

204 Farragut Avenue  
Hastings on Hudson, New York 10706  
917-443-6718

Village of Hastings on Hudson  
Zoning Board of Appeals  
7 Maple Avenue  
Hastings on Hudson, New York 10706

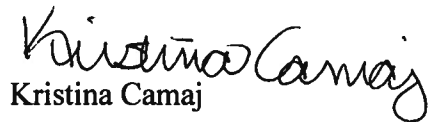
**Re: 204 Farragut Avenue**

Dear Board Members,

As owner of the above property, I respectfully submit an Application for Variance/~~Interpretation/~~  
~~View Preservation~~. This application is a duplicate of a prior application which was approved by  
the Board in October 2020. Unfortunately, that approved application expired prior to an extension  
being submitted. The details of the attached application are identical, and therefore an extension,  
to the application filed and approved in October 2020.

I look forward to discussing the application with you at the next Board meeting, and will be happy  
to answer any questions you may have.

Kind regards,

  
Kristina Camaj

Dec 14, 2021

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



Case number: ..... Date of application: **December 14, 2021**

Property owner: **Kristina Camaj**  
 Property address: **204 Farragut Avenue**  
 Name all streets on which the property is located: **Farragut Avenue**  
 Sheet: **4.110** Block: **102** Lot/Parcel: **5** Zoning District: **R-7.5**

Applicant: **Kristina Camaj, owner**

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

Address: .....

Daytime phone number: **917-443-6718**

Fax number: .....

E-mail address: **kcamaj@optonline.net**

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*
295-69 F	MIN SIDE YARD 8 FT	7.7'	7.7'
295-69 F	Combined side yards 20' 1FL	14.6'	14.6'
295-69 F	Combined side yards 20' 2FL	N/A	16'
295-20c2	PAYING 20' YARD	N/A	85 SQ FT.
.....	.....	.....	.....
.....	.....	.....	.....

\*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	25'	25.1'	25.1'
REAR	25'	120'	102'
SIDE ONE	8'	4'	7.7'
SIDE TWO			
TOTAL OF TWO SIDES	20'	13.9'	14.6'

**YARD SETBACKS**  
**(Accessory Structure)**

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	n/a		
REAR	n/a		
SIDE	n/a		

**BUILDING HEIGHT**

	PERMITTED	EXISTING	PROPOSED
STORIES 2.5	2.5	1.2	2
FEET	35'	20'	20'

**LOT COVERAGE**

	PERMITTED	EXISTING	PROPOSED
LOT AREA			
*BLDG. COVERAGE/ % OF LOT AREA	30%	10.1%	13.6%
*DEVELOPMENT COVERAGE / % OF LOT AREA	40%	16.4%	18.77%

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

**OCCUPANCY AND USE**

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1 FAM	1 FAM	1 FAM

\*\* 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
10/22/20	Area Variance request	Approved	10/22/20

- List pending violations on this property if any:

None

- 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 15<sup>th</sup> day  
of December 2021

Kristina Camaj  
Applicant

Mary Ellen Ballantine  
Notary Public

MARY ELLEN BALLANTINE  
Notary Public, State of New York  
Reg #01BA6278291  
Qualified in Westchester County  
Commission Expires 3/25/2025



11/19/20 9/3 1<sup>st</sup> BA 10/22/2020  
53-20 DC Unanimously approved 5 members  
O PINECREST PKWY

WILLIAM HANOVER

VP APPROVAL & DC EXT 15.42% PR 37.05%

ALLOWED 35% 2.05% VARIANCE

ADJURNED TILL DEC. 3<sup>RD</sup>

1-20 25 S. CALUMET AVE

ARI WALLACH

INSTALLATION OF A SPA

REDUCTION OF SET BACKS PRO 2' - EXT 0' - REG 5'

VARIANCE REG 3'

Unanimously approved 5 members

~~2-20~~  
12-20

204 CARRAGUT AVE

KRISTINA CAMAS

ADDITION - DORMER & PATIO

SIDE YARD PARAD. EX 7.7 PR 7.7 REG 8 3 VAR

SIDE YARD DORMER EX 8/14.5 PR 8/16 REG 8/20

VAR. REG. 4'

PAY REG YARD 85 SQ FT.

Unanimously approved 5 members

1<sup>st</sup> BB PRD

3-20 GARY LUCAS

10 CEDAR ST.

SHED IN FRONT YARD

EXT SIDE 20.4 FT 6' PR SIDE 17.4 FT 5.75 REG 20' 1<sup>st</sup> DC. 2<sup>nd</sup> JB

Unanimously approved 4 members

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



Case number: ..... Date of application: SEPTEMBER 20, 2020

Property owner: KRISTINA CAMAJ

Property address: 204 FARRAGUT AVE

Name all streets on which the property is located: FARRAGUT AVE

Sheet: 4.110 Block: 102 Lot/Parcel: 5 Zoning District: R7.5

Applicant: SID SCHLOMANN

Standing of applicant if not owner: ARCHITECT

Address: 3 PETERSVILLE RD MOUNT KISCO NY 10549

Daytime phone number: 914 673 2309 Fax number: .....

E-mail address: Sidesign@yahoo.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*
PATIO 295-20C(2)	NO PAVING	N/A	85 SF STONE PATIO
ADD. 295-69F.I.C.	MIN SIDE 8'	7.7'	7.7' (SIDE 1)
FORMER 295-69F.I.C.	COMBINED SIDE		8'-0" (SIDE 2) 12' REQ'D
	YARDS		
	16' WHERE 20'		
	REQUIRED		

\*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	25	25.1	25.1
REAR	25	120	102
SIDE ONE	8'	4'	7.7'
SIDE TWO			
TOTAL OF TWO SIDES	20'	13.9'	14.6'

#### YARD SETBACKS (Accessory Structure)

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

#### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES 2.5	2.5	1.	2
FEET	35	20	20

#### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA			
*BLDG. COVERAGE/ % OF LOT AREA	30%	10.1%	13.6%
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\*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

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CURRENT USE**	1 FAM	1 FAM	1 FAM

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# 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
	NONE		

- List pending violations on this property if any:

NONE

NONE

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

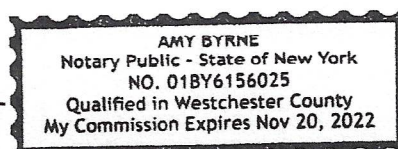
COUNTY OF WESTCHESTER ss.:

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:

[Signature]  
Applicant

Sworn to before me this 23<sup>rd</sup> day  
of Sept, 2020

[Signature]  
Notary Public



VILLAGE OF HASTINGS-ON-HUDSON  
Zoning Board of Appeals  
Application and Procedure for Application for  
Variance/Interpretation/View Preservation



Name : KRISTINA CAMAJ, being duly sworn, deposes and says that  
he/she resides at 204 FARRAGUT 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 4.110 Block 102 and Lot 5 of the tax map, and that  
he/she hereby authorized SID SCHLOMANN 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.:

