

**VILLAGE OF HASTINGS-ON-HUDSON**  
**ZONING BOARD OF APPEALS MEETING**  
**THURSDAY, DECEMBER 10, 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>

**A Meeting of the Zoning Board of Appeals will be held on Thursday, December 10, 2015 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.**

**AGENDA**

**Case No. 16-15**

Angus Chen & Megan Foley  
21 Elm Place

Relief from the strict application of the Village Code Sections 295-69F.1.c and 295-69F.2.a (1) & (2), for construction of a new two-story rear addition and rear entrance at their home at 21 Elm Place. Said property is in the R-7.5 Zoning District and is also known as SBL: 4.40-35-11 on the Village Tax Maps.

Non-conformity details of the proposed addition and rear entrance are as follows:

Side Yards: Each side – Existing – 11.10 ft./2.7 ft.; Proposed – 19.7 ft./2.2 ft. ft.; Required Min. - 12 ft/8 ft. {295-69F.1.c.}; Variance requested – 5.8 ft. Side #2

Building Coverage: Existing – 35.18%; Proposed – 40%; Required Max. – 30% {295-69F.2.a(1)}; Variance requested – 10%

Development Coverage: Existing – 57.46%; Proposed – 57.04%; Required Max. – 40% {295-69F.2.a(2)}; Variance requested – 17.04% (number is reduced due to removal of impervious walkways)

**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.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 – two-family and a multi-family dwelling; Permitted – one use {295-18.B}; Variance required for one additional use.
2. Lot coverage: Existing – 12%; Proposed – 40.7%; Maximum Permitted – 15% {295-72.E.(2)}; Variance required – 25.7% 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.

**Discussion Item**

Proposed Local Law E of 2015 – Gateway Cluster Overlay District

**Approval of Minutes**

Regular Meeting, October 22, 2015  
Special Meeting, November 5, 2015

**Announcements**

Next Meeting Date – January 28, 2016

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

For information regarding access for persons with disabilities, please visit <http://hastingsgov.org> or call 914-478-3400

**[CLICK HERE TO "TELL IT TO VILLAGE HALL"](#)**

Village of Hastings-on-Hudson  
7 Maple Ave, Hastings-on-Hudson, NY 10706  
web: <http://Hastingsgov.org>  
email: [Hastings@Hastingsgov.org](mailto:Hastings@Hastingsgov.org)

[VILLAGE CALENDAR](#)

[PUBLIC WORKS CALENDAR](#)

[WHoH-TV Channel 75 TV Schedule CHANNEL 43 VERIZON FIOS](#)

[School District TV Channel 77 Schedule CHANNEL 27 VERIZON FIOS](#)

**STAY CONNECTED! DOWNLOAD ALL OF OUR SMARTPHONE APPS [HERE](#):**

**Village of Hastings on Hudson ([ANDROID](#) / [ITUNES](#))**

**WHoH-TV ([ANDROID](#)/[ITUNES](#))**

TO SUBSCRIBE OR UNSUBSCRIBE GO TO <http://hastingsgov.org/subscriber>

**The Hastings-on-Hudson Technology Department asks that you consider the environment before printing this e-mail.**