

NEW PROPOSED STRUCTURE

10 MAIN STREET

HASTINGS ON HUDSON, NEW YORK 10706

MATTHEW CORDONE
ARCHITECT PLLC

90 Hamilton Avenue
Hastings On Hudson
New York 10706
phone:917.749.8071
mcordone@mcaplpc.net

MATTHEW CORDONE
ARCHITECT PLLC
DESIGN + PRESERVATION + PLANNING

OWNER:

NFW PROPERTIES
420 WESTBURY AVENUE
CARLE PLACE, NEW YORK 11514

CONSULTANTS

KEY PLAN

REVISIONS

SEAL & SIGNATURE

PROJECT:

NEW STRUCTURE
10 WEST MAIN STREET
HASTINGS ON HUDSON, NEW YORK 10706

DRAWING TITLE:

COVERSHEET

DATE: 3/17/ 2017

DWG NO:

DRAWN BY: MC

CHECKED BY: MVC

T-100.00

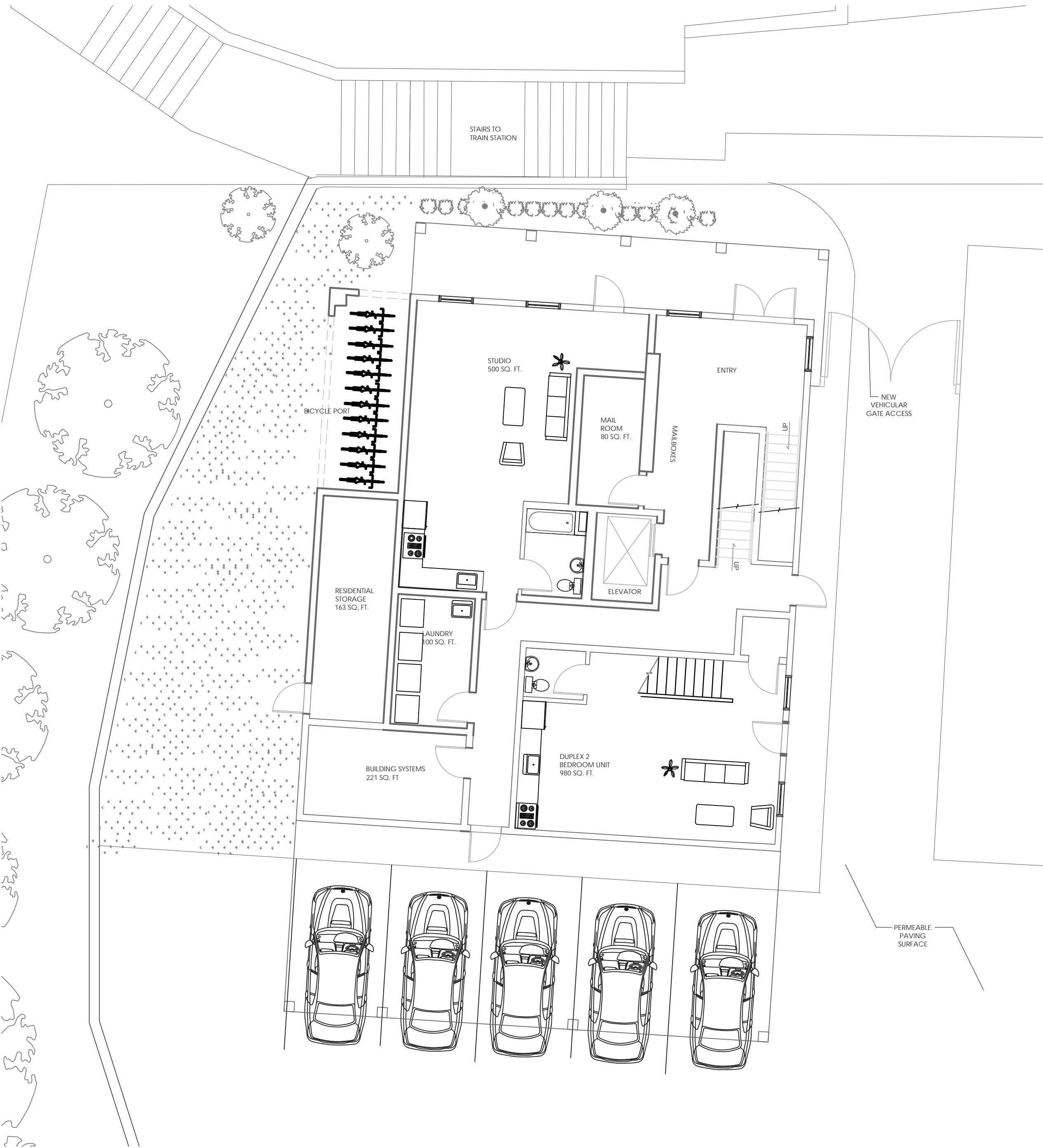
PROJECT NO: 17014

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WALL PARTITION LEGEND

SURFACE CODE	
D	ONE LAYER DRYWALL
D ₂	TWO LAYERS DRYWALL
D _W	WATER RESISTANT DRYWALL
P	PLASTER
X	EXPOSED SURFACE
E	EXISTING TO REMAIN
SUPPORT CODE	
Z	1½" FURRING STRIPS
H	¾" FURRING STRIP
1	1½" METAL STUD
2	2½" METAL STUD
3	3½" METAL STUD
M4	4" (NOM) CMU SUBSTRATE
M6	6" (NOM) CMU SUBSTRATE
M8	8" (NOM) CMU SUBSTRATE
C	CONCRETE SUBSTRATE
E	EX SUBSTRATE TO REMAIN