Kristina Camaj  
KRISTINA CAMAJ

Owner

SWORN TO BEFORE ME THIS 22 DAY  
OF September 2020

Judy Kaiser  
Notary Public

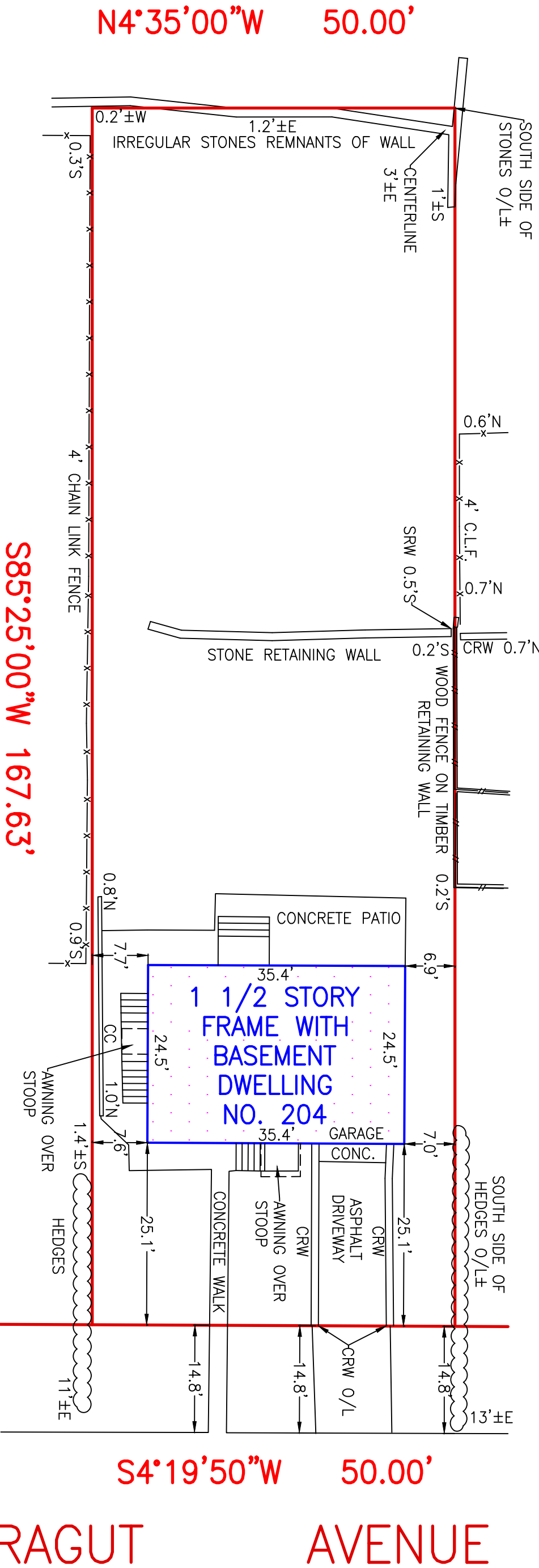
JUDY KAISER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KA2018350  
Qualified in Westchester County  
Commission Expires January 31, 2022

**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.



N85°25'00"E 167.85'



CC = CONCRETE CURB  
CRW = CONCRETE RETAINING WALL  
C.L.F. = CHAIN LINK FENCE  
SRW = STONE RETAINING WALL

KNOWN AND DESIGNATED AS LOT 117 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP NO. 2 OF SHADOLAWN AT HASTINGS-ON-HUDSON, PLANNED AND DEVELOPED BY THE HOMELAND CO." MADE BY WULF ENGINEERING CO., TARRYTOWN, N.Y. DATED DECEMBER 1926 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON MAY 25, 1927 IN VOLUME 63 OF MAPS, PAGE 87



BURNSIDES DRIVE  
(SAUNDERS STREET)

CERTIFIED TO:

KRISTINA CAMAJ

DATE SURVEYED: JANUARY 15, 2020

ALL COUNTY LAND SURVEYOR PC

TAX MAP  
SECTION 4.110  
BLOCK 102  
LOT 5

TOWN OF GREENBURGH  
COUNTY OF WESTCHESTER

DONAL A. O'BUCKLEY P.L.S.  
167-17 45TH AVENUE  
FLUSHING, NY 11358  
TEL. 718-358-8114  
FAX. 718-353-0938  
EMAIL: DOBUCKLEY@ACLSNY.COM

TITLE No.  
STATE OF NEW YORK

DONAL A. O'BUCKLEY, P.L.S.  
NEW YORK LICENSE 050641

- NOTES:
1. THIS SURVEY WAS DONE FOR KRISTINA CAMAJ AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
  2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE REPORT.
  3. THIS MAP WAS MADE AT A SCALE OF 1" = 15' WHEN ORIGINALLY DRAWN
  4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
  5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
  6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
  7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITHIN AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
  8. THIS SURVEY IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION.

September 20, 2020

RE: 204 FARRAGUT AVE  
ZBA APPLICATION

#### ADDITIONAL INFORMATION

Project scope: rear 2<sup>nd</sup> floor dormer and rear 2 story addition

- Variances required for side yard and combined side yard setbacks
- Note: most non conforming element (stairs) which are only 4 feet from property line will be removed
- Proposed addition aligns with existing house. Will not increase the degree of con conformity
- Will not have a negative impact on the property nor on the neighborhood
- Will not adversely affect the environment
- Will improve the aesthetic nature of the residence and increase property value
- Will improve quality of life for this family. No reasonable alternative is possible
- This is not self created as the existing house is non conforming
- This variance request is not substantial.
- It is a reasonable, logical solution in order to make this house more functional and inviting



**SI Design**GROUP

ARCHITECTURE + INTERIOR DESIGN



FRONT



---

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ARCHITECTURE + INTERIOR DESIGN



SIDE SHOWING STAIRS AND ROOF TO BE REMOVED





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ARCHITECTURE + INTERIOR DESIGN



REAR





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ARCHITECTURE + INTERIOR DESIGN

