

June 27, 2016

Zoning Board of Appeals  
Village of Hastings on Hudson, NY

Re: 169 Warburton Avenue

Dear Board Members,

I am writing this note on behalf of my clients, Maya Elbaum and Patrick Heenan. Their home is a charming (if small) mission style gem located on the west side of Warburton at the extreme south end of Hastings.

Like many authentic mission style homes, theirs is very dark. I think the term "cozy" applies. Uniquely, though, this house sits in front of an absolutely world class view of the Hudson River, yet turns its back on that view, as it were.

The effort here is to rebuild an unfortunate existing one-story hodge-podge rear porch enclosure and extension to that, with a two story addition that will maximize the views and the light to the west. We propose to connect the house to the garage with a vestibule and mudroom sequence.

Most importantly the second floor addition will create an additional bedroom (total 4) so their two young kids will each have their own room, and there will be room for grandma to stay over and help out from time to time.

Thank you for your consideration in this matter.

Yours Truly,

A handwritten signature in black ink that reads "Mitchell Koch". The signature is fluid and cursive, with the first name "Mitchell" written in a larger, more prominent script than the last name "Koch".

Mitchell Koch, R.A.

Yours Truly

A handwritten signature in black ink that reads "Mitchell Koch". The signature is written in a cursive, flowing style with a large initial "M".

Mitchell Koch, RA



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals Zoning Analysis



### ZONING REQUIREMENTS:

#### YARD SETBACKS (Principal Structure)

	REQUIRED	EXISTING	PROPOSED <i>To Addition</i>
FRONT	30'	28.27'	28.27'
REAR	30'	15.5'	15.5'
SIDE ONE	12'	5.03'	5.03'
SIDE TWO	18'	25.06'	25.06'
TOTAL OF TWO SIDES	30'	30.09'	30.09'

#### YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

#### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2	2
FEET	35	28.8	28.1 to addition

#### LOT COVERAGE

<i>Excludes s.s. area</i>	PERMITTED	EXISTING	PROPOSED
LOT AREA		6735 s.f.	6735 s.f.
BLDG. COVERAGE/ % OF LOT AREA	<25%	1155 s.f.	1525 s.f.
DEVELOPMENT COVERAGE / % OF LOT AREA	<35%	1977 s.f.	2110 s.f.

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

#### OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Single Family	Single Family	Single Family

\*\* 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:

.. N/A .....

- 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 nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) 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 27<sup>th</sup> day  
of JUNE, 2016

Notary Public

KATHLEEN BOYD  
NOTARY PUBLIC STATE OF NEW YORK  
WESTCHESTER COUNTY  
LIC. #01806217237  
COMM. EXP. 2-8-2018

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 : Maria Elbaum, being duly sworn, deposes and says that  
he/she resides at 169 Warburton Avenue 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 Parcel # 4130-138 Block E and Lot  of the tax map, and that  
he/she hereby authorized Mitchell Koch Architects to make the annexed  
application in his/her behalf and that the statement of fact contained in said application are true.

Maria Elbaum

Owner

SWORN TO BEFORE ME THIS June DAY

OF 26 20016

Kathleen Boyd  
Notary Public

KATHLEEN BOYD  
NOTARY PUBLIC STATE OF NEW YORK  
WESTCHESTER COUNTY  
LIC. #01BO6217237  
COMM. EXP. 2-8-2018

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.



# HASTINGS-ON-HUDSON VIEW PRESERVATION APPLICATION AND CHECKLIST



The View Preservation applications are reviewed by both Planning and Zoning Boards. Planning board generally meets on the third Thursday of each month. The Zoning Board of Appeals meets on the fourth Thursday of each month except in the month of September and December. In September and December, ZBA meets on the second Thursday of the respective months. Please note that ZBA does not have any meeting in August and November.

Complete and submit 21 sets of this application with all required/supporting documents and a fee as per attached fee schedule to Hastings-on-Hudson Buildings Department, no later than 4 weeks before the date of the meeting.

Applicant's Name: <i>Mitchell Koch Architects</i>		Date: <i>6/24/2016</i>
Tel. <i>(914)623-0230</i>	Fax: <i>(914)219-1929</i>	E-mail: <i>mitch@mkastudio.com</i>
Property Owner's Name: <i>Maya Elbaum</i>		Property Address: <i>169 Warburton Ave. Hastings-on-Hudson. NY 10706</i>
Brief Project Description:	<i>Remove existing enclosed porch and extensions including existing foundation below.</i> <i>Provide 2-story addition at removed area max +/-28'.</i> <i>Provide 1-story addition at adjacent garage.</i>	

## View Preservation Approval Application Requirements Checklist

Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	<i>Attached here with</i>
Application Fee	Prescribed fee for the requested review/action	<i>Attached here with</i>
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	<i>See DWG A0, A1</i>
	A plan showing the location from where the photos were taken and general direction of the field of vision	<i>See Location Map and Photos of Property</i>
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	<i>Attached here with</i>
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	<i>Attached here with</i>
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height, bulk or outline of the proposed construction/development to help them with their deliberations and decisions	<i>....To be provided as and if needed...</i>

\*Indicate by notes such as, "see Note/Detail on Dwg #\_\_\_", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

*Mitchell Koch*  
Signature

*6/24/2016*  
Date

*Mitchell Koch*  
Name

*Architect*  
Title

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 : MAYA ELBAUM, being duly sworn, deposes and says that  
he/she resides at 169 WARBURTON AVENUE 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 4130-138-7 Block PARCEL #: and Lot PARCEL #: of the tax map, and that  
he/she hereby authorized Mitchell Koch Architects 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 June DAY  
OF 26 20016

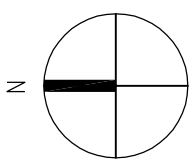
Notary Public

KATHLEEN BOYD  
NOTARY PUBLIC STATE OF NEW YORK  
WESTCHESTER COUNTY  
LIC. #01B06217237  
COMM. EXP. 2-8-2018

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accordance with the foregoing and as required by law.





