

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



1. File one (1) original completed Application and all related drawings and documents, for a Variance, Interpretation or View Preservation Approval, with original signatures and notarization, a flash drive and two (2) copies (residential) or seven (7) copies (commercial) (**See requirements in step #2**) with the Office of the Building Inspector, no less than four (4) weeks prior to scheduled ZBA meeting.
2. Application must be complete with all plans, diagrams, surveys, photographs, etc. as necessary to fully describe requested variance/s and compelling reasons for non-conformity with the zoning regulations.
3. Pay an application fee as per following fee schedule:

✓ Single family residence	\$ 250.00	\$ 500.00*
✓ Two family residence	\$ 300.00	\$ 600.00*
✓ Multiple family residence	\$ 350.00	\$ 700.00*
✓ Commercial, apartment & office buildings	\$ 500.00	\$ 1000.00*
✓ Industry, subdivision, land development, etc.	\$1000.00	\$2000.00*
✓ View Preservation Stand Alone	1-2 Family-\$250.00/\$500.00*	Other-\$500.00/\$1000.00*

***For Variances/ZBA action for illegal construction**

4. Upon receipt of the application and prescribed fee, Office of the Building Inspector will prepare a legal notice describing the variance and submit the notice to an official newspaper for publication.
5. Office of the Building Inspector will prepare a mailing list of all neighbors within a 300-foot radius (500-feet if deemed necessary by the Building Inspector) of the subject property and make it available to the applicant prior to the ZBA meeting
6. The applicant must pick up copies of the legal notice and mailing list in a timely manner so as to be able to do the following:
 - Either mail copies of the legal notice to neighbors on the mailing list by certified mail requested or any other method of delivery providing proof of delivery no later than 14 days prior to the ZBA meeting
 - Or hand deliver copies of the legal notice no later than 10 days prior to the ZBA meeting.
7. **No later than one (1) week prior to the ZBA meeting** submit the following to the Office of the Building Inspector:
 - Proof of mailing and supporting documentation or
 - The mailing list with dates and initials of recipients and a notarized affidavit stating:
I, Angelo Licata, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on 9/25/19 and that the signatures/initials of the recipients are authentic.
8. The applicant or his/her authorized representative must appear before the ZBA on the scheduled meeting date to present his/her case, enter into record any additional evidence, and answer any questions.

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Case number: Date of application: 9/25/19

Property owner: River Road LLC

Property address: 1 River Street

Name all streets on which the property is located: River Street

Sheet: 004.30 Block: 19 Lot/Parcel: 4 Zoning District: MW

Applicant: River Road, LLC

Standing of applicant if not owner: Applicant is owner

Address: 1 River Street, Hastings on Hudson

Daytime phone number: 914-588-7869 Fax number:

E-mail address: aliberatore@harvest2000.com

ZBA action requested for (See §295-146B & C :

☐

Use Variance/s;

☐

Interpretation;

☐

Area Variance/s;

☒

View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
.....
.....
.....
.....
.....
.....
.....

*See example below:

...295-68F.1a...Front Yard Min. 30 ft. deep.....26.5 ft.....19.5 ft.....
...295-68A.....Permitted Principal Use.....Single Family Home.....Conversion to Dental Office.....

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)	Greenhouse
--	------------

	REQUIRED	EXISTING	PROPOSED
FRONT	25.00	285.06	206.27
REAR	60.00	4.42 Building	173.34
SIDE ONE	15.00	22.39 Building	25.70
SIDE TWO		33.71 Building	114.21
TOTAL OF TWO SIDES	N/A	N/A	N/A

YARD SETBACKS (Accessory Structure)
--

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR	N/A	N/A	N/A
SIDE	N/A	N/A	N/A

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	N/A	1 1/2
FEET	35	N/A	16.00 feet

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	Minimum 20,000	73,175	73,175
BLDG. COVERAGE/ % OF LOT AREA	20%	14.91	16.02%
DEVELOPMENT COVERAGE / % OF LOT AREA	N/A	N/A	N/A

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Restaurant	Restaurant	Restaurant

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



- List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....
.....