CONSTRUCTION NOTES

- CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES THAT MAY PROHIBIT OR AFFECT THE CONSTRUCTION ANY PART OF THE INTENDED DESIGN.
- ALL WALL PARTITIONS NOT DESIGNATED BY A PARTITION LEGEND KEY ARE TO BE AUTOMATICALLY DESIGNATED AS **D3D** UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TAKEN FROM FINISH MATERIAL TO FINISH MATERIAL.
- UPON COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL WALK THE AREA OF WORK WITH THE ARCHITECT TO CONFIRM LAYOUT OF NEW PARTITIONS
- COORDINATE ALL NEW SERVICES AND WASTE/DRAIN LINES WITH BUILDING'S EXISTING SERVICES.
- CONTRACTOR TO OPEN THE CEILING ON THE SECOND FLOOR WHERE DETERIORATION AND CRACKING EXISTING NEAR THE STAIR.

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HASTINGS ON HUDSON, NEW YORK 10706

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

DATE: 9/27/2016

DWG NO:

DRAWN BY: MC

CHECKED BY:MVC

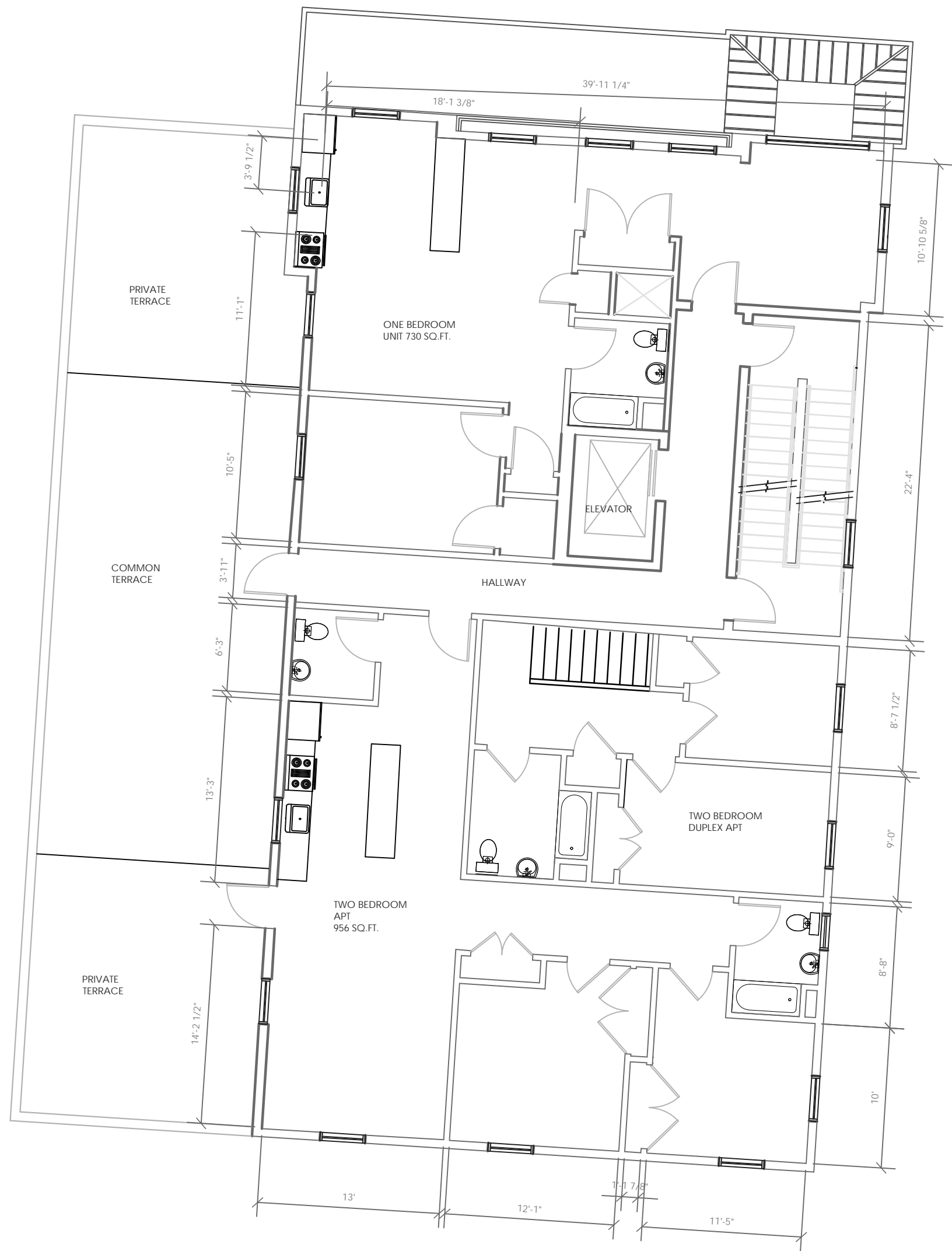
PROJECT NO: 16044

A-100.00

3 OF 8

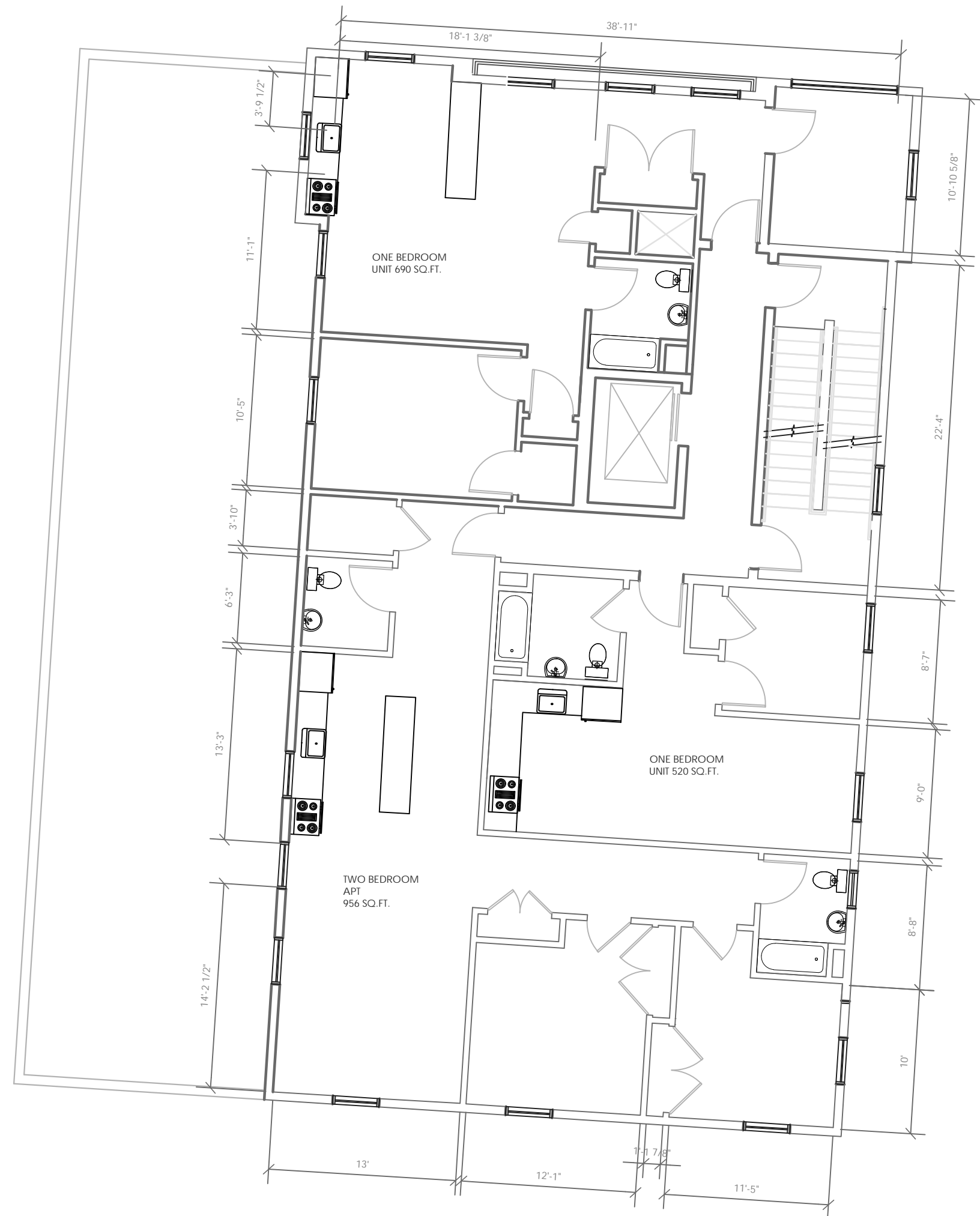
1 FIRST FLOOR CONSTRUCTION PLAN

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



1 PROPOSED SECOND FLOOR PLAN

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



2 PROPOSED THIRD FLOOR PLAN

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

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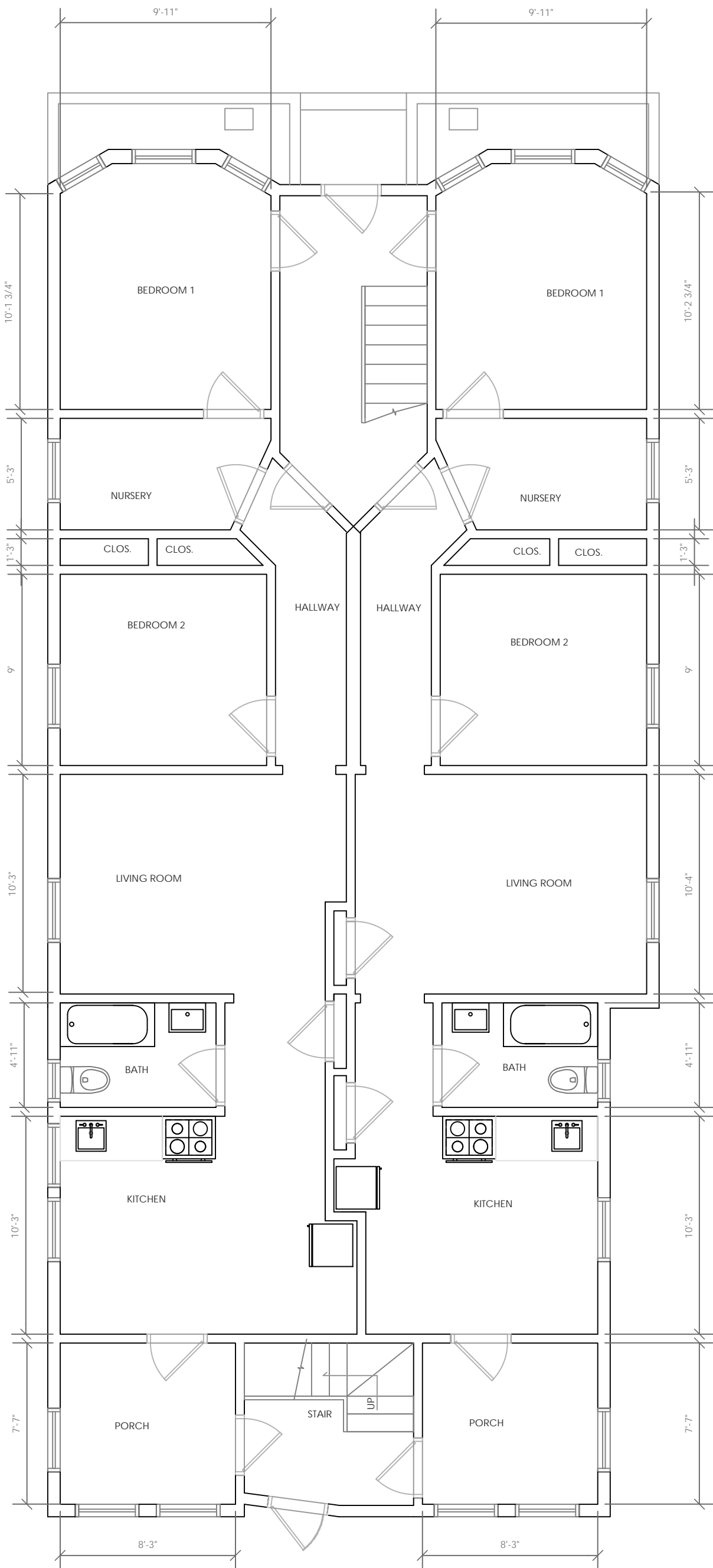
SEAL & SIGNATURE