HOME ALTERATION AND ADDITION  
SBL: 4.130-138-7  
MAYA ELBAUM  
169 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

REVISION

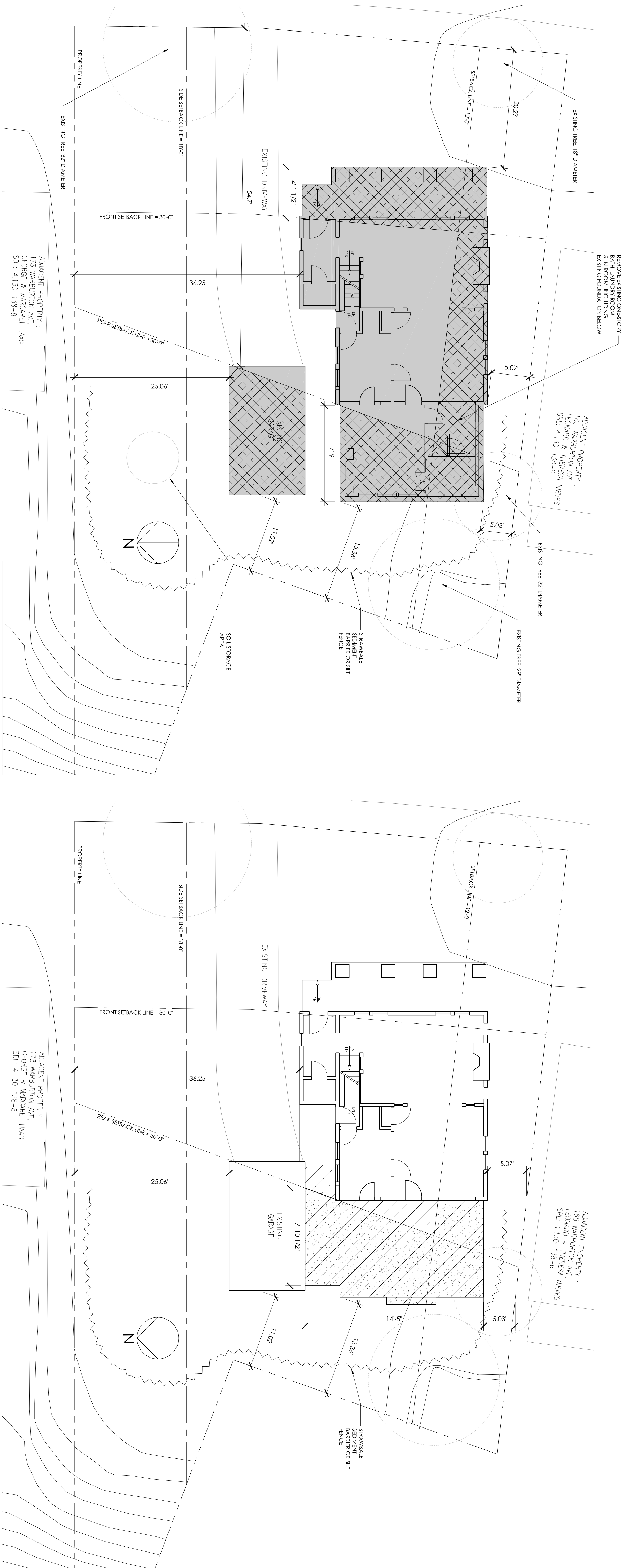
6/23/16	FOR DENIAL
6/27/16	PLANNING BOARD/ZBA


SEAL

PROJECT # JOB#

GENERAL NOTES  
1ST FL DEMO / EXCAVATION  
& PLOT PLAN

DRAWING NO.  
**A0**



2 FIRST 1ST FL PROPOSED CONSTRUCTION / ENCROACHMENT PLOT PLAN  
SCALE: 1/8" = 1'-0"

1 FIRST FL EXISTING CONDITIONS / ENCROACHMENT & PLOT PLAN  
SCALE: 1/8" = 1'-0"

SETBACK LEGEND
EXISTING BUILDING COVERAGE
EXISTING SETBACK ENCROACHMENTS
PROPOSED CONSTRUCTION
PROPOSED ENCROACHMENT

ZONING CALCULATIONS

LOCATION:	169 WARBURTON AVE		
ZONING DISTRICT:	R-10		
SBL:	4.130-138-7		
USE:	REQUIRED ONE FAMILY RES.	EXISTING PRINCIPAL ACCESSORY	PROPOSED** NO CHANGE
YARD REQ'S:	FRONT: 30'	20.27'	20.27'
	REAR: 30'	15.36'	11.02'
	SIDE MIN: 12'	5.03'	5.03'
SIDE TOTAL:	30'	41.28'	30.09'
BUILDING HT.:	35'	28'	11.45'
LOT AREA:		6,735 sq*	6,735 sq*
BUILDING COVERAGE:		1,155 sq	1,525 sq
BUILDING PERCENTAGE:	25%	17%	4%
DEVT PERCENTAGE:	35%	1977 sq	2110 sq
		29%	31%

Certification

I, Mitchell Koch, Architect, do hereby certify that these plans, specifications, and knowledge comply with the New York State Energy Conservation Code.



