



41 Elm Place Rye, New York 10580 ·914-967-6060

November 10, 2016

Zoning Board of Appeals, Building Department  
Chairman Matthew Collins  
7 Maple Avenue  
Hastings-on-Hudson, NY 10706  
914-478-3400

Re: 207 Farragut Avenue

Dear Chairman Collins and Members of the Zoning Board of Appeals,

Please find the attached application and proposal for a rear 1.5 story addition at 207 Farragut