- List pending violations on this property if any:

- Is there an approved site plan for this property?: ☐ (Yes) ☒ (No)
- Is there an Accessory Apartment at this property?: ☐ (Yes) ☒ (No)
- Does this property have Boarder's Permit?: ☐ (Yes) ☒ (No)

- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK

COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

Sworn to before me this 25th day
of September, 2019

Linda Simmonds
Notary Public

RIVAN ROAD LLC / Angelo Liberatore
Applicant
[Signature]

LINDA SIMMONDS
Notary Public, State of New York
No. 01SI6126697
Qualified in Westchester County
Commission Expires May 9, 2022

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Name : Angelo Liberatore, being duly sworn, deposes and says that he/she resides at 1 River Street in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 004.30 Block 19 and Lot 4 of the tax map, and that he/she hereby authorized Paul J. Petretti, P.E.L.S., CFM to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

Angelo Liberatore
Owner

SWORN TO BEFORE ME THIS 25th DAY
OF September 20 17

Linda Simmonds
Notary Public

LINDA SIMMONDS
Notary Public, State of New York
No. 01SI6126697
Qualified in Westchester County
Commission Expires May 9, 20 22

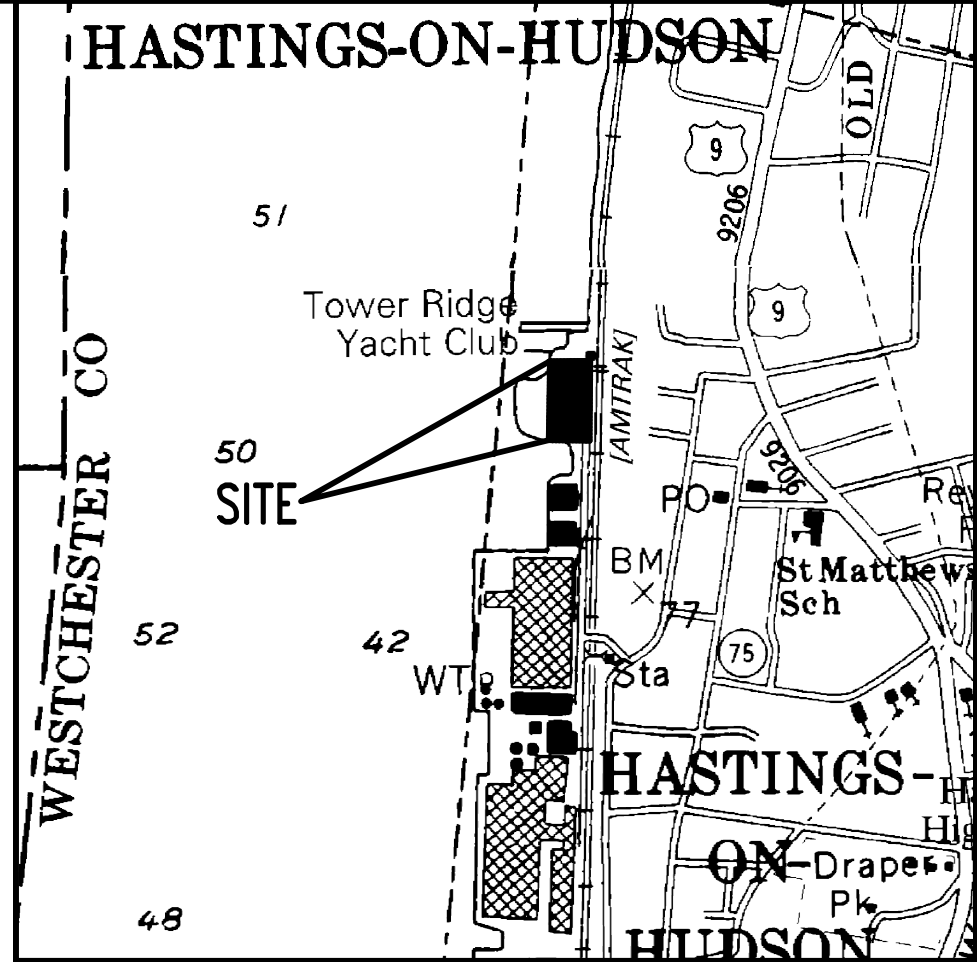
NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