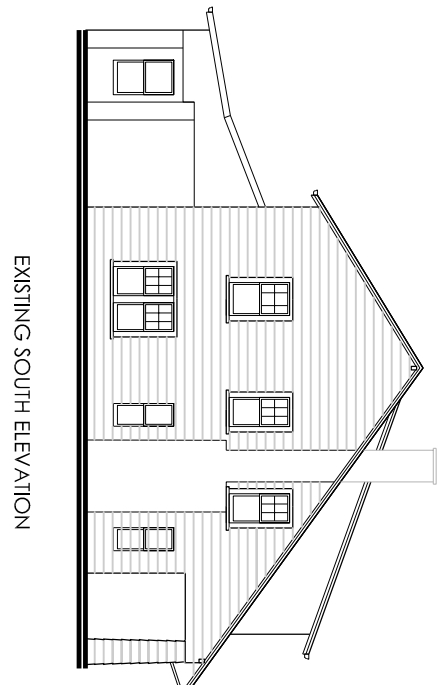
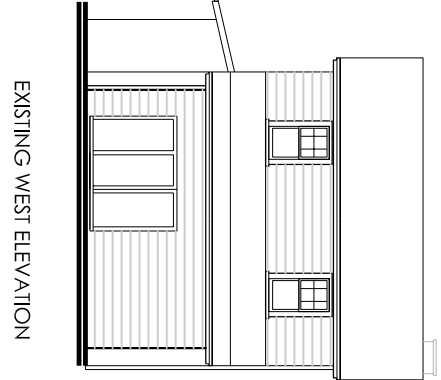
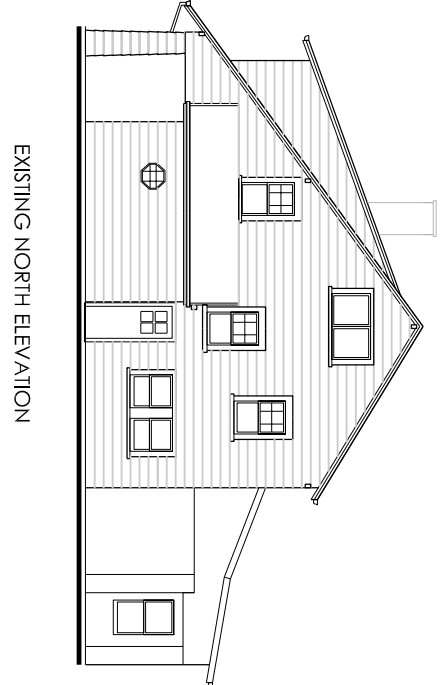
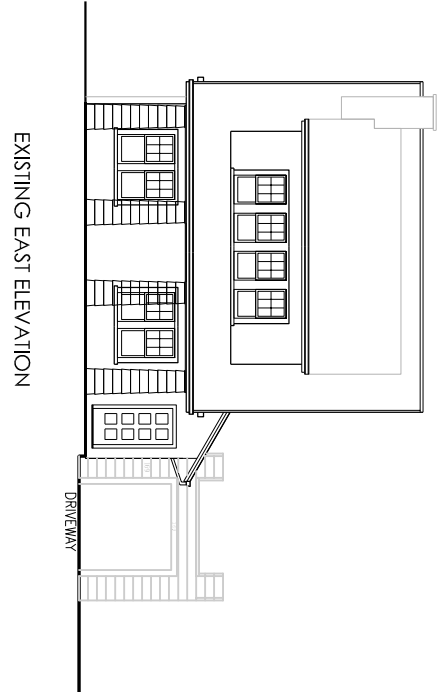
WALL TYPES

---	EXISTING TO REMAIN
- - -	REMOVE EXISTING
▨	NEW REIN. CONC. FDN. WALL
■	NEW INT. PARTITION
▨	NEW EXT. PARTITION

NOTE:

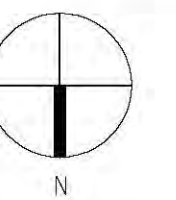
ALL ALTERATIONS AND ADDITIONS SHALL SPEAK TO THE EXISTING ARCHITECTURAL BUT NOT LIMITED TO FINISH DETAILS, CLADDING AND ROOFING MATERIALS, EAVE HEIGHTS AND SILL HEIGHTS.

PROVIDE FIBERGLASS FIBER REINFORCED FRAMING TO EXISTING CONCRETE FOUNDATION WALLS TO FORM A TREE BARRIER BETWEEN STORES & BETWEEN THE TOP STORY & ROOF. INSTALL 2" NOMINAL LUMBER BLOCKING OR FILL WITH MINERAL WOOL THE ENTIRE CROSS SECTION OF CAVITY IN THE FOLLOWING LOCATIONS: 1. BETWEEN EXISTING WALLS AND PARTITIONS, VERTICALLY AT CEILING AND FLOOR LEVELS & HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT. 2. AT ALL INTERCONNECTIONS BETWEEN SPACES IN 3. SLOTTED BRACKET JOISTS AND CROWN JOISTS. 4. PROVIDE 2" MIN. CLEARANCE BETWEEN STRUCKERS AT THE TOP & BOTTOM OF RUN.