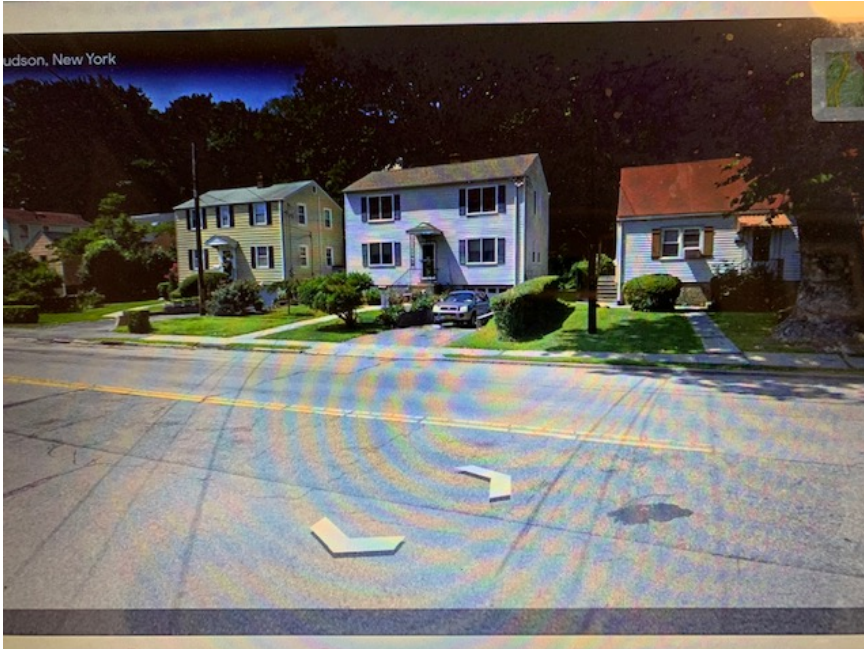


RIGHT SIDE



**SI Design**GROUP

ARCHITECTURE + INTERIOR DESIGN



STREETSCAPE SHOWING NEIGHBORS



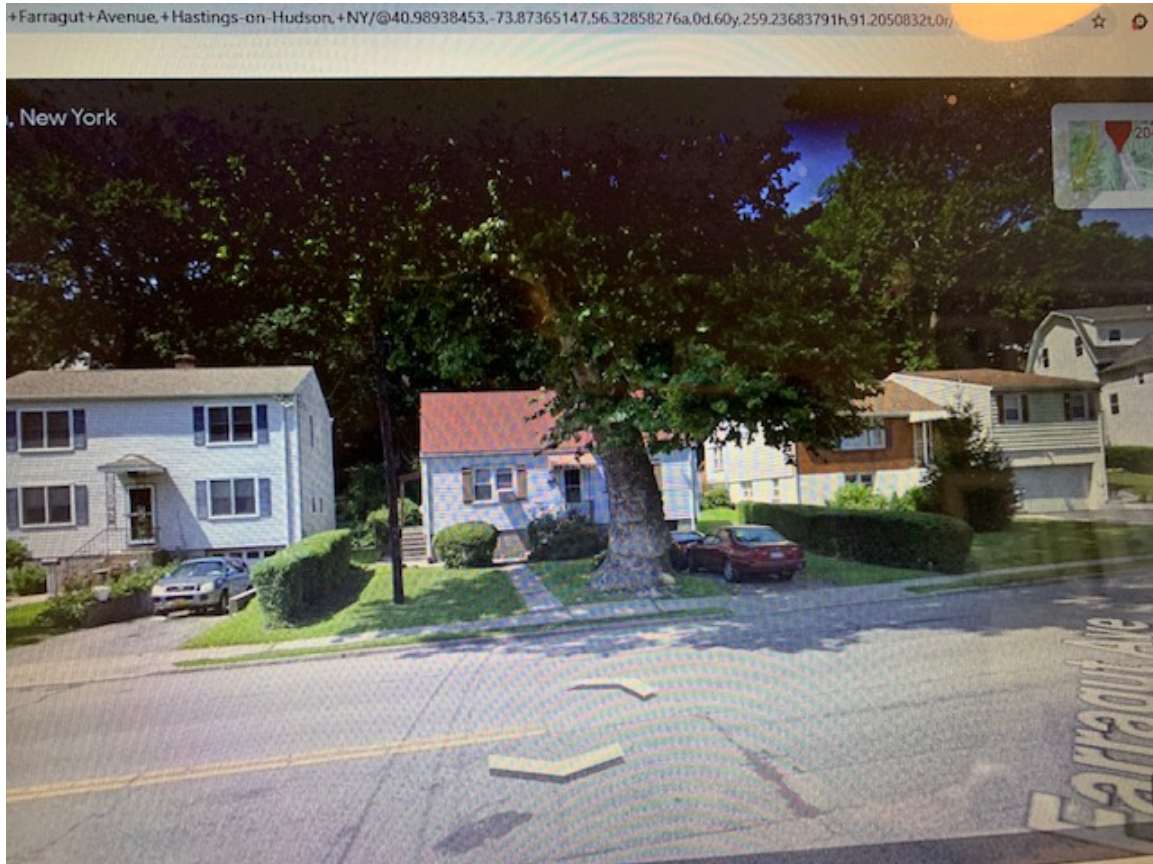
HOUSE ACROSS STREET



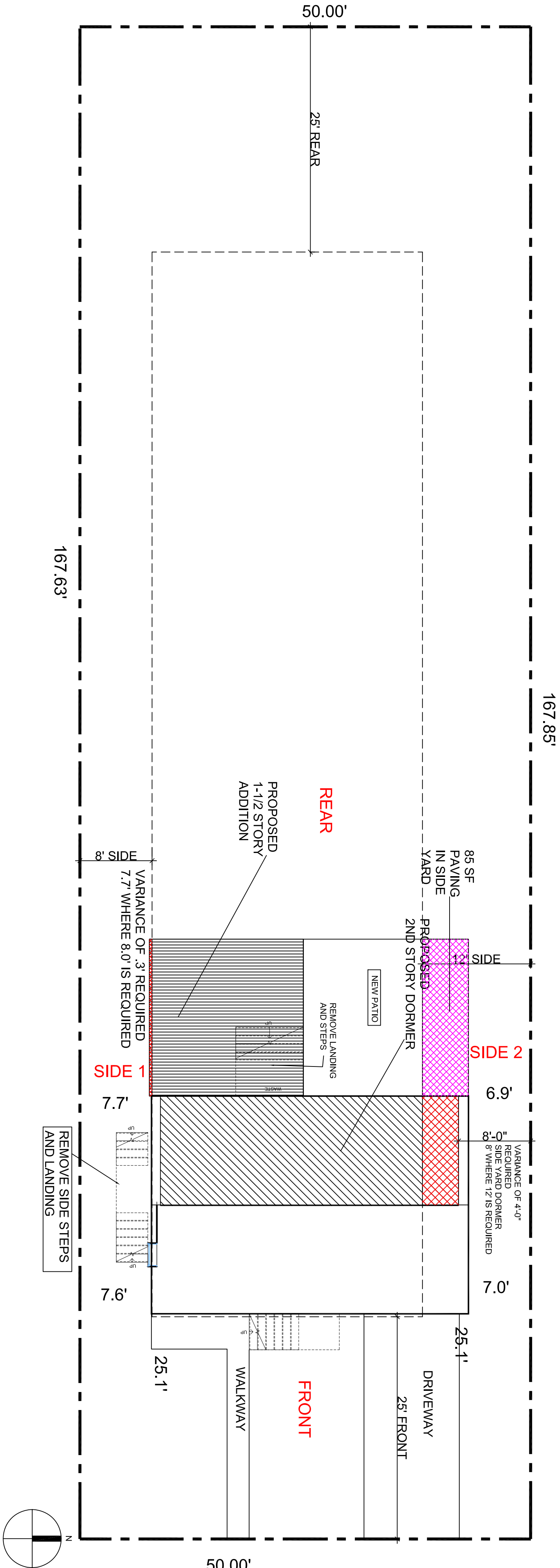


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ARCHITECTURE + INTERIOR DESIGN



STREETSCAPE SHOWING HOUSES ON EITHER SIDE



PLOT PLAN

1/8"=1'-0"

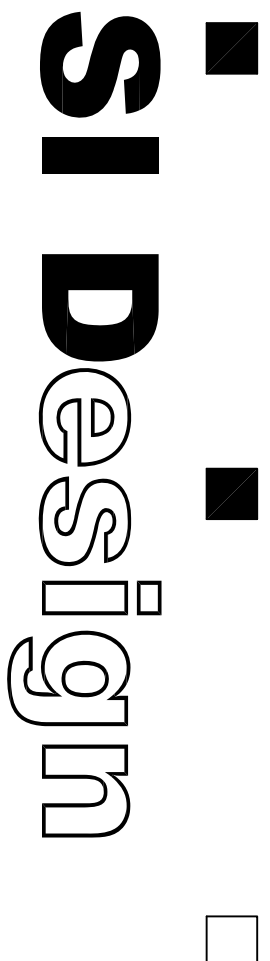
REQUIREMENT	EXISTING	PROPOSED	COMMENTS
FRONT - 25'	25.1'	25.1'	COMPLIES
SIDE 8', 20' SUM	4', 13.9'	7.7', 14.6'	EXISTING
REAR - 25'	120'	102'	COMPLIES
HEIGHT 35'	16'	16'	COMPLIES
BLDG COV 30%	10.1%	13.6%	COMPLIES
DEV COV 40%	16.4%	22.4 %	COMPLIES
LOT SIZE 7500 SF	8392	8392	COMPLIES

R-7.5 ZONING DISTRICT

VARIANCES REQUIRED
3 FEET RELIEF SOUGHT FOR 1 STORY ADDITION (ALIGN WITH EXISTING) SIDE 1
4 FEET RELIEF SOUGHT FOR 2ND STORY SIDE 2 8' WHERE 12' IS REQUIRED
COMBINED YARD SETBACKS 16' WHERE 20' IS REQUIRED
4' VARIANCE SECOND FLOOR DORMER (SIDES 1 & 2)
85 SQUARE FEET PAVING IN REQUIRED YARD