HUDSON RIVER
TIDAL ESTUARY

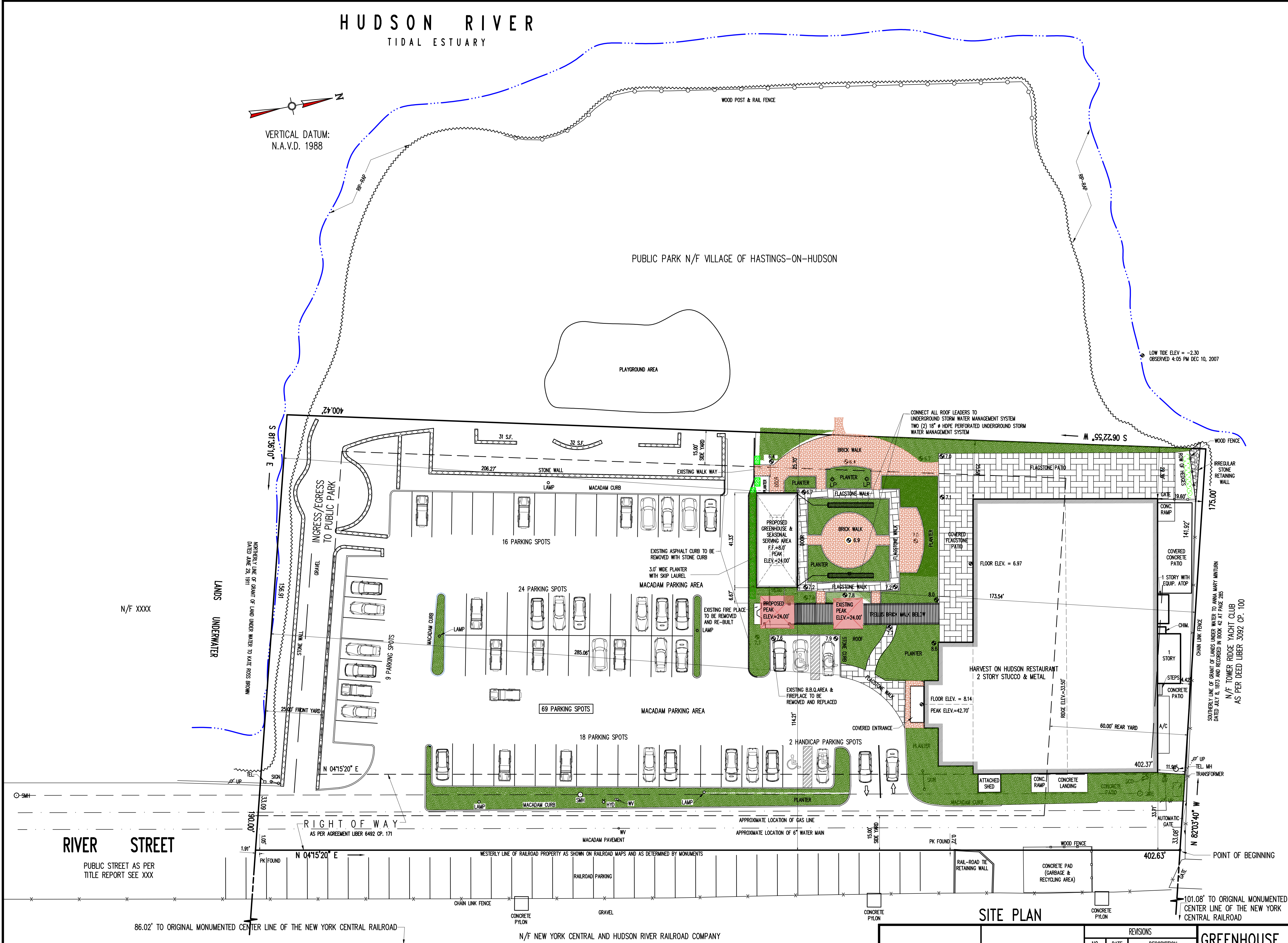
VERTICAL DATUM:
N.A.V.D. 1988

PUBLIC PARK N/F VILLAGE OF HASTINGS-ON-HUDSON



SITE LOCATION MAP

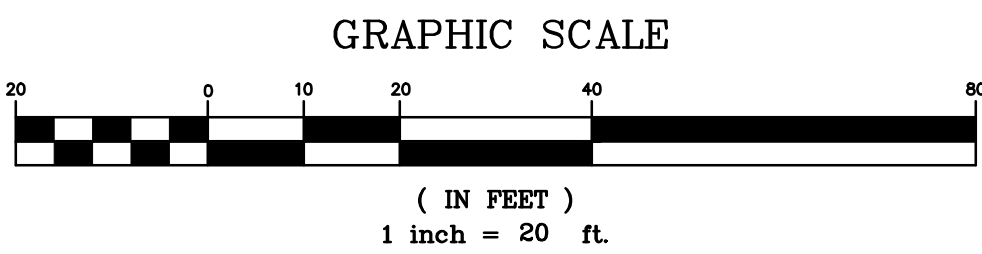
ZONING DATA 295-79. MARINE WATERFRONT (MW) DISTRICTS			
REQUIRED	EXISTING	PROPOSED	
LOT AREA	20,000 SQ. FEET	73,175 SQ. FEET	73,175 SQ. FEET
LOT WIDTH	150 FEET	375.96 FEET	375.96 FEET
MAXIMUM BUILDING COVERAGE	20%	14.91%	16.02%
FRONT YARD	25 FEET	285.06 FEET	285.06 FEET
REAR YARD	60 FEET	4.42 FEET	4.42 FEET
TWO SIDE YARDS	15 FEET	22.39 FEET	22.39 FEET
TWO SIDE YARDS	15 FEET	33.71 FEET	33.71 FEET
PROPOSED GREENHOUSE			
FRONT YARD	25 FEET		206.27 FEET
REAR YARD	60 FEET		173.54 FEET
TWO SIDE YARDS	15 FEET		25.70 FEET
TWO SIDE YARDS	15 FEET		114.21 FEET
BUILDING HEIGHT	35 FEET		16 FEET
STORIES	2 1/2		1 1/2



RIVER STREET

PUBLIC STREET AS PER
TITLE REPORT SEE XXX

SITE PLAN



ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON
IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT
AS PER SECTION 7209, SUBDIVISION 2.

		REVISIONS		GREENHOUSE ADDITION HARVEST-on-HUDSON VILLAGE OF HASTINGS-on-HUDSON TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK	1 3
		NO.	DATE		
N. Y. S. L. S. No. 49371	N. Y. S. P. E. No. 55191	1	7.31.19	AS PER P.P.	PAUL J. PETRETTI CIVIL ENGINEER & LAND SURVEYOR 30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522. Phone Number 914-674-9827 Cell 914-672-1518 E-Mail PJPELS@aol.com
		2	8.15.19	FOR AUGUST P.B.	
		3	8.26.19	FOR SEPTEMBER P.B.	
		4	9.25.19	WALKWAY	
ORIGINAL: APRIL 1, 2019					



RAL 8022 49/63080 • 38/60022

GLASS ROOF FRAMING COLOR
by Texas Greenhouse Co.