3 EXISTING ELEVATIONS  
SCALE: 1/16" = 1'-0"





HOME ALTERATION AND ADDITION  
SBL: 4.130-138-7  
MAYA ELBAUM  
169 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

REVISION

6/23/16	FOR DENIAL
6/27/16	PLANNING BOARD/ZBA

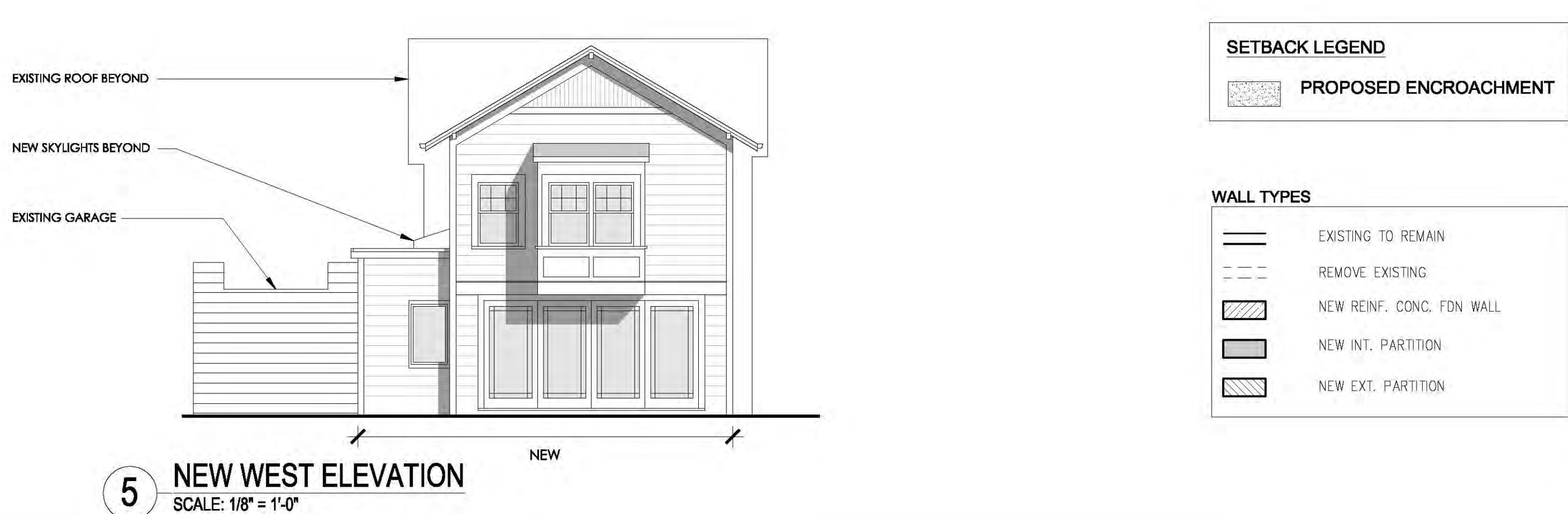
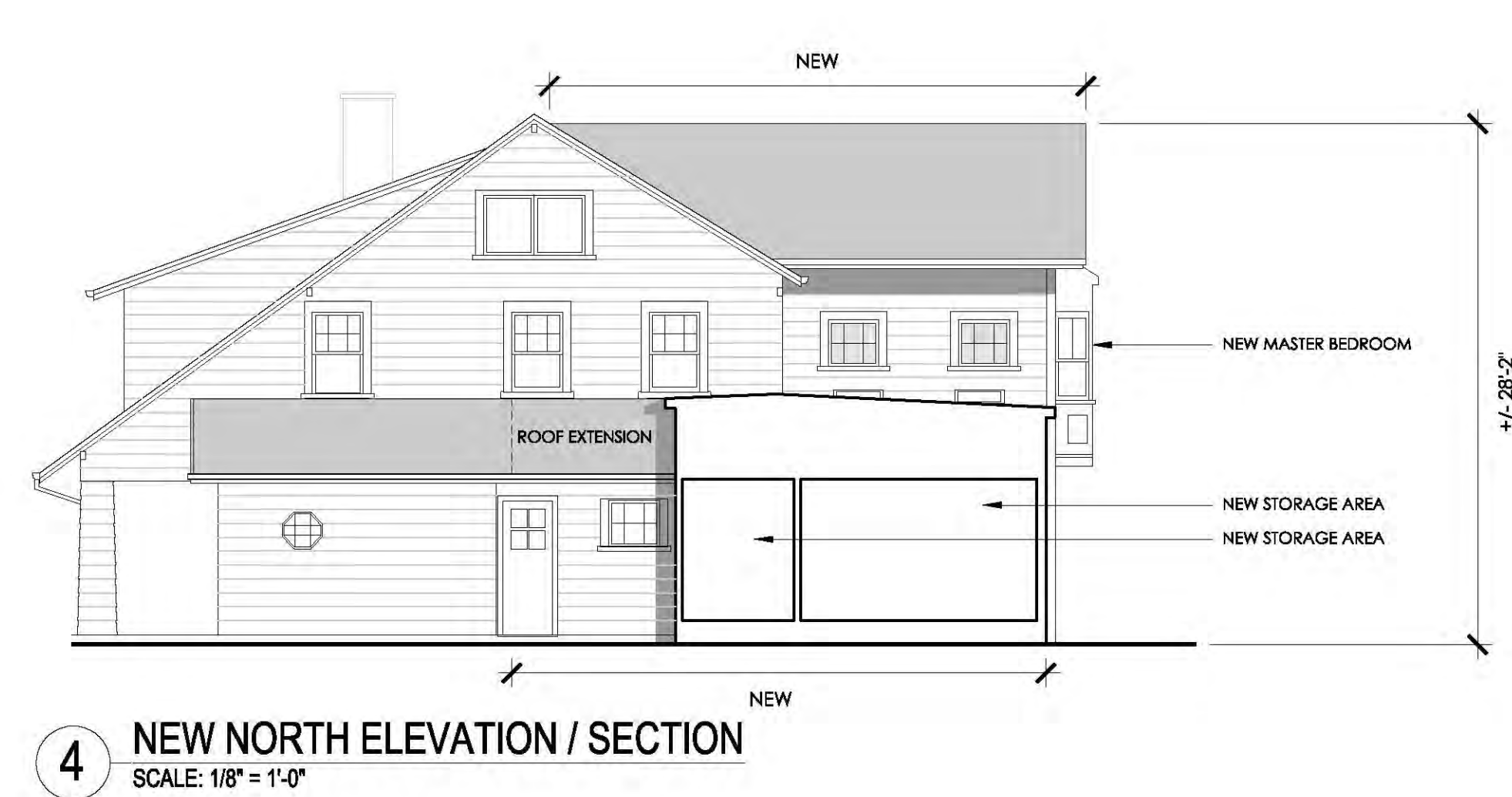