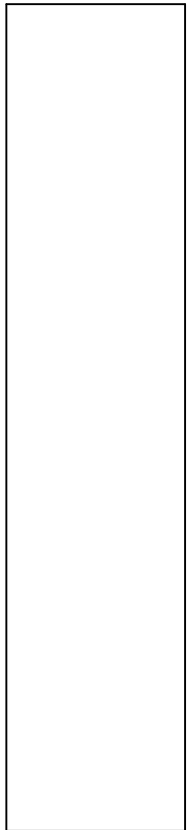
NOT FOR CONSTRUCTION  
ISSUED FOR ZONING REVIEW, DENIAL,  
ZBA AND ARB REVIEW

architecture • interiors • landscapes

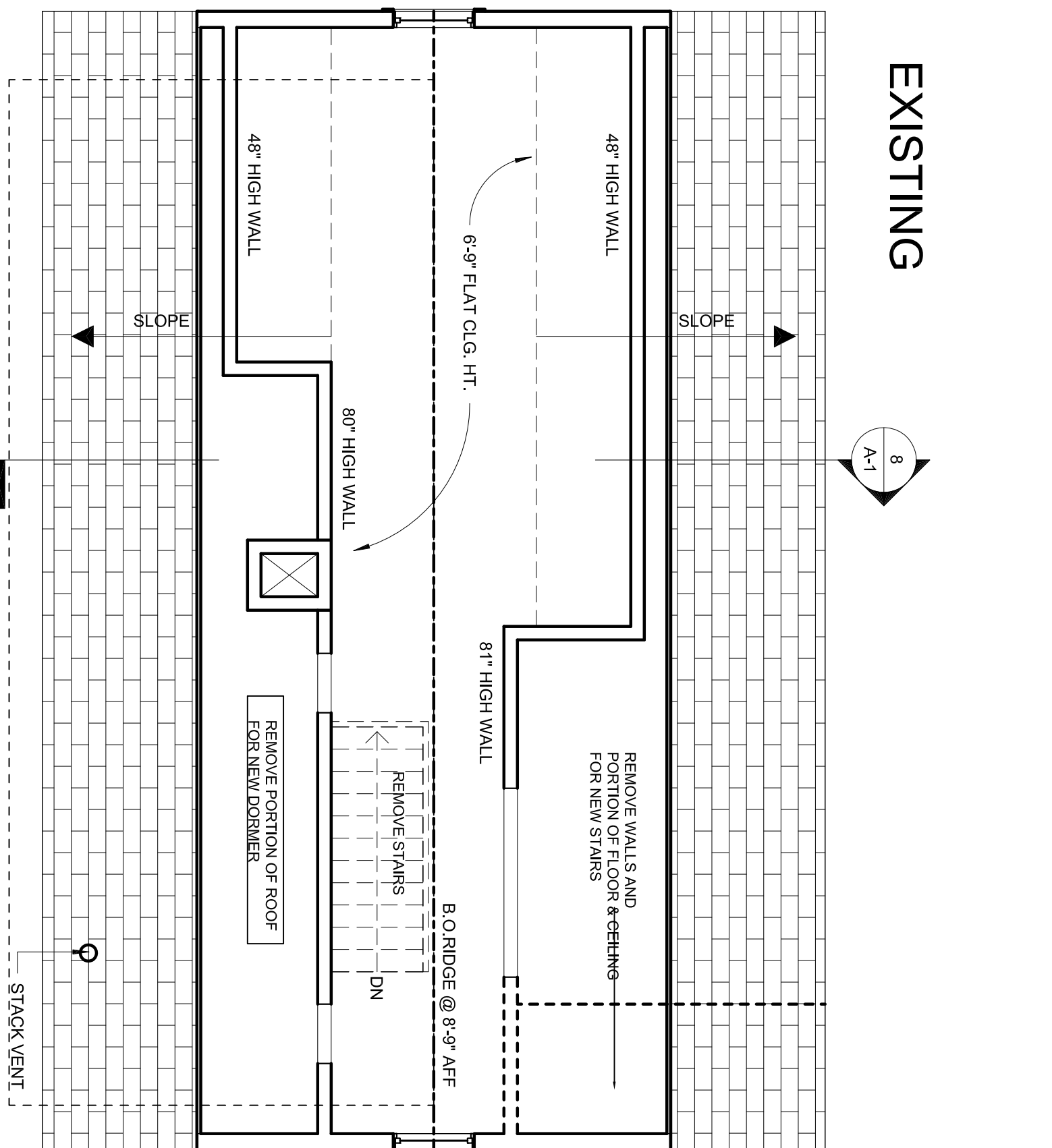
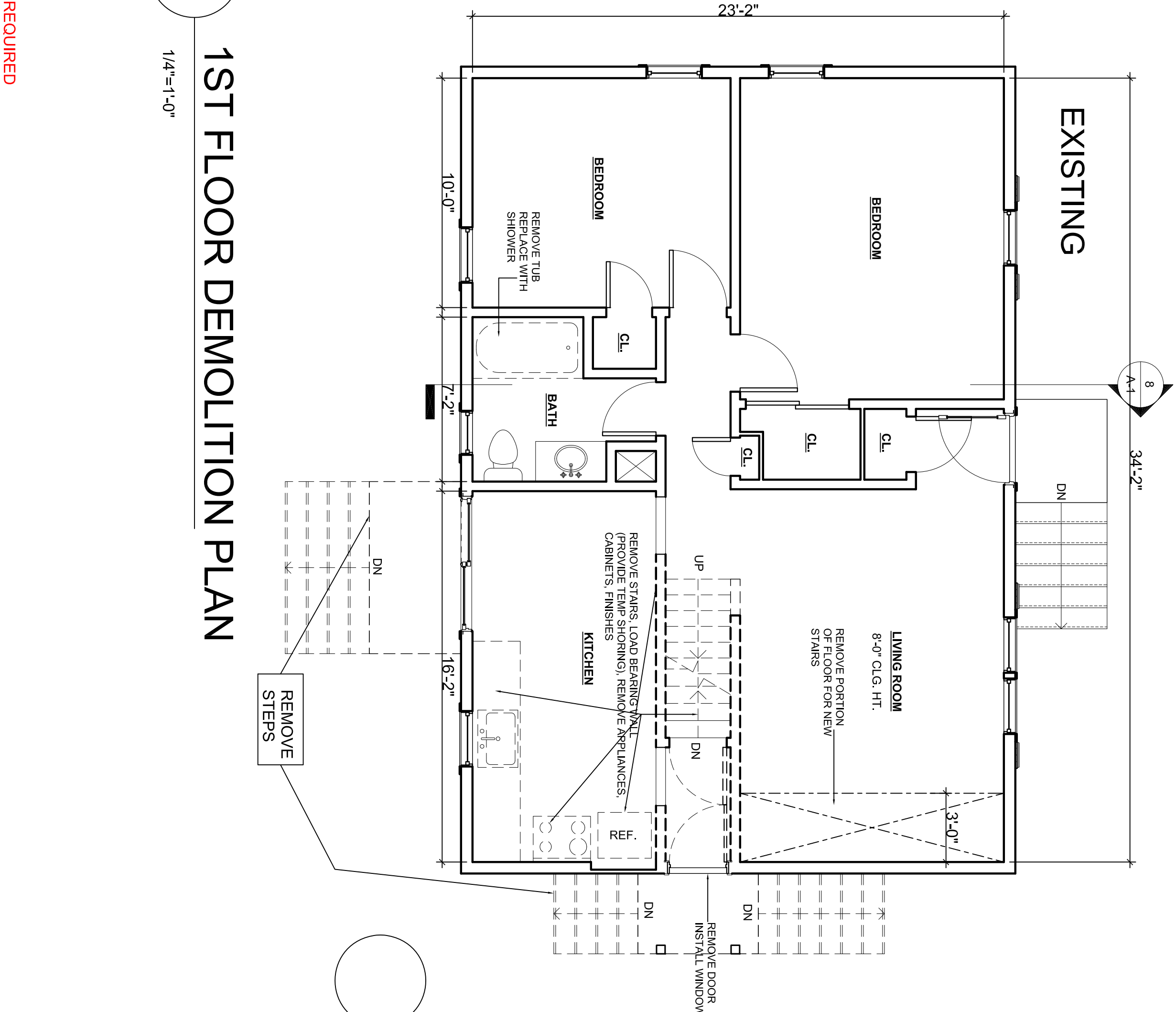
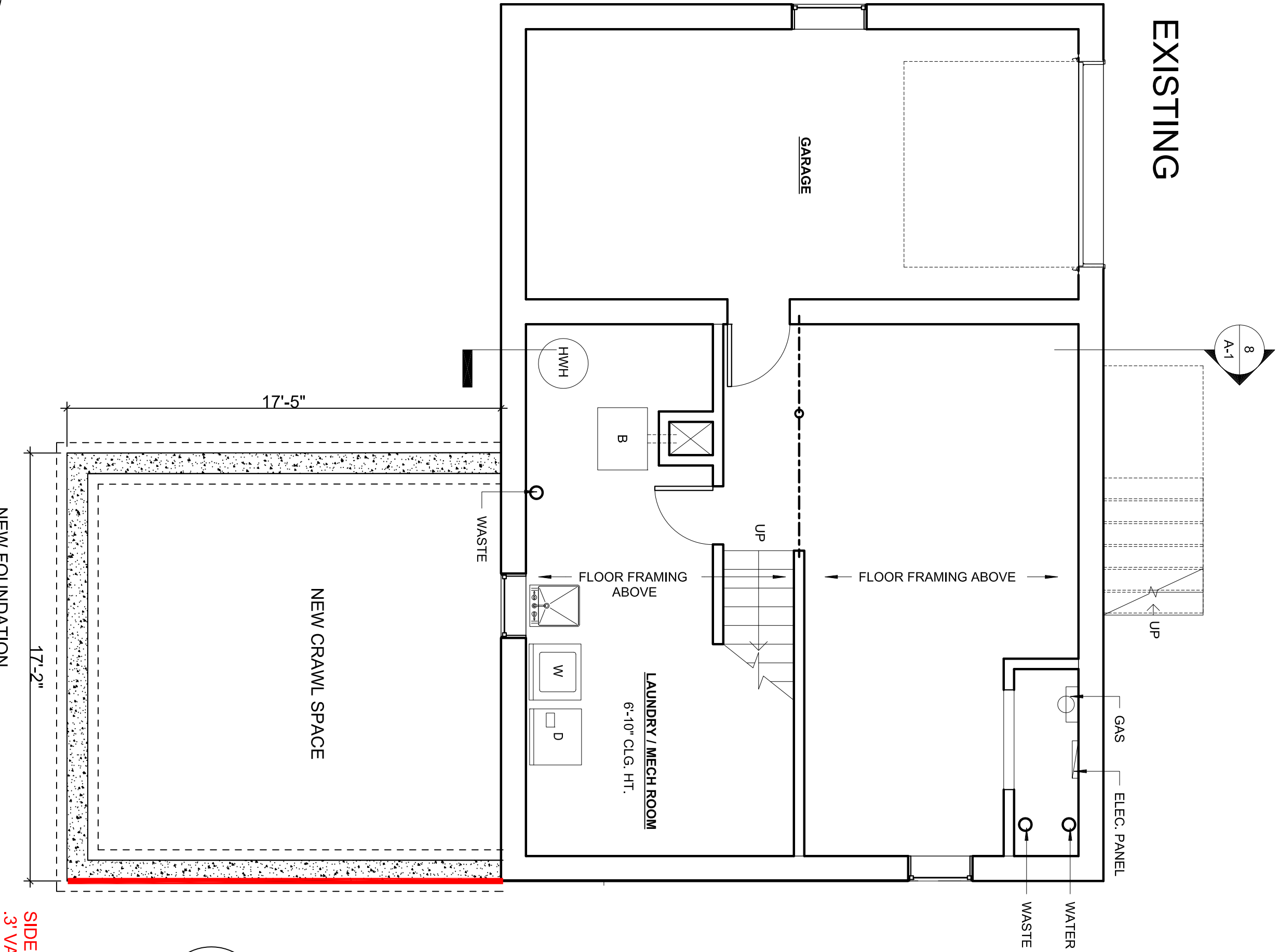