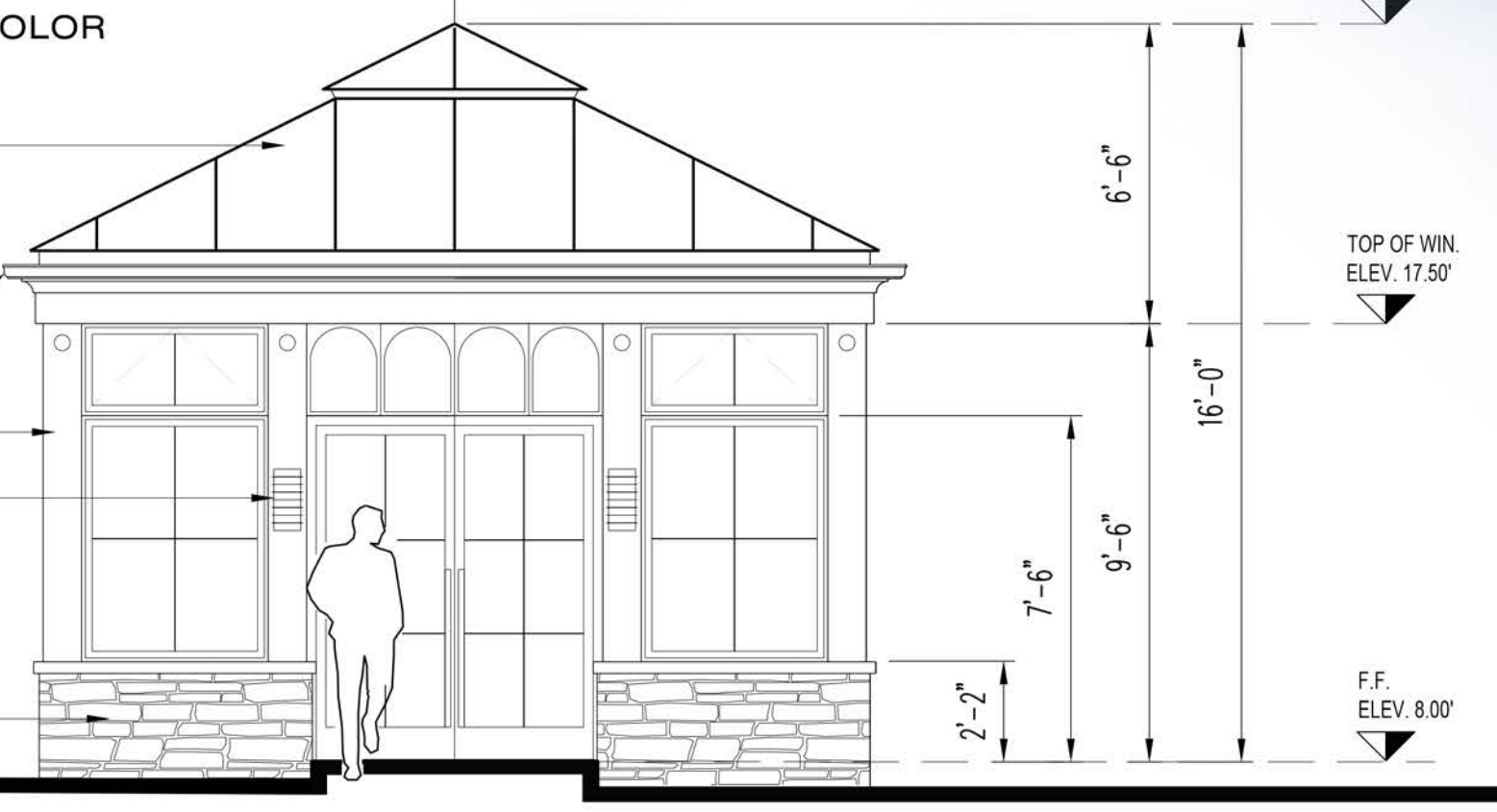
SEE SHEET A2 FOR GLASS STRUCTURE EXAMPLE

COPPER GUTTERS & LEADERS TYP.

CLEAR CEDAR CLADDING, TYP.

LIGHT FIXTURE, TYPE OF 8

STONE VENEER BASE
W/ 2" BLUESTONE COPING



EAST ELEVATION

SCALE: 1/4" = 1'-0"

● PENDANT LIGHT

○ WALL SCONCE



Hoist Pendant Light
By Rich Brilliant Willing



Rockbridge Outdoor LED Wall Sconce
By Kichler



Architectural Specifications:
Heights: 1"-2"
Lengths: 4"-14"
Depths: 3/4" to 1-1/4"
Weights: 12.2 pounds per square ft.
Colors: Brown, Buff, Gray - Grey, Silver, Tan
Flats: 5 sq ft Bag, 10 sq ft Box, 90/150/180 sq ft Crate
Corners: 5 ft Bag, 10 ft Box, 100 ft Crate

EXTERIOR STONE VENEER



CLEAR CEDAR
EXTERIOR CLADDING



COPPER GUTTERS & LEADERS



Simulated Divided Lite with Spacer Bar (SDLs)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Exterior Finish

Chad Color Options



Black



WINDOWS & DOORS
by MARVIN,
Ultimate Series

Features of the Ultimate Lift and Slide Door

- Choose from up to 22 operating configurations
- Available in heights up to 12 feet or widths up to 47 feet
- Individual panel sizes available up to 6 feet wide by 12 feet high
- Choose panels that stack in full view within the frame or conceal within a wall pocket
- Lift-and-slide engineering allows nearly effortless operation
- Industry-exclusive flush mount panel hardware is concealed for a clean look
- Side stiles and top rail available in 4- or 6-inch width for contemporary or traditional styling