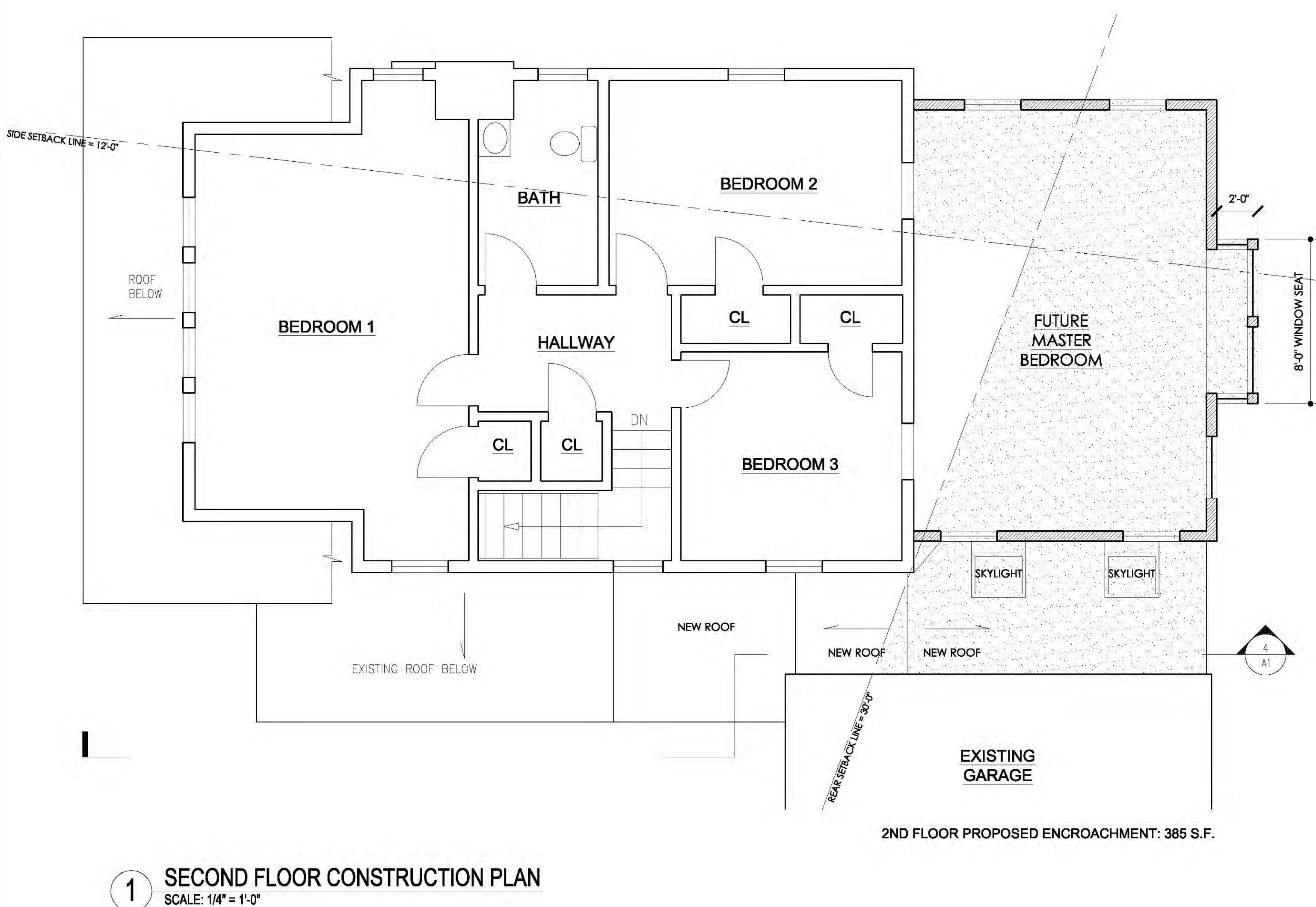
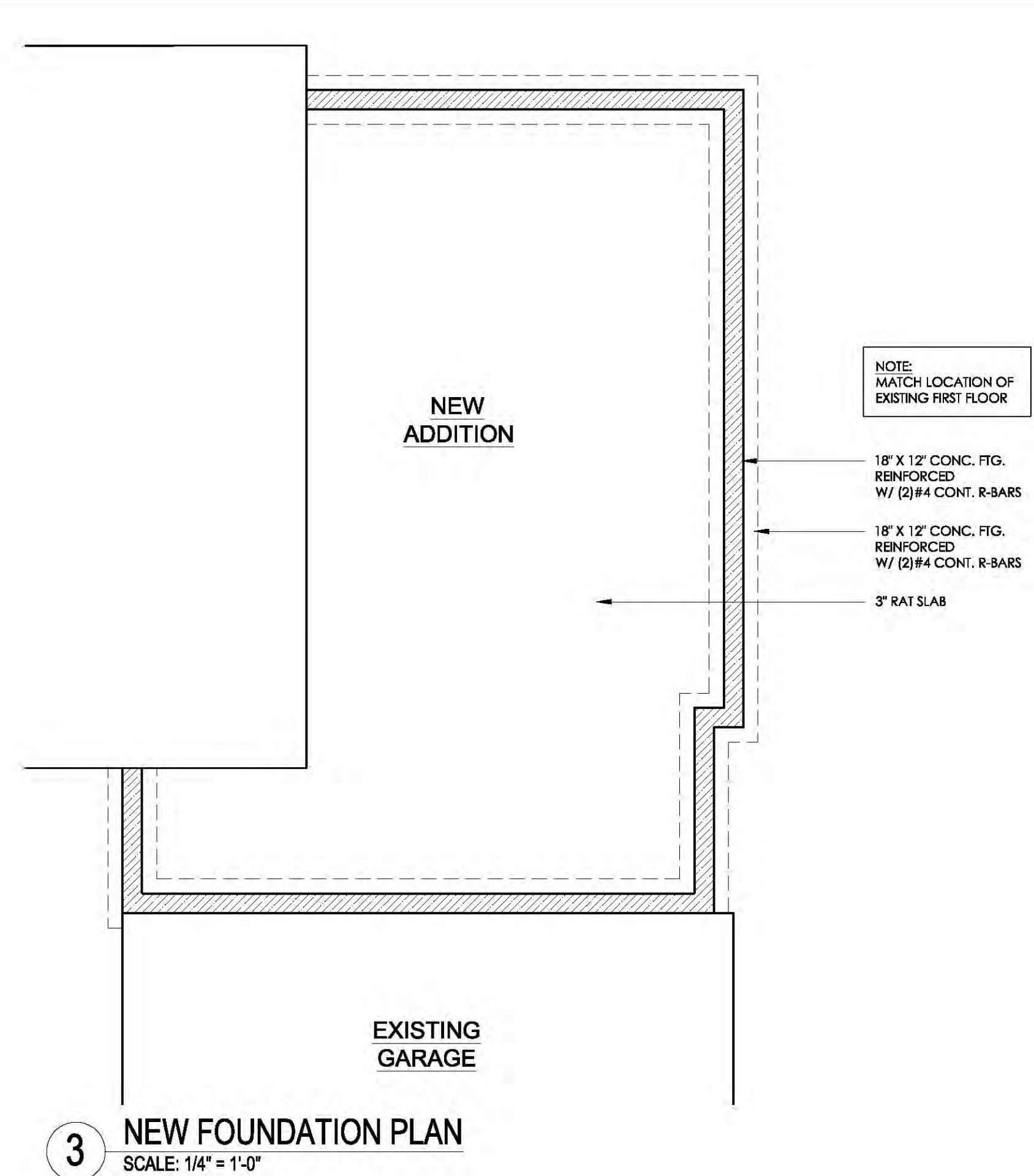
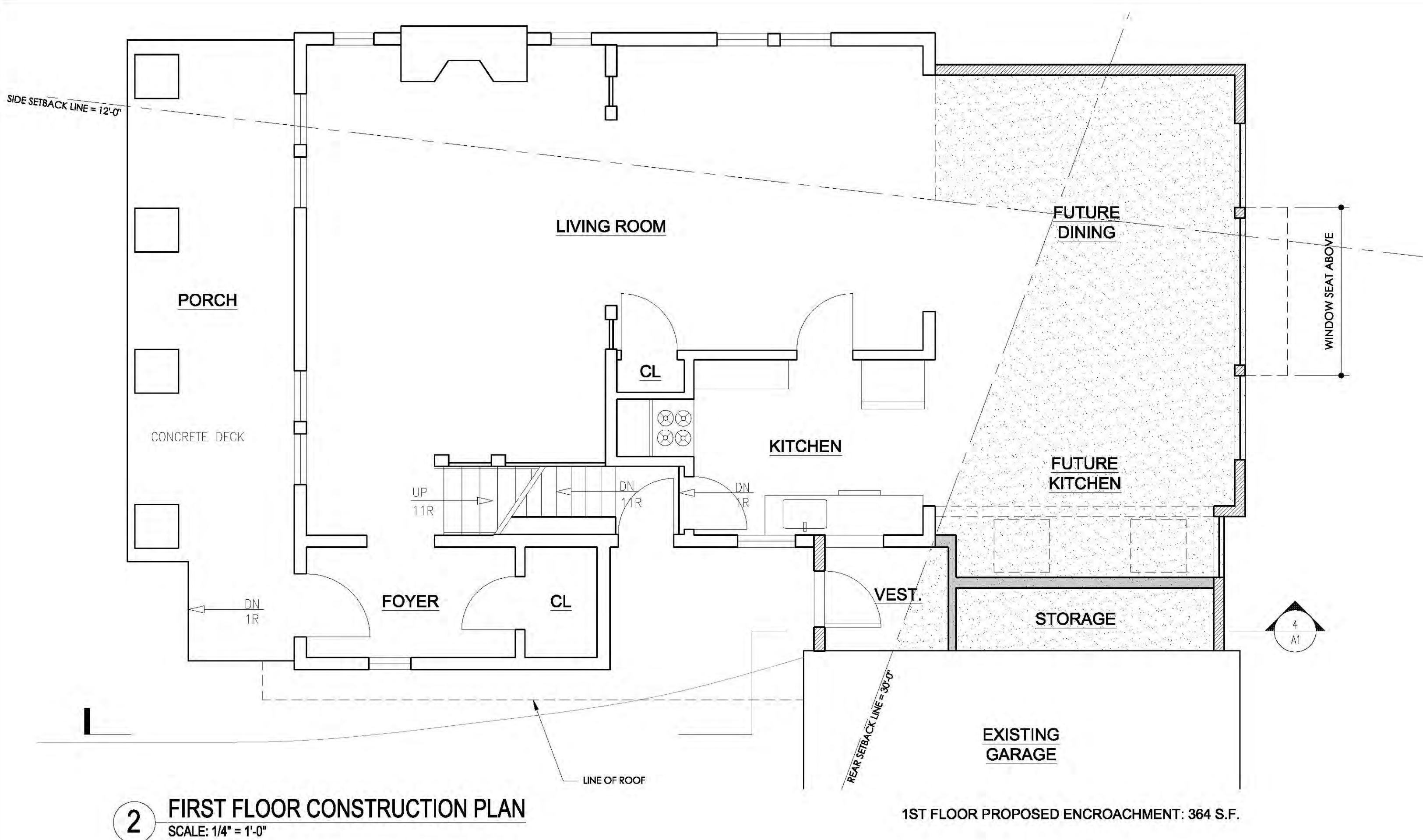
SEAL