PROJECT:
NEW STRUCTURE
10 WEST MAIN STREET
HASTINGS ON HUDSON, NEW YORK 10706

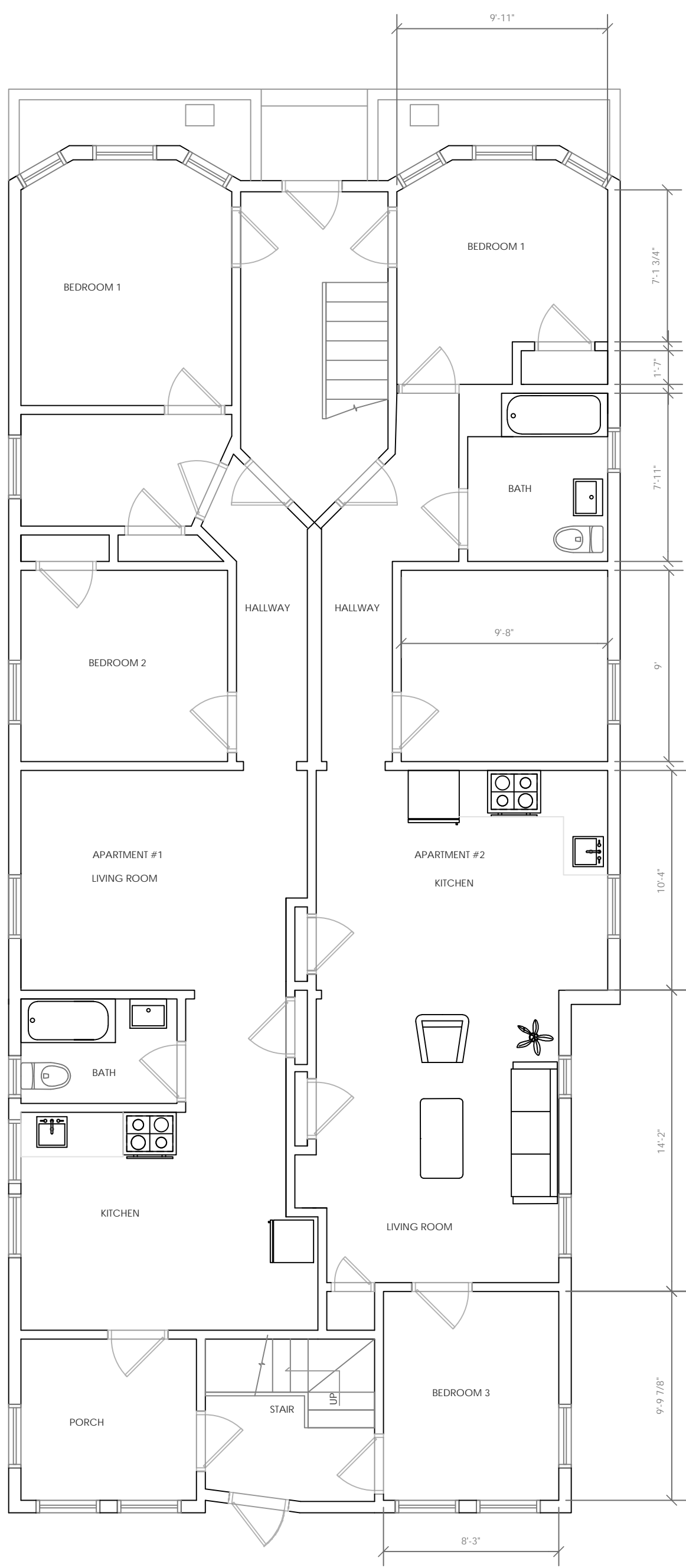
DRAWING TITLE:

PROPOSED SECOND AND
THIRD FLOOR PLAN

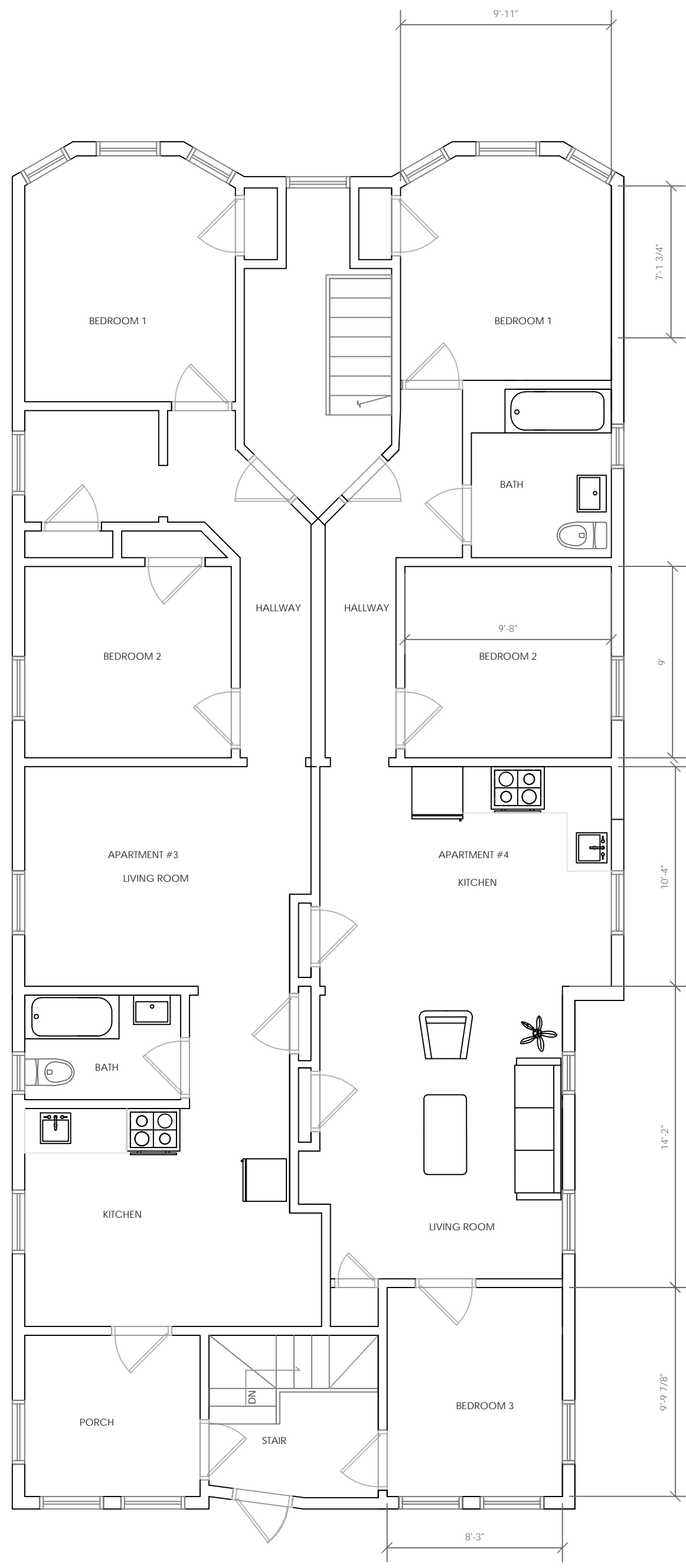
DATE: 9/27/2016	DWG NO:
DRAWN BY: MC	A-101.00
CHECKED BY: MVC	
PROJECT NO: 16044	4 OF 8



1 EXISTING CONDITIONS EXISTING FLOOR PLAN
Scale: 3/16" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

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HASTINGS ON HUDSON, NEW YORK 10706