3 PETERSVILLE ROAD  
MOUNT KISCO, NY 10549  
914.673.2309 SIDesign@yahoo.com

CAMAU RESIDENCE  
204 FARRAGUT AVE  
HASTINGS, NY  
ADDITION & ALTERATIONS



SEAL & SIGNATURE	
DATE	SEPTEMBER 20, 2020
PROJECT No.	2019-312
DRAWING BY	SS
CHK BY	SS
DWG No.	
A-101.00	
SIDESIGN FILE No	KC 001
1 OF 4	



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MOUNT KISCO, NY 10549  
914.673.2309 SIdesign@yahoo.com

CAMAJ RESIDENCE  
204 FARRAGUT AVE  
HASTINGS, NY  
ADDITION & ALTERATIONS

## BASEMENT PLAN

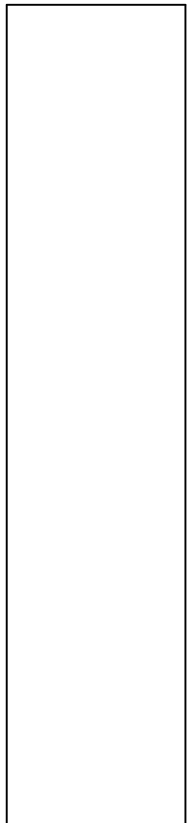
1/4"=1'-0"

## 1ST FLOOR DEMOLITION PLAN

1/4"=1'-0"

## 2ND FLOOR DEMOLITION PLAN

1/4"=1'-0"



SEAL & SIGNATURE

DATE SEPTEMBER 20, 2020

PROJECT No. 2019-312

DRAWING BY SS

CHK BY SS

DWG No.