NEW FOUNDATION PLAN  
FIRST & SECOND FLOOR  
CONSTRUCTION PLAN,  
ELEVATIONS / SECTION

PROJECT # JOB#

DRAWING NO.

A1





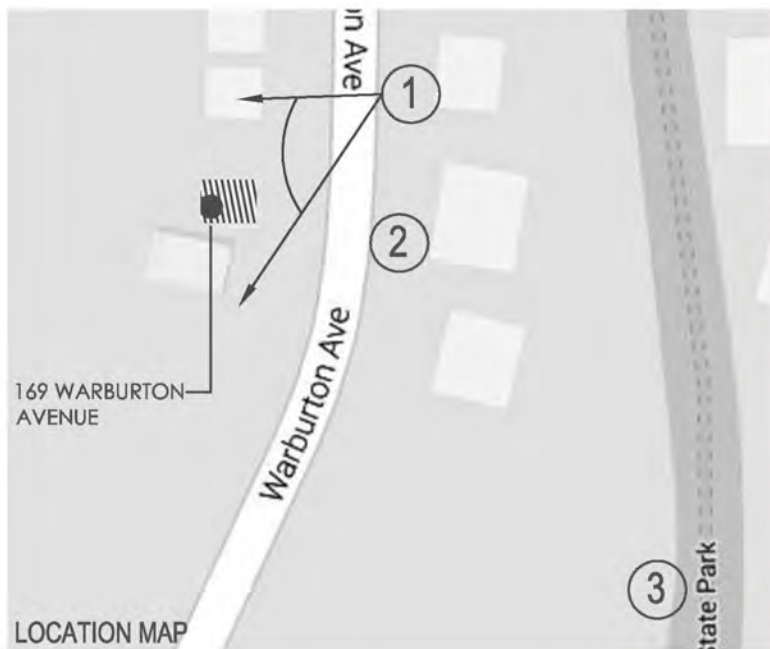


PHOTO 1  
VIEW FROM NORTHEAST W/ NEW ADDITION OUTLINE

LOCATION MAP  
PHOTOS OF PROPERTY

N.T.S.  
06/27/16

MAYA ELBAUM  
169 Warburton Avenue, Hastings on Hudson, NY 10706

MITCHELL KOCH ARCHITECTS  
HASTINGS ON HUDSON, NY



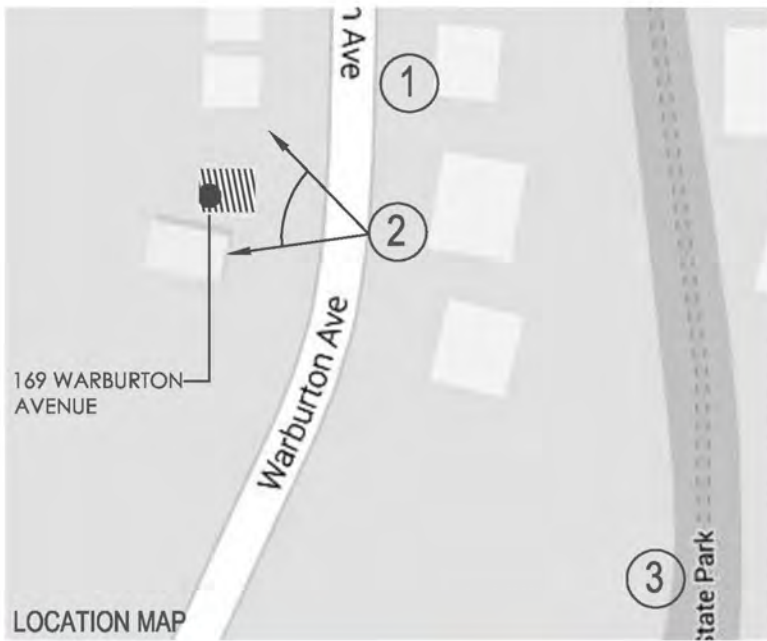


PHOTO 2  
VIEW FROM EAST - NO CHANGE

LOCATION MAP  
PHOTOS OF PROPERTY

N.T.S.  
06/27/16

MAYA ELBAUM  
169 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706

MITCHELL KOCH ARCHITECTS  
HASTINGS ON HUDSON, NY



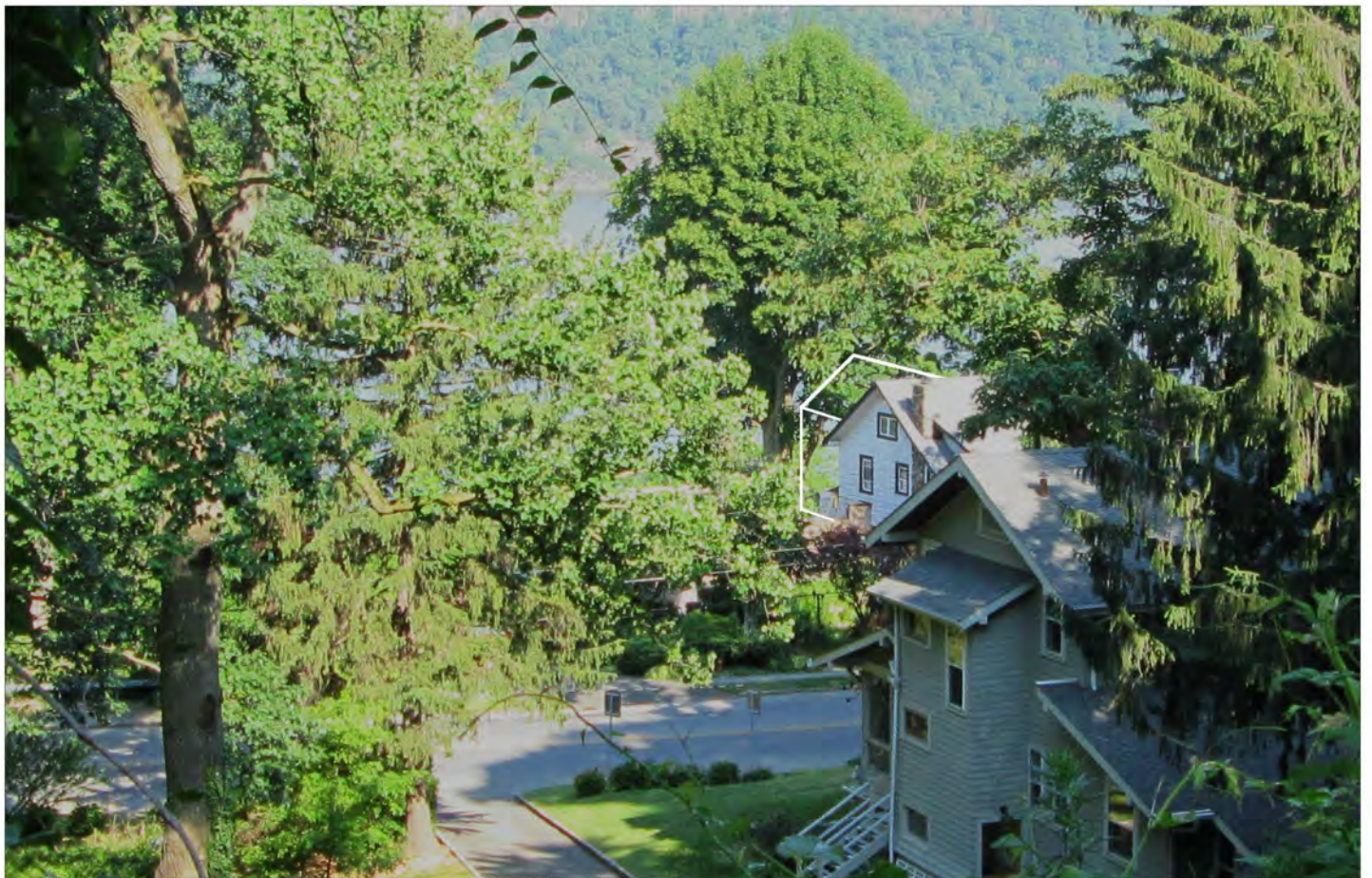