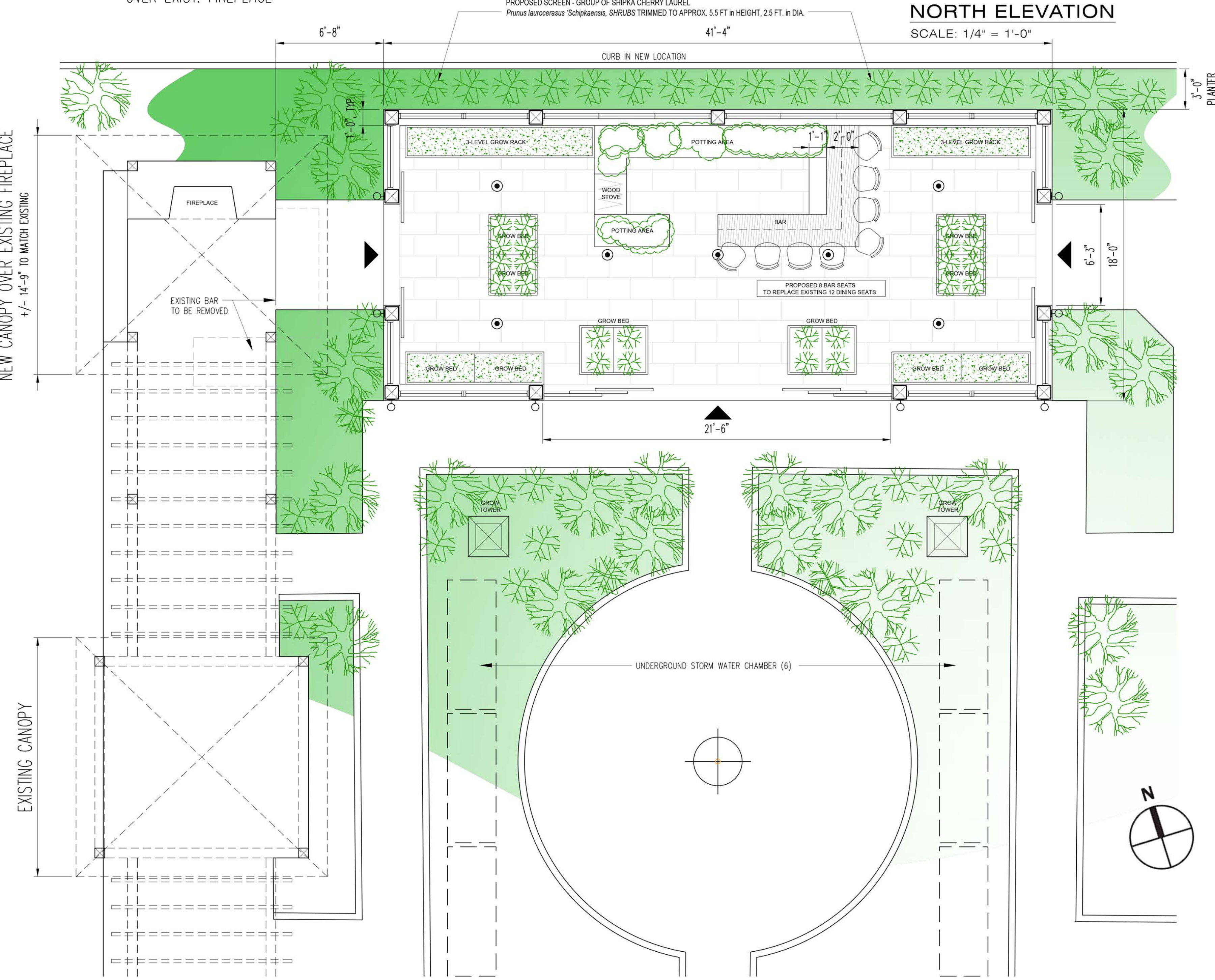
PAUL J. PETRETTI
CIVIL ENGINEER & LAND SURVEYOR
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522.