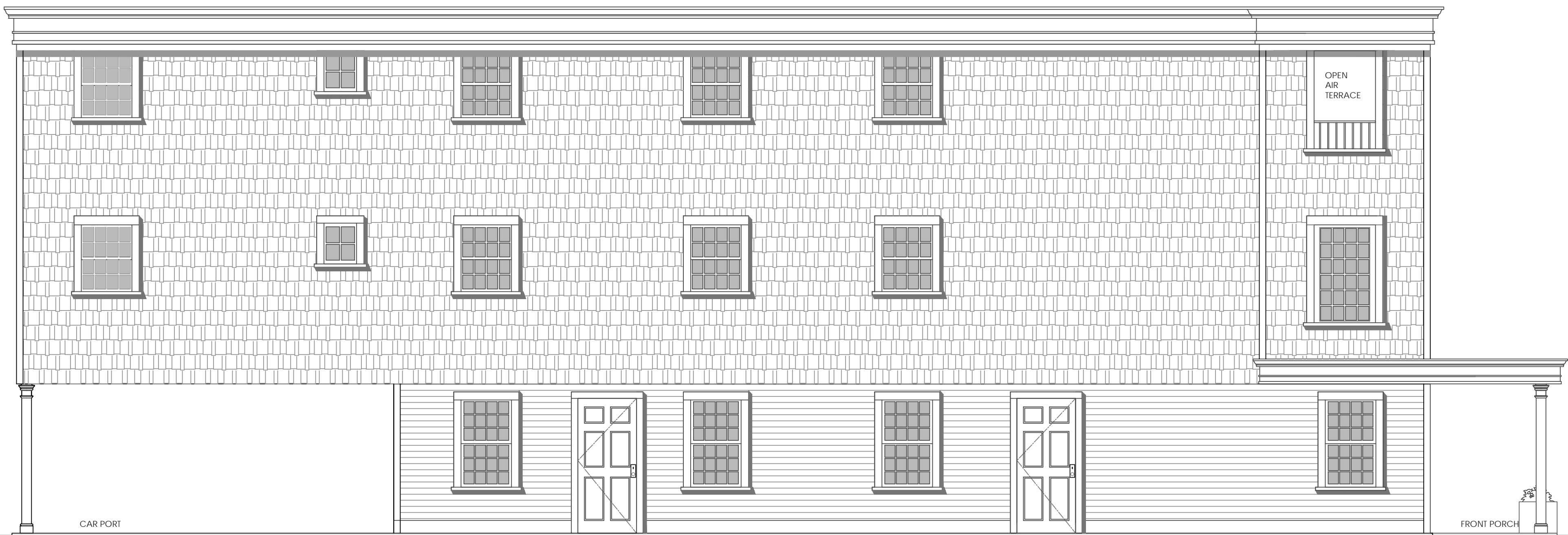
DRAWING TITLE:
PROPOSED FIRST AND
SECOND FLOOR PLANS
FOR THE EXISTING STRUCTURE

DATE: 9/27/2016
DRAWN BY: MC
CHECKED BY:MVC
PROJECT NO: 16044

DWG NO:
A-102.00
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1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

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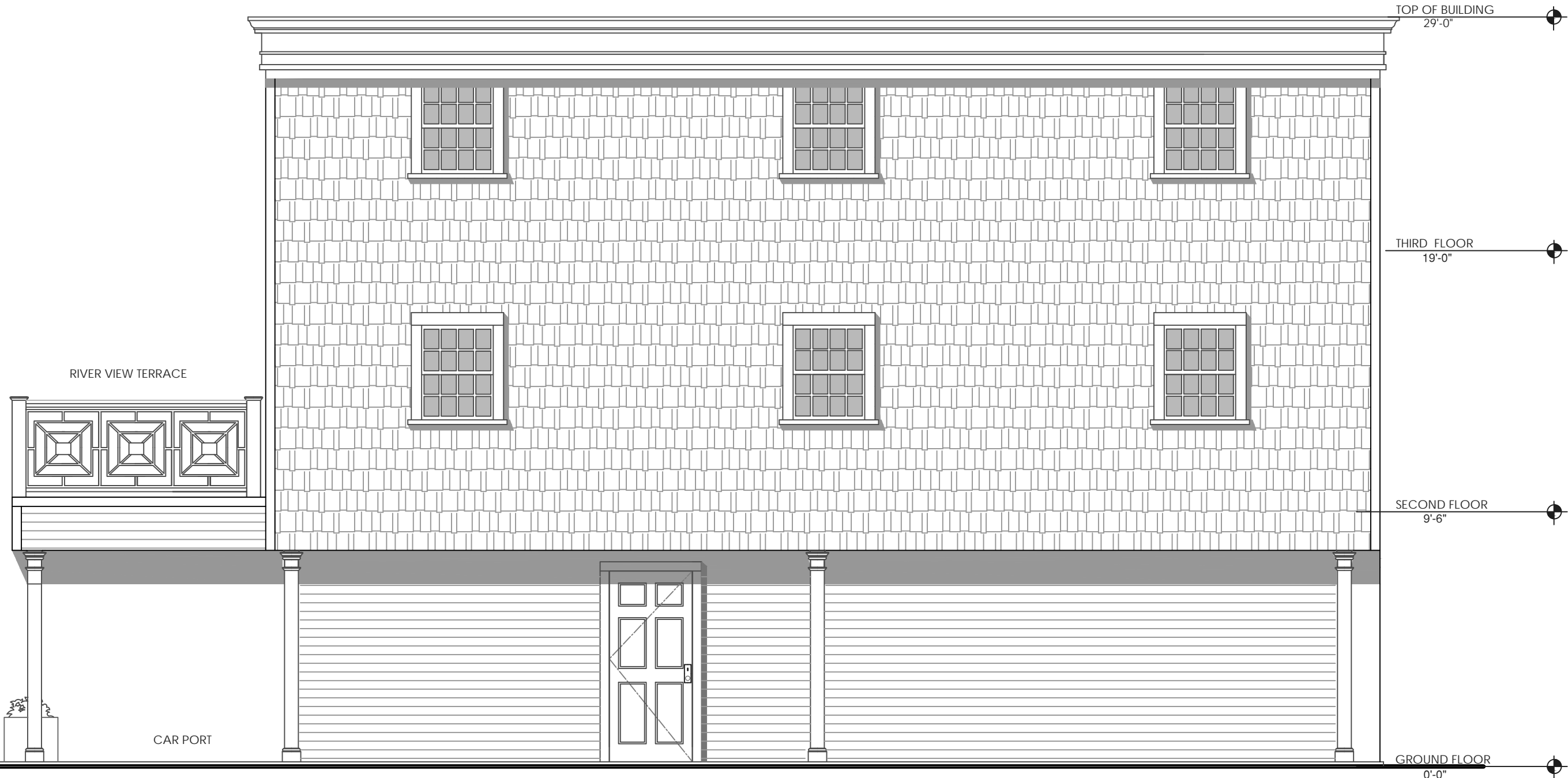
REVISIONS

SEAL & SIGNATURE

PROJECT:
NEW STRUCTURE
10 WEST MAIN STREET
HASTINGS ON HUDSON, NEW YORK 10706

DRAWING TITLE:
ELEVATIONS

DATE: 9/27/2016	DWG NO: A-200.00
DRAWN BY: MC	
CHECKED BY: MVC	
PROJECT NO: 16044	_6 OF 8_



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

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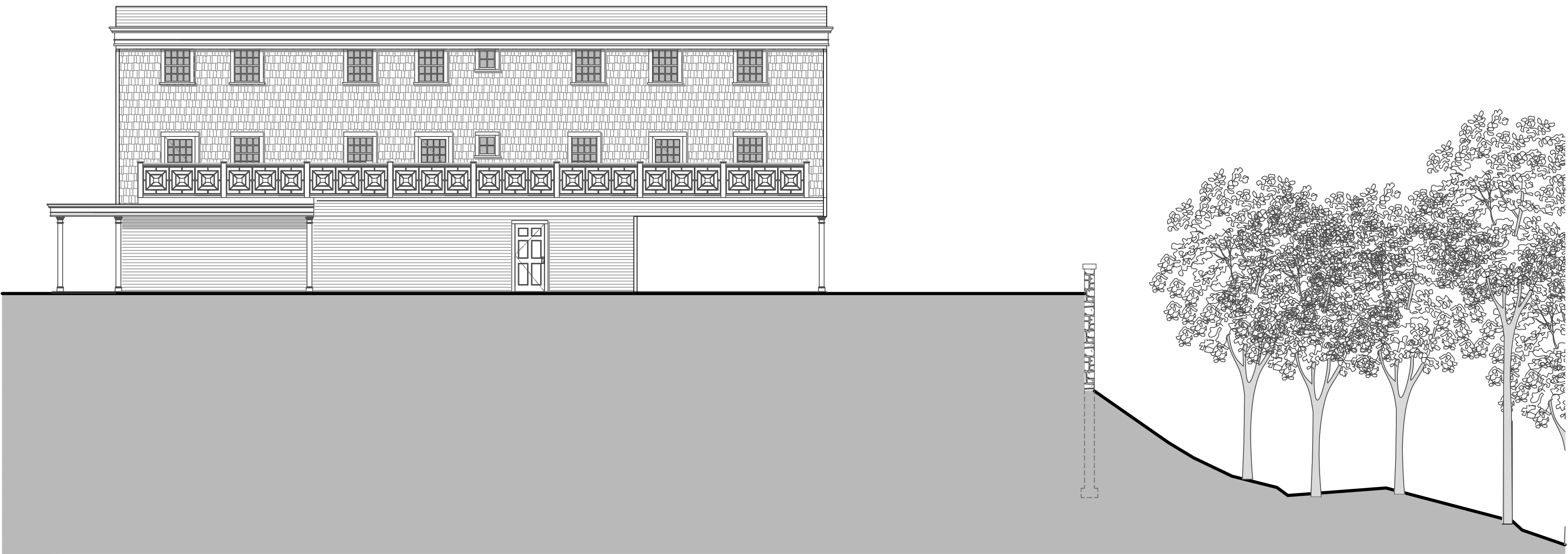
PROJECT:
NEW STRUCTURE
10 WEST MAIN STREET
HASTINGS ON HUDSON, NEW YORK 10706

DRAWING TITLE:
PROPOSED SOUTH AND
WEST ELEVATIONS

DATE: 9/27/2016	DWG NO: A-201.00
DRAWN BY: MC	
CHECKED BY: MVC	
PROJECT NO: 16044	7 OF 8



1 ELEVATION SITE STUDY 1
Scale: 1/8" = 1'-0"



2 ELEVATION SITE STUDY 2
Scale: 1/8" = 1'-0"

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PROJECT:
NEW STRUCTURE
10 WEST MAIN STREET
HASTINGS ON HUDSON, NEW YORK 10706

DRAWING TITLE:
SITE STUDY IN ELEVATION

DATE: 9/27/2016	DWG NO:
DRAWN BY: MC	A-202.00
CHECKED BY: MVC	
PROJECT NO: 16044	8 OF 8

Matthew Cordone Architect PLLC

DESIGN + PRESERVATION + PLANNING

27 September 2017

The Village of Hastings On Hudson
Hastings on Hudson Municipal Building
7 Maple Avenue
Hastings On Hudson, New York

re: Multifamily Structure, 10 Main Street, Hastings On Hudson, New York 10706
MCA: C03.16044

To the Zoning Board of Appeals:

Please find attached the schematic drawings for the proposed new multifamily, three story structure to be located at 10 West Main Street. Currently a two story, four-unit apartment building and a parking lot exists on the lot. The existing building houses four (4) two-bedroom apartments. It is the Owner/ Developer's intention to restore the existing structure and to convert two (2) of the two bedroom apartments into two (2) three bedroom apartments. A new structure will then placed where the parking lot exists. The proposed new structure will have seven new apartments consisting of one studio, three one bedroom apartments, and three two bedroom apartments. Amenities included in the new structure will be a common laundry room, a roof terrace, and bicycle storage. The project will be partially funded by capital funds from Westchester County relating to the HUD fair housing lawsuit. The project will incorporate an affordable housing component where five of the 11 units will be identified as affordable units. Four of the affordable unit's rents established from a 60% of the Westchester mean income and One affordable unit's rent will be established from 90% of the Westchester mean income.

The current designed as presented in the attached drawings will requires that we request permission for two variances.

1. The lot is located in the C-C zoning district, which designates a commercial facility on the ground floor and prohibits residential use on the ground floor. Due to the fact that the proposed new structure will be sharing the lot of the existing four (4) unit residential building, per zoning, we cannot introduce a new use on the lot. Therefore we request permission for a variance to allow the new structure to be solely residential with residential use on the ground floor. West Main Street intersects with Warburton Avenue however the street itself fronts a municipal parking lot and with the exception of the corner building (525 Warburton Avenue) all other structures on the street are residential with no commercial component.

2. We also request the permission for a variance to reduce the required number of parking spaces. The project will yield a total of 11 units broken down as follows:

- One (1) Studio Apartment
- Three (3) One Bedroom Apartments
- Five (5) Two Bedroom Apartments
- Two (2) Three Bedroom Apartments

Per section 295-36 of the Hastings on Hudson Zoning text the number of off street parking spaces for multiple dwelling are determined as follows:

- 1 ¼ parking spaces per studio
- 1 ½ parking spaces per one bedroom apartment
- 1 ¾ parking spaces per two bedroom apartment
- 2 parking spaces per one bedroom apartment

Thus yielding a total of 18.5 required parking spaces for the two residential building.

The 18 plus parking spaces required for the project will have a tremendous impact on the property and will the significantly affect architectural fabric of the West Main Street. Furthermore, the new building will be placed directly in front of the main pedestrian route to the train station from Warburton Street. We request that the parking space requirement be reduced to one space per apartment, yielding at total of 11 parking spaces. We feel this is a reasonable request, which will allow us to propose a new building that is appropriate to the characteristics of West Main Street and help us reduce additional vehicular traffic in an already heavily used pedestrian route to the train station. In addition, due to the proximity to the train station, and the bus stop located on Warburton Avenue, the residents will be able to take full advantage of the public transportation provided. As intended, this will reduce the dependence on the automobile for transportation. Lastly, we propose adding bicycle storage to help offset the reduction of parking spaces.

I look forward to presenting this project to you all.

Best Regards

A handwritten signature in black ink, appearing to read 'Matthew Cordone', written in a cursive style.

Matthew Cordone, AIA
Matthew Cordone Architect PLLC

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number: Date of application:

Property owner: RIVERTON LOFTS LLC

Property address: 10 WEST MAIN STREET

Name all streets on which the property is located: WEST MAIN STREET, CROSEY LANE

Sheet: Block: Lot/Parcel: Zoning District:

Applicant: MATTHEW CORDONE, AIA

Standing of applicant if not owner: ARCHITECT

Address: 70 HAMILTON AVE, HASTINGS ON HUDSON, NY 10700

Daytime phone number: 914 693 4267 Fax number: 914 917 3313

E-mail address: mcordone@mcapllc.net

ZBA action requested for (See §295-146B & C : ☒ Use Variance/s; ☐ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
<u>295-74</u>	<u>PRINCIPAL USES:</u> <u>RESIDENTIAL USE</u> <u>NOT PERMITTED ON</u> <u>GROUND FLOOR</u>	<u>RESIDENTIAL USE</u> <u>EXISTS ON GROUND</u> <u>FLOOR</u>	<u>CONTINUED RESIDENTIAL</u> <u>USE ON GROUND FLOOR</u>
<u>295-36</u>	<u>18 PARKING</u> <u>SPACES REQUIRED</u>	<u>18 PARKING SPACES</u>	<u>PARKING REDUCTION</u> <u>FROM 18 TO 11</u> <u>SPACES</u>

*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	0	5'-0"	5'-0"
REAR	30'-0"	63'-0"	52'-0"
SIDE ONE	0	12'-0"	12'-0"
SIDE TWO	0	121'-0"	60'-0"
TOTAL OF TWO SIDES	0	136'-0"	72'-00"

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	8'-0"	7'-8"	22'-0"
REAR	30'-0"	63'-0"	52'-0"
SIDE	0	110'-0"	60'-0"

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	3	2	3
FEET	32 (BASE HEIGHT)	26'-0"	29'-0"

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	21,885 sq ft	21,855 sq ft	21,855 sq ft
BLDG. COVERAGE / % OF LOT AREA	71%	39%	23%
DEVELOPMENT COVERAGE / % OF LOT AREA	71%	33%	47%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	MIXED USE	RESIDENTIAL	RESIDENTIAL

** 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



STATE OF NEW YORK COUNTY OF
WESTCHESTER VILLAGE OF
HASTINGS ON HUDSON

Name : _____, being duly sworn, deposes and says that
he/she resides at _____ 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 _____ Block _____ and Lot _____ of the tax map, and that
he/she hereby authorized _____ to make the annexed
application in his/her behalf and that the statement of fact contained in said application are true.

Owner

SWORN TO BEFORE ME THIS _____ DAY
OF _____ 20 ____

Notary Public

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.

CODE OF THE VILLAGE OF HASTINGS ON HUDSON

§ 295-146. Variances.

- A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.
- B. Use variances.
 - 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
 - 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
 - d. The alleged hardship has not been self-created.
 - 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- C. Area variances.
 - 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
 - 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
 - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - c. Whether the requested area variance is substantial.
 - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
 - 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

CODE OF THE VILLAGE OF HASTINGS ON HUDSON

§ 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection [C](#) below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
 - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
 - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
 - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
 - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in [§ 295-143C](#). In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.

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 for Variance, Interpretation or View Preservation Approval, with original signatures and notarization, a flash drive and two (2) copies (residential) or seven (7) copies (commercial), 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	\$ 200.00	\$ 250.00*
• Two family residence	\$ 250.00	\$ 300.00*
• Multiple family residence	\$ 300.00	\$ 400.00*
• Commercial, apartment & office buildings	\$ 500.00	\$ 600.00*
• Industry, subdivision, land development, etc.	\$1000.00	\$1200.00*

*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/return receipt 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, _____ fill in your name _____, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on _____ fill in the date _____ 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.