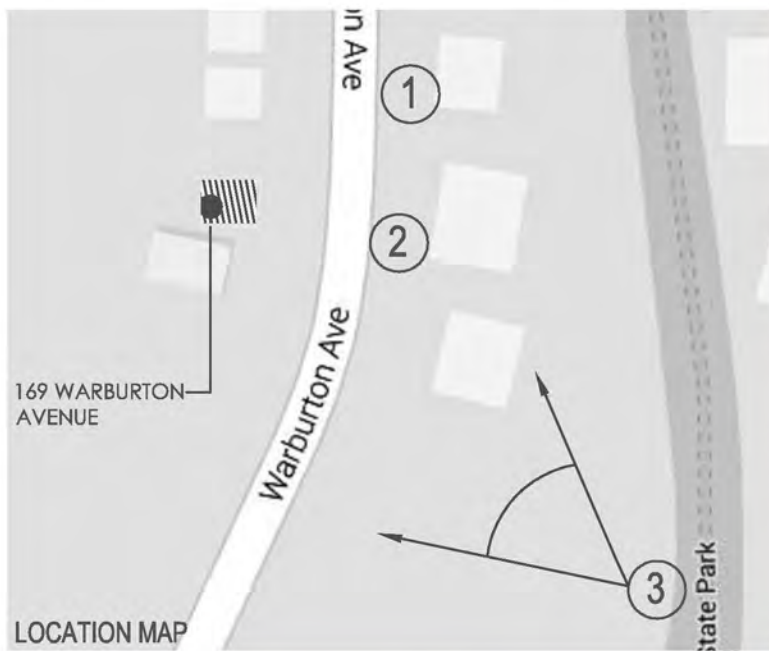


PHOTO 3  
VIEW FROM SOUTHEAST W/ NEW ADDITION OUTLINE

LOCATION MAP  
PHOTOS OF PROPERTY

N.T.S.  
06/27/16

MAYA ELBAUM  
169 Warburton Avenue, Hastings on Hudson, NY 10706

MITCHELL KOCH ARCHITECTS  
HASTINGS ON HUDSON, NY





VIEW FROM HOUSE TO EAST  
SHOWING ADJACENT PROPERTY



VIEW FROM HOUSE TO NORTH  
SHOWING ADJACENT PROPERTY



VIEW FROM HOUSE TO SOUTH  
SHOWING ADJACENT PROPERTY



VIEW FROM HOUSE TO WEST  
SHOWING THE HUDSON

LOCATION MAP  
PHOTOS OF PROPERTY

MAYA ELBAUM  
169 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706

N.T.S.  
06/27/16

mitchell koch architects  
hastings on hudson, ny