NYS P.E. LIC. 55191



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



GREENHOUSE PLAN

SCALE: 1/4" = 1'-0"

TLCONCEPT
145 PALISADE S. 321A, DOBBS FERRY, NEW YORK 10522
ph. 973.689.45.96 thomas@tmc.com

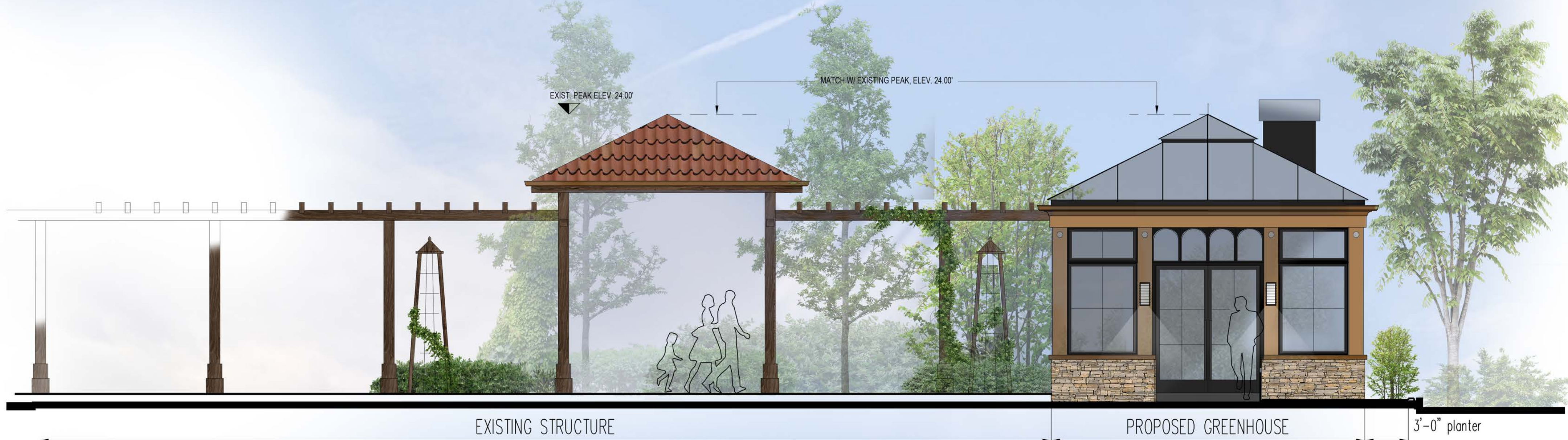
DESIGN:

GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON
Hastings-on-Hudson,
New York 10706

PROJECT:

PLAN
ELEVATIONS
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING CONDITION- miscellaneous views

DRAWN:

**GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON**
Hastings-on-Hudson,
New York 10706

PROJECT:

**ELEVATIONS
EXIST. GARDEN
VIEWS**
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9

DRAWN:

GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON
Hastings-on-Hudson,
New York 10706

PROJECT:

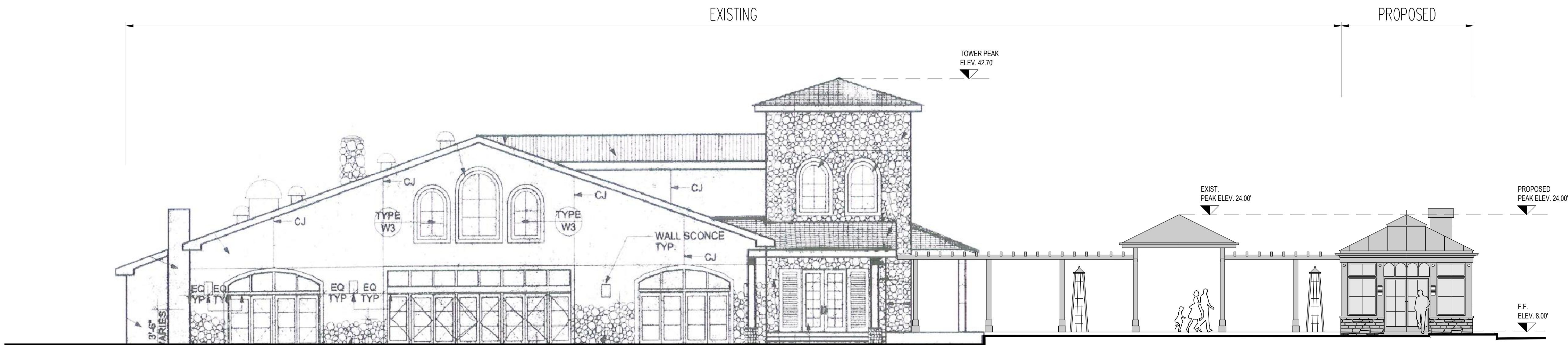
PROPOSED
GREENHOUSE
VIEWS
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING

DRAWN:

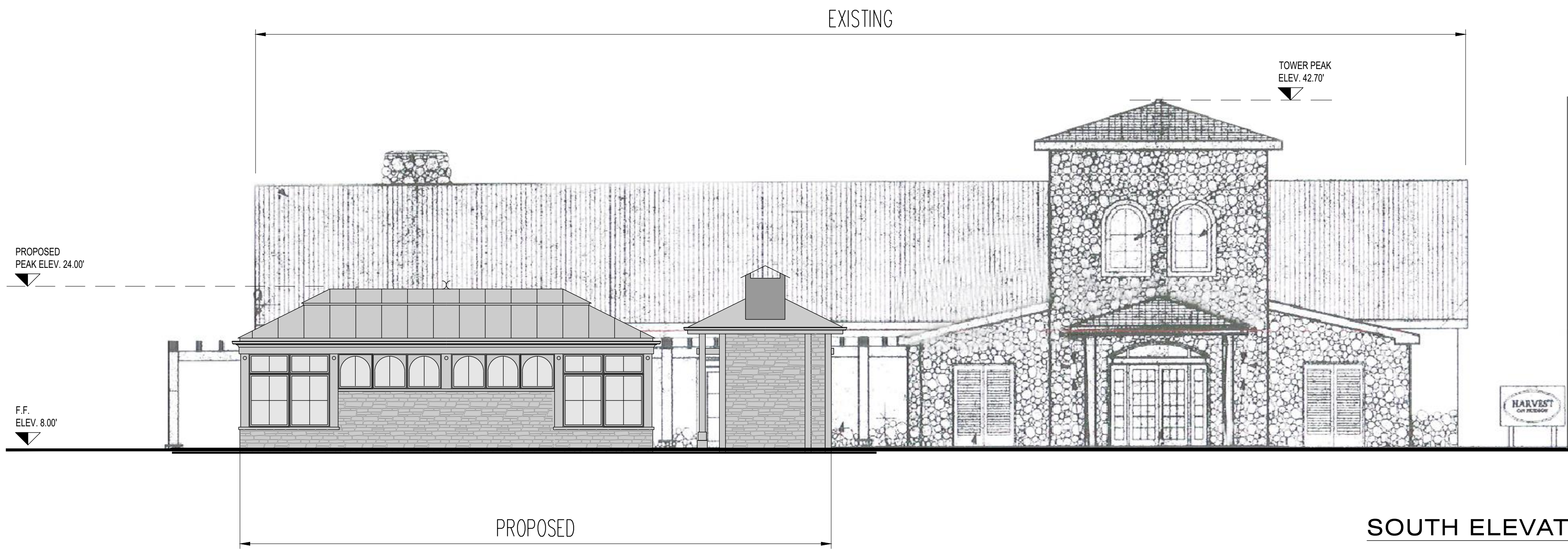
GREENHOUSE ADDITION
TO
HARVEST ON
HUDSON
Hastings-on-Hudson,
New York 10706

PROJECT:



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS -
EXISTING
&
PROPOSED
- revised height

07.24.2019 SCHEMATIC DESIGN
09.19.2019 PLANNING BOARD MEETING
10.07.2019 ARB MEETING

Harvest on Hudson

ZBA Submission Revision

Please accept these photos as a revision to our original submission to the Zoning Board of Appeals. When the original photos were taken, the model of the proposed Greenhouse was mistakenly erected at 24 feet tall, instead of elevation 24.

After multiple meetings with the planning board, our plans were changed to lower the height of the proposed Greenhouse to 16 feet. The photos attached to this revision, reflect the newest plans for the Greenhouse, at 16 feet tall.

It is clear from the photos that there is no obstruction to the view of the Hudson River. The proposed structure can barely be seen by the naked eye from Edmarth. It is not until the photos are enlarged that the structure becomes visible.

Thank you for your time and consideration.