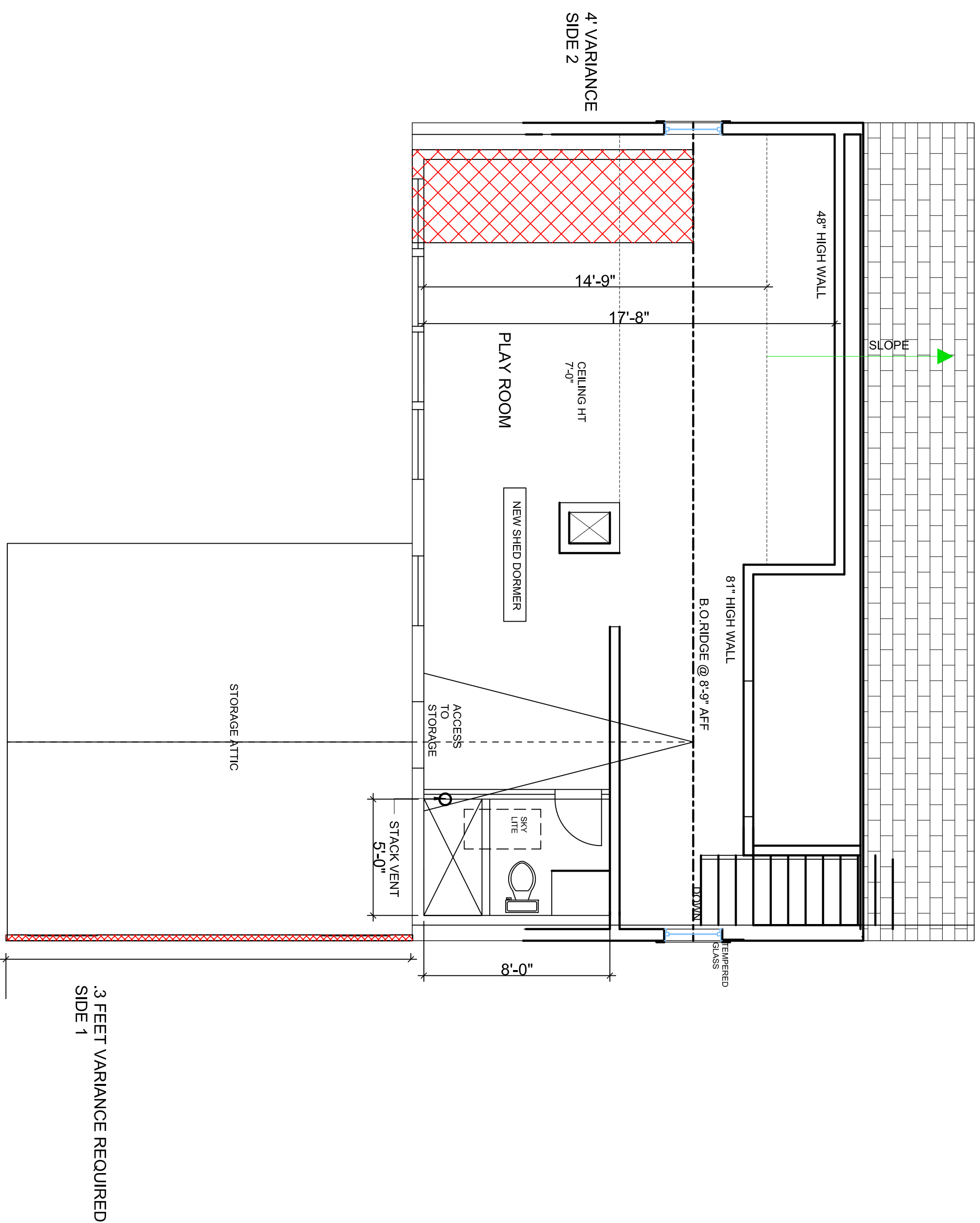
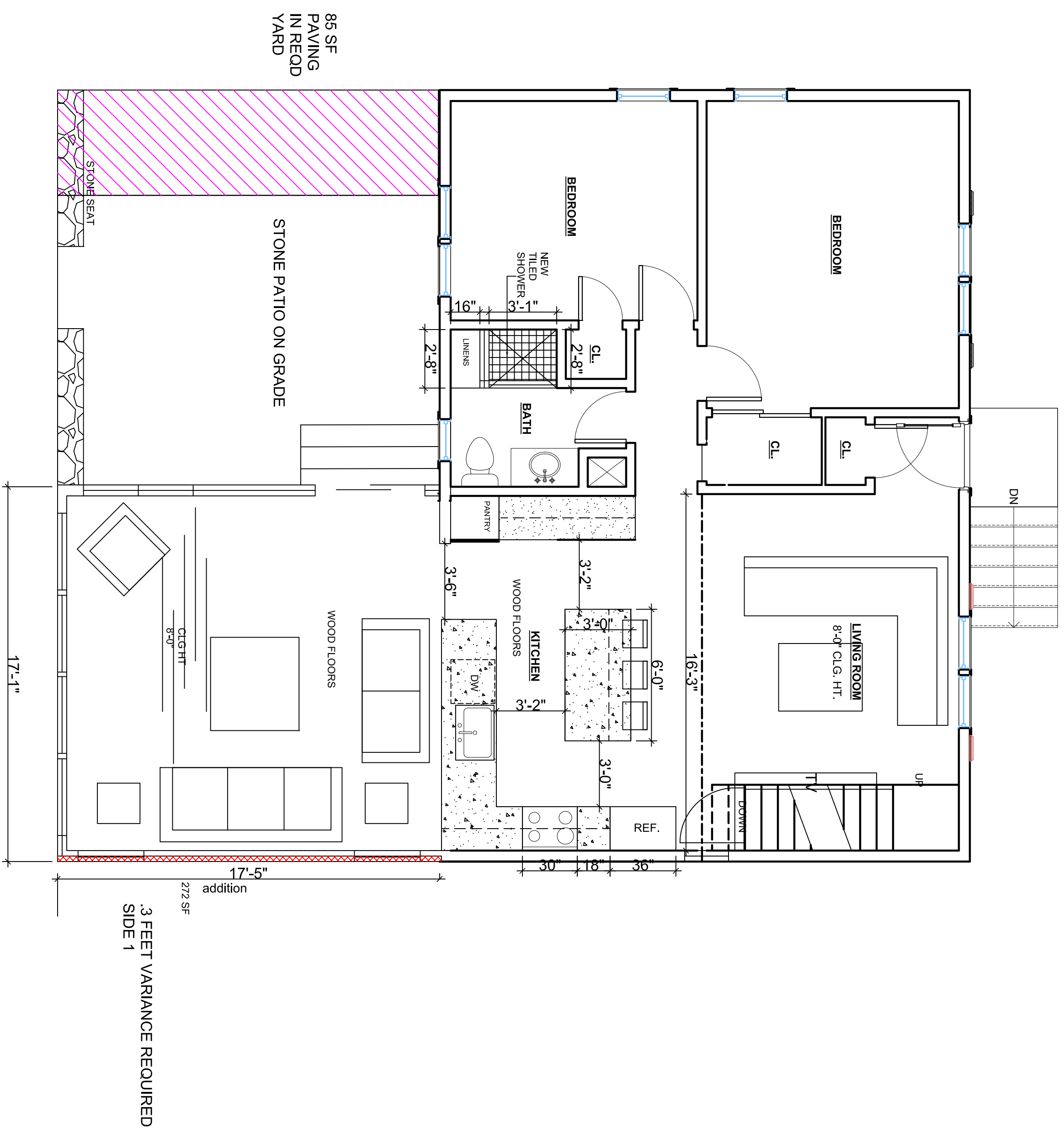
A-201.00

SIDESIGN FILE No

KC 001

2 OF 4





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MOUNT KISCO, NY 10549  
914.673.2309 SIDesign@yahoo.com

**CAMAJ RESIDENCE  
204 FARRAGUT AVE  
HASTINGS, NY  
ADDITION & ALTERATIONS**

SEAL & SIGNATURE	DATE	SEPTEMBER 20, 2020
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DATE	SEPTEMBER 20, 2020
PROJECT No.	2019-312

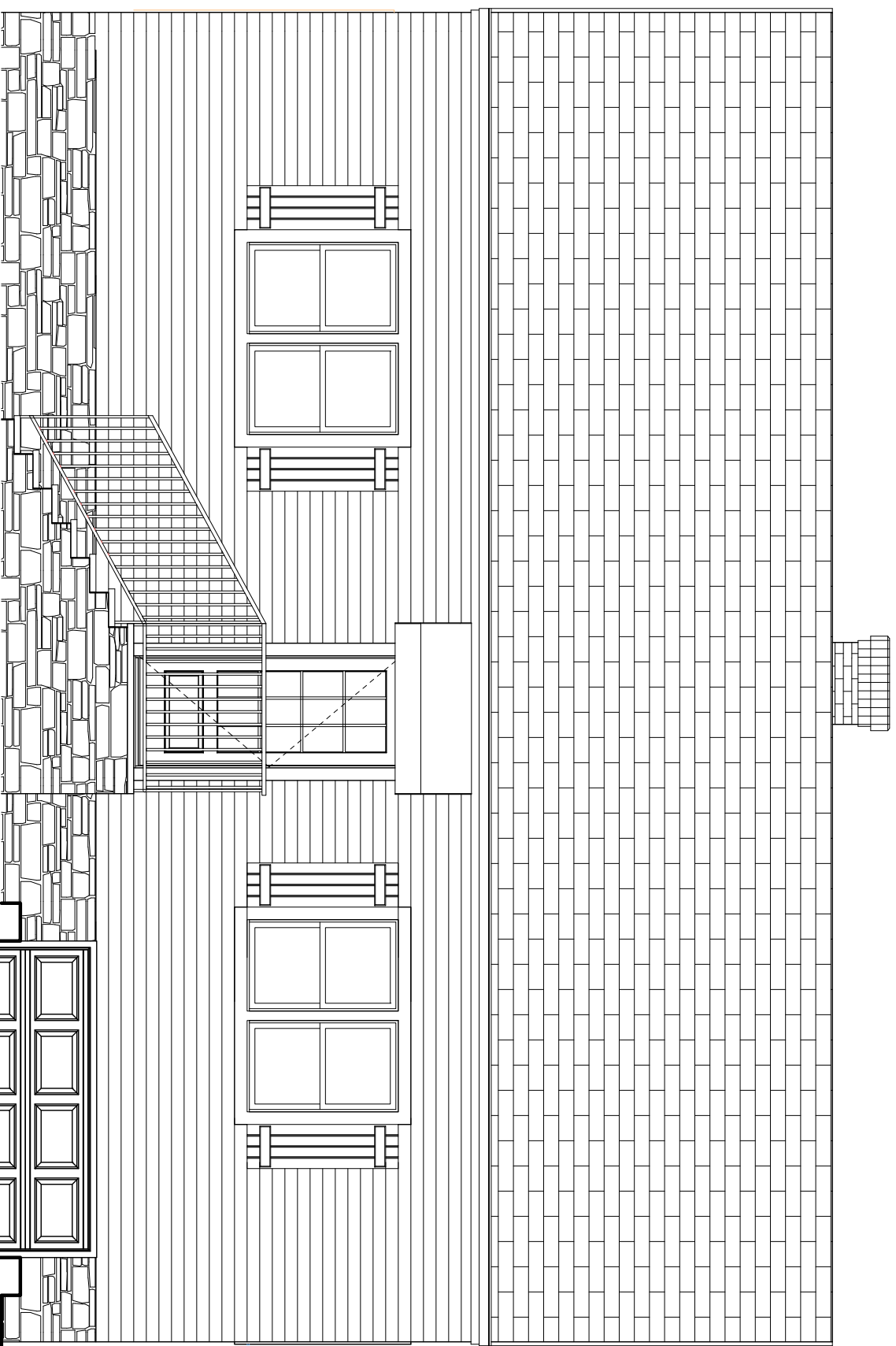
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DWG No.

A-301.00

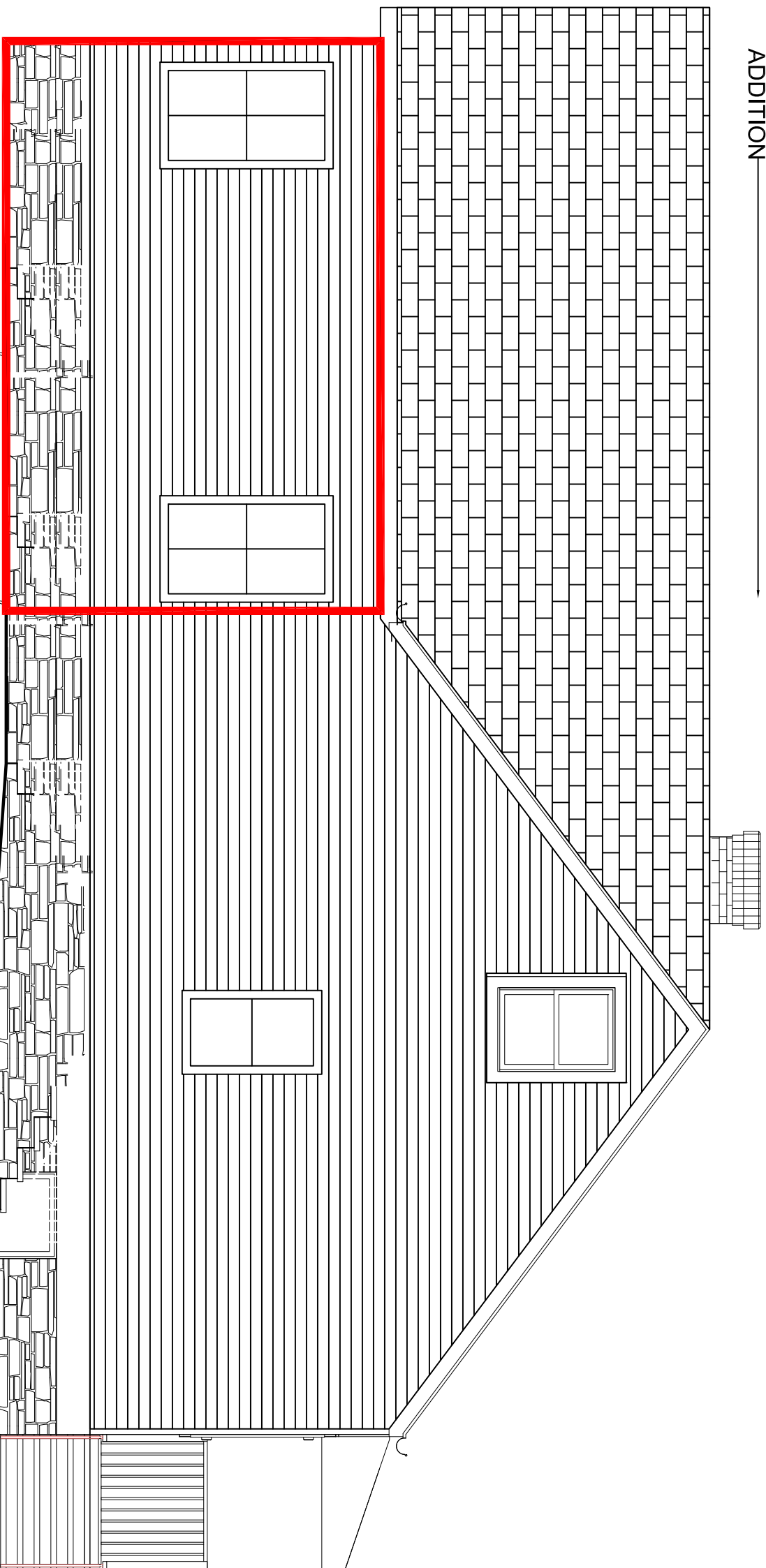
SI DESIGN FILE NO KC 001	3 OF 4
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FRONT ELEVATION

1/4"=1'-0"

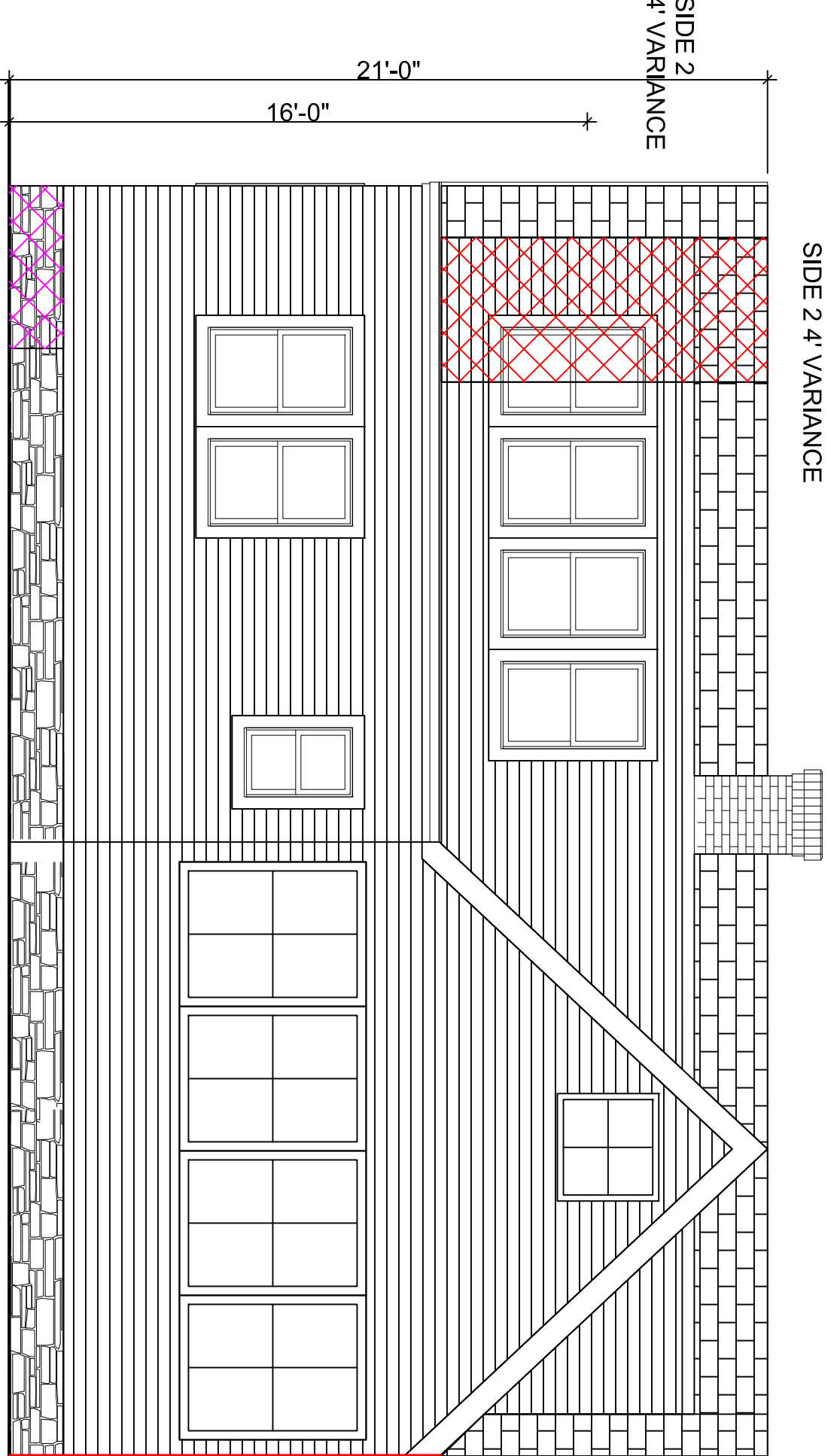
NO CHANGES



SIDE 1, 3' VARIANCE

LEFT SIDE ELEVATION

1/4"=1'-0"



SIDE 2, 4' VARIANCE

SIDE 2, 4' VARIANCE

21'-0"

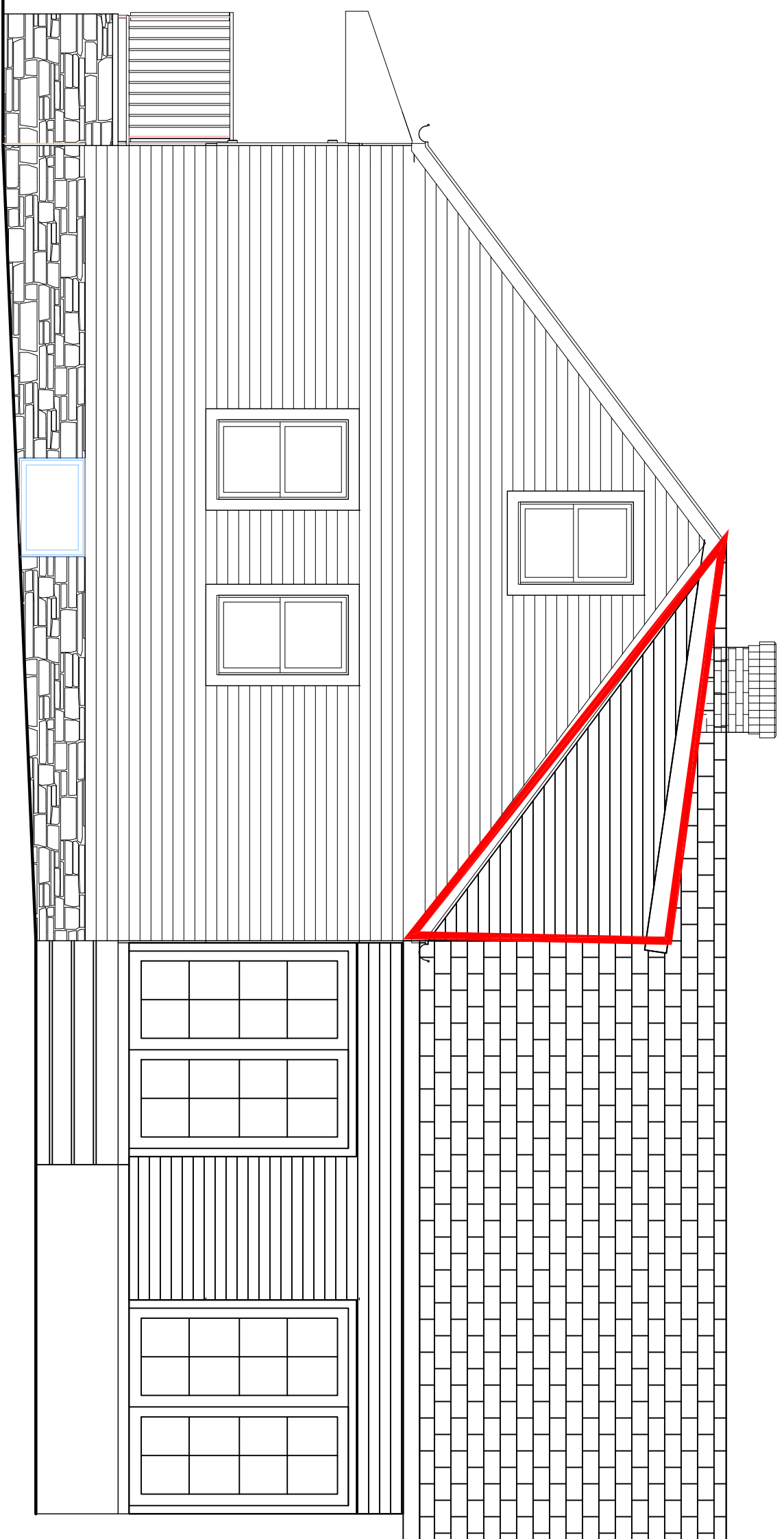
16'-0"

SIDE 1, 3' VARIANCE

REAR ELEVATION

1/4"=1'-0"

PAVING IN  
REAR YARD  
85 SF



SIDE 2, 4' VARIANCE

RIGHT SIDE ELEVATION

1/4"=1'-0"

**si** Design

architecture • interiors • landscapes

3 PETERSVILLE ROAD  
MOUNT KISCO, NY 10549  
914.673.2309 [SIDesign@yahoo.com](mailto:SIDesign@yahoo.com)

**CAMAJ RESIDENCE**  
**204 FARRAGUT AVE**  
**HASTINGS, NY**  
**ADDITION & ALTERATIONS**

SEAL & SIGNATURE

DATE SEPTEMBER 20, 2020

PROJECT No. 2019-312

DRAWING BY SS

CHK BY SS

DWG No.

**A-401.00**

SI DESIGN FILE No. 4 OF 4  
KC 001





**SIDesign** Group

architecture · interiors · landscapes

3 PETERSVILLE ROAD  
MOUNT KISCO, NY 10549

212.381.9391 [SIDesign@yahoo.com](mailto:SIDesign@yahoo.com)

PROJECT

CAMAJ RESIDENCE  
204 FARRAGUT AVENUE  
HASTING ON HUDSON, NY  
ADDITION & ALTERATION

PERSPECTIVES

SEAL & SIGNATURE

DATE 12/1/2019

PROJECT No.

DRAWING BY

CHK BY

DWG No.

A-9

SIDesign FILE No.