R-10 Zoning District and is also known as SBL: 4.40-43-29 on the Village Tax Maps.**

**Non-conformity details of the proposed rear vestibule/kitchen addition are as follows:**

**Rear Yard: Existing and Proposed: Existing – 20.1 ft.; Proposed – 17.4 ft.; Required Min. – 30% of lot depth, 28.5 ft.  
{295 - 68F.1.b}; Variance required - 11.1 ft.**

**Case No. 14-15**

**Marisa & Mario Fruscante  
95 Kent Avenue**

**Relief from the strict application of the Village code Sections 295-68.F.1.a & c, 295-68.F.2.a [2], 295-20.F and 295-55.A, for the second story addition and front porch extension to their single family dwelling at 95 Kent Avenue. Said property is in R-10 Zoning District and is also known as SBL: 4.120-133-1 on the Village Tax Maps.**

**Variance is sought for the extension of existing nonconformities:**

**Extension of nonconformity for second story addition in front yard on a corner lot: Existing – 25.1 ft.; Proposed –**

25.1ft.; Required Min. – 30 ft. {295-68.F.1.a and 295-55.A}; Variance required – 4.9 ft.

Extension of nonconformity for second story addition in side yard 1 on a corner lot: Existing – 17.4 ft.; Proposed – 17.4 ft.; Required Min. – 30 ft. {295-68.F.1.c, 295-55.A and 295-20.F.}; Variance required – 12.6 ft.

Extension of nonconformity for second story addition in side yard 2: Existing – 7.5 ft.; Proposed – 7.5 ft.; Required Min. – 12 ft. {295-68.F.1.c, 295-55.A and 295-20.F.}; Variance required – 5.5 ft.

Developmental Coverage: Existing – 37%; Proposed – 38%; Required Max. - 35% {295-68.F.2.a [2]}; Variance required – 3%

**Case No. 15-15**  
**Christopher Dudko & Katherine Booth**  
**514 Broadway**

Relief from the strict application of the Village code Sections 295-69.F.1.a, b & c and 295-55.A, for the second story and two story addition and front porch extension to their single family dwelling at 514 Broadway. Said property is in R-7.5 Zoning District and is also known as SBL: 4.40-46-6 on the Village Tax Maps.

Variance is sought for the nonconformities and extension of existing nonconformity:

Nonconformity for front porch extension in front yard: Existing – 8.7 ft.; Proposed – 1.7 ft.; Required Min. – 25 ft. {295-69.F.1.a}; Variance required – 23.3 ft.

Extension of nonconformity for second story addition in rear yard: Existing – 13 ft.; Proposed – 11.6 ft.; Required Min. – 25 ft. {295-69.F.1.b and 295-55.A.}; Variance required – 13.4 ft.

Extension of nonconformity for second story addition in side yard 1: Existing – 4.7 ft.; Proposed – 4.7 ft.; Required Min. – 12 ft. {295-69.F.1.c and 295-55.A}; Variance required – 7.3 ft.

**Approval of Minutes**  
**Regular Meeting, September 10, 2015**

**Announcements**  
**Next Meeting Date – December 10, 2015**

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

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