

# APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

<b>Application No.</b>	296	<b>Date</b>	04/30/2020
<b>Job Location</b>	10 Riverview Pl	<b>Parcel ID</b>	4.30-20-28
<b>Property owner</b>	SCHARF, DORON & LEVINE, JOANNE	<b>Property class</b>	Two Family -- yr. ro
<b>Occupancy</b>	One/ Two Family	<b>Zoning</b>	

## APPLICANT

**Donna Gutkin**

Donna L. Gutkin, LA

9177976408

Hastings On Hudson, NY 10706

## CONTRACTOR

### Contractor License information

License Name	License Number	Expiration

### Description of work

<b>Type of work</b>	Fence	<b>Applicant is</b>	Architect
<b>Requested by</b>	The Owner	<b>In association</b>	
<b>Est. cost of work</b>	\$6000	<b>Property class</b>	Two Family -- yr. ro

### Desc. of work

**Remove chain link fence and gate, replace with metal fence and gate**

**Please Note:** Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

10 Riverview Pl

4.30-20-28

Fence

### AFFIDAVIT OF APPLICANT

I: **Donna Gutkin** being duly sworn, depose and says: That s/he does business as: **Donna L. Gutkin, LA** with offices at: **349 Warburton Ave Hastings On Hudson, NY, 10706** and that s/he is:

☐ The owner of the premises described herein.

☐ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that said Corporation is duly authorized by the Owner to make this application.

☐ A General Partner of \_\_\_\_\_ with offices at \_\_\_\_\_ and that said Partnership is duly authorized by Owner to make this application.

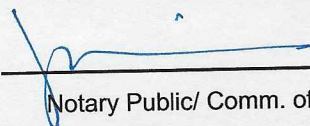
☐ The Lessee of the premises, duly authorized by the owner to make this application.

☒ The Architect or Engineer duly authorized by the owner to make this application.

☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Hastings-on-Hudson Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 30th day of April of 2020

  
Notary Public/ Comm. of Deeds

  
Applicant's Signature

JOANNA RIESMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02RI6218698  
Qualified in Westchester County  
Commission Expires March 8, 2022

### OWNER'S AUTHORIZATION

I: **SCHARF, DORON & LEVINE, JOANNE** as the owner of the subject premises and have authorized the applicant named above to submit this application on my behalf.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

\* Property owner's email \_\_\_\_\_

\_\_\_\_\_  
Notary Public/ Comm. of Deeds

\_\_\_\_\_  
Owner's Signature

\* Property owner's email address is required and will be used only to send updates about this permit application.



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



Case number:..... Date of application: 4.30.20

Property owner: JOANNE LEVINE AND DORON SCHARF

Property address: 10 RIVERVIEW PLACE

Name all streets on which the property is located:.....

Sheet: 4.30 Block: 20 Lot/Parcel: 28 Zoning District: 2R

Applicant: JOANNE LEVINE AND DORON SCHARF

Standing of applicant if not owner:.....

Address: 10 RIVERVIEW PLACE

Daytime phone number: 917-531-5093 Fax number: .....

E-mail address: dscharf@segalco.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*
....295-20-B8	.....fence height 6-6"	.....4'-0"	7'-10" ** AT ARBOR ONLY
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....

\*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)

	REQUIRED	EXISTING	PROPOSED
FRONT			
REAR	<b>NOT APPLICABLE</b>		
SIDE ONE			
SIDE TWO			
TOTAL OF TWO SIDES			

YARD SETBACKS  
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	<b>NOT APPLICABLE</b>		
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	<b>NOT APPLICABLE</b>		
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA			
*BLDG. COVERAGE/ % OF LOT AREA	<b>NOT APPLICABLE</b>		
*DEVELOPMENT COVERAGE/ % OF LOT AREA			

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	<b>NOT APPLICABLE</b>		

\*\* 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:

\_\_\_\_\_  
Applicant

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

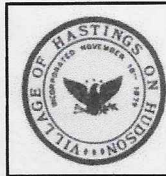
\_\_\_\_\_  
Notary Public



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



Name : Joanne Levine, being duly sworn, deposes and says that he/she resides at 10 Riverview Place 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 4.30 Block 20 and Lot 28 of the tax map, and that he/she hereby authorized DONNA GUTKIN 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.:

Joanne Levine  
Owner

SWORN TO BEFORE ME THIS 29<sup>th</sup> DAY  
OF April 20 20

[Signature]  
Notary Public

JOANNA RIESMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02R16218698  
Qualified in Westchester County  
Commission Expires March 8, 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.



**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:

.....

.....

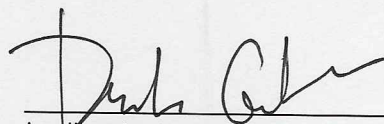
- Is there an approved site plan for this property?: ..... ☐ (Yes) ..... ☐ (No)
- Is there an Accessory Apartment at this property?: ..... ☐ (Yes) ..... ☐ (No)
- Does this property have Boarder's Permit?: ..... ☐ (Yes) ..... ☐ (No)

- 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:

  
Applicant

Sworn to before me this 30th day  
of April, 2020

  
Notary Public

JOANNA RIESMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02R16218698  
Qualified in Westchester County  
Commission Expires March 8, 2022



החל מיום 1.1.2018

COULM, J.

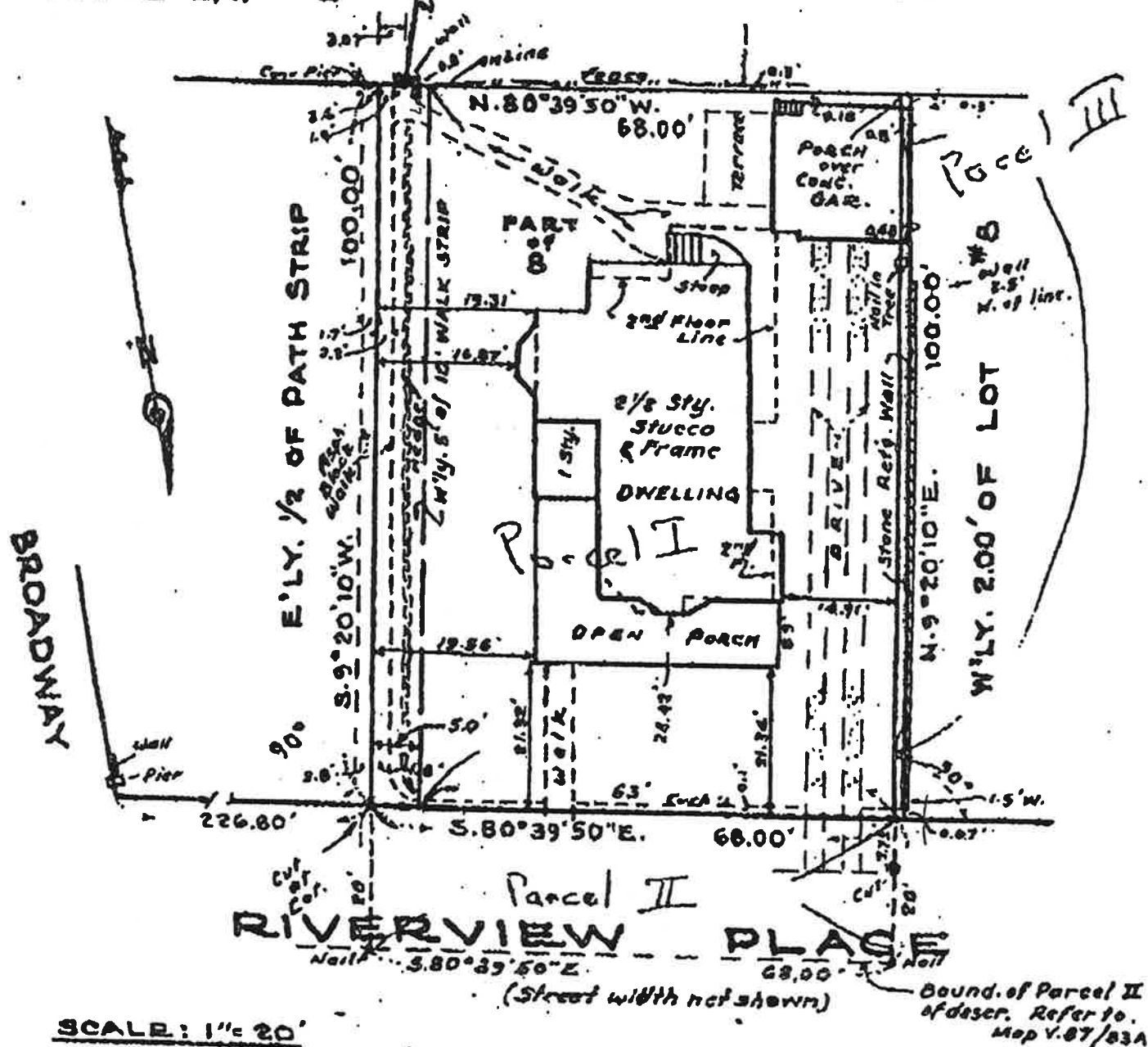
Miller.

MAPLE LA.

MAPLE AVE.

SURVEYED AS "IN POSS-  
SESSION" hold average of  
vicinity lines of possession.  
Bearings refer to  
Meridian of Tower Ridge

**TOWER RIDGE Subdiv.**  
*Filed as Vol. 25, Pg. 61.*



I, Harold R. Becker, the surveyor who made this map, do hereby certify that the survey of the property shown hereon was completed on Oct. 29th, 1953.

Harold L. Beck  
Lic. No. 3987

Certified to: -

Hastings-on-Hudson Federal  
Savings & Loan Assoc'n.  
Inter-County Title Guar. & Mort. Co.

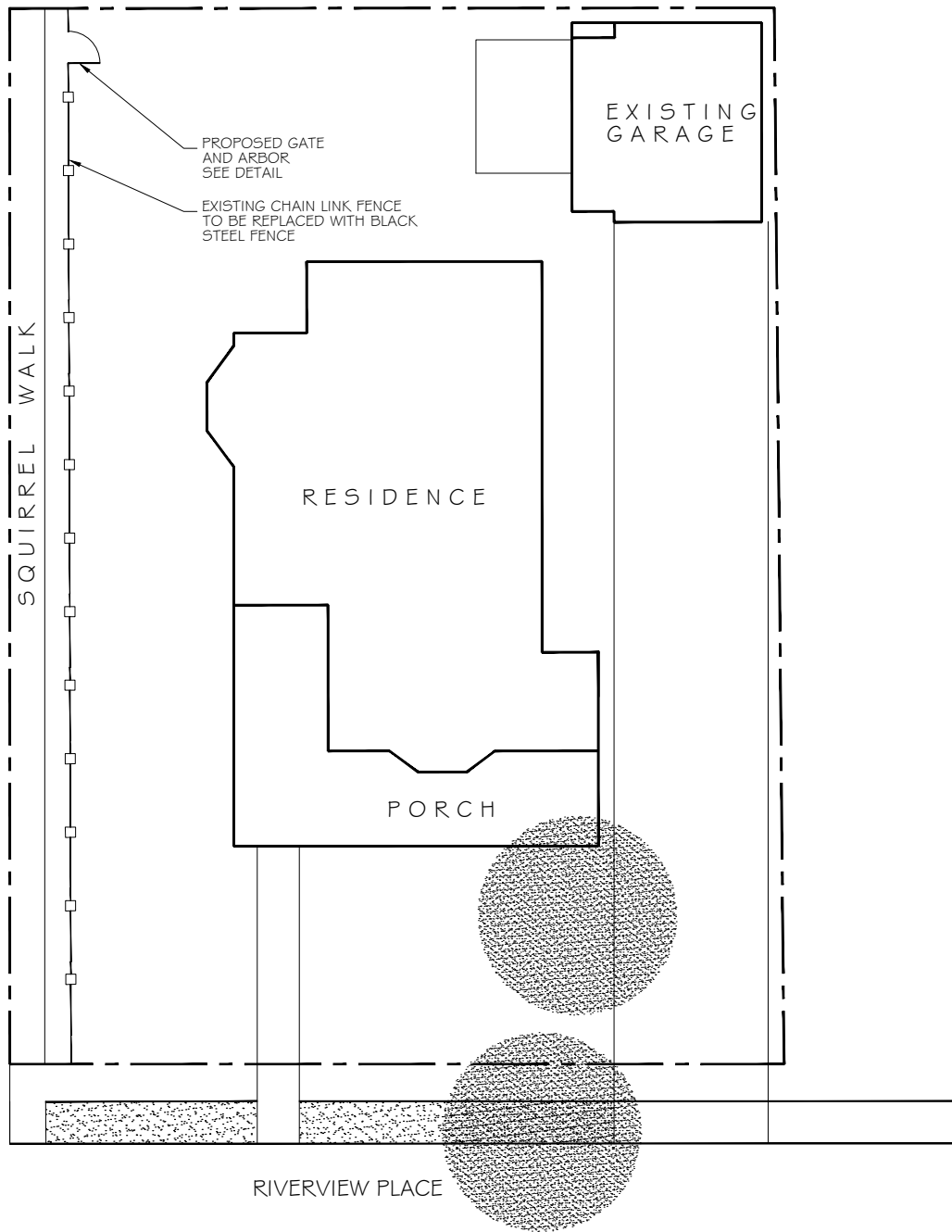
**SURVEY OF  
E'LY. 63 FT. of LOT 8  
& W'LY 5 FT. of Adjac. PATH  
AS SHOWN ON "MAP" OF PROP. OF  
WILLIAM ROSS  
SITUATED, VILLAGE OF  
HASTINGS-ON-HUDSON  
TOWN OF GREENBURGH  
WESTCHESTER CO., N.Y.**

Said "Map" filed June 7, 1899 as V. 12 P. 70.

HAROLD R. BECKER  
CIVIL ENG. & SURVEYOR  
Tuckahoe, N.Y.

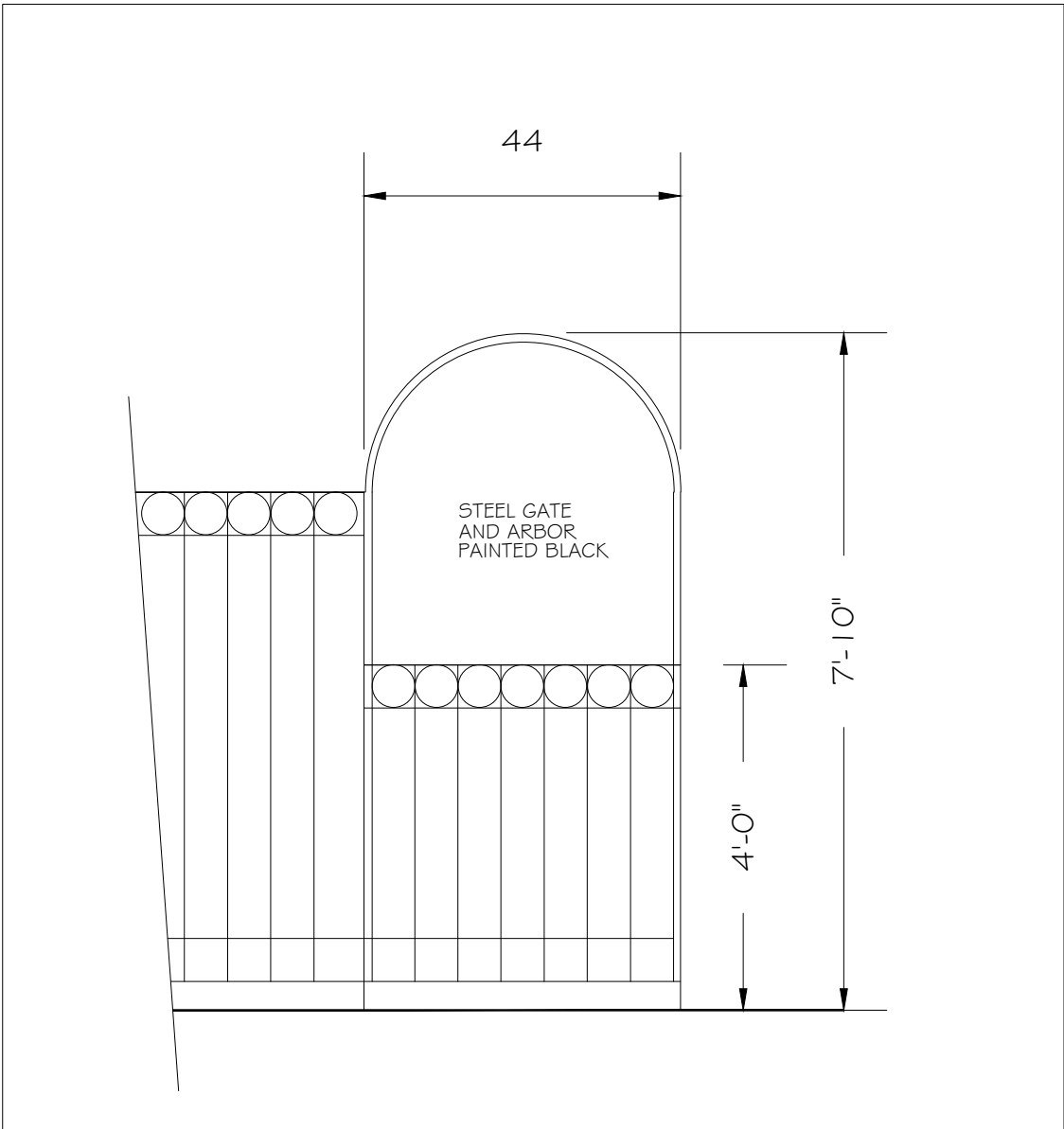
EXhibit "A"





SITE PLAN

1/16" = 1'-0"



GATE AND ARBOR DETAIL

1/2" = 1'-0"

Levine Scharf Residence	
10 Riverview Ave. Hastings on Hudson, NY	
Donna L. Gutkin, Landscape Architect, PC 349 Warburton Ave. Hastings on Hudson NY 917.797.6408 donnagutkin@gmail.com	
GATE AND ARBOR DETAIL	
Date: 4.30.20	Drawing No. ARBOR-1.0
Scale: AS NOTED	



TO: HASTINGS ON HUDSON ZONING BOARD OF APPEALS

FROM: JOANNE LEVINE AND DORON SCHARF  
10 RIVERVIEW PLACE

DATE: 4.30.20

**RE: AREA VARIANCE APPLICATION:  
INSTALL METAL ARCH OVER GATE**

As Owners of the property adjacent to the beloved 'Squirrel Alley', southern side, our property line is in the middle of the alley, we hope to improve the appearance of the alley by replacing the existing chain link fence with a decorative metal fence, taking our cue for materials from the bronze squirrel sculpture and the existing metal arch by the sculptor Raffaele Menconi at the south entrance to the alley. (Menconi designed and lived in our home)

The new fence height complies with the HOH fence code.

At the gate to our property from the alley, we would like to add an arch, referencing the existing alley arch and the existing metalwork on the well just inside our gate, visible from the alley. The height of the top of the arch above our new gate is designed to be 7'-10" based on the width of the gate. For reference, the height of the arch at the south entrance to squirrel alley is 9'-0"

We feel the addition of the arch will be a feature Menconi would approve of thus and enhances the historical aspect of squirrel alley.

Thank you for your consideration.

TO: OFFICE OF THE BUILDING INSPECTOR  
CHARLES MINOZZI, JR.

FROM: JOANNE LEVINE AND DORON SCHARF  
10 RIVERVIEW PLACE

DATE: 4.30.20

**RE: AREA VARIANCE APPLICATION:**

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**T R A N S M I T T A L**

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ENCLOSED:

1. Flash Drive containing:
  - a. (3) Site Plan / Arch Detail
  - b. (1) Site Survey
  - c. (1) Application for Building Permit
  - d. (3) Application for Variance
  - e. (1) Check (\$50.00) Building Permit
  - f. (1) Check (\$250.00) ZBA Review









HappyDayWestchester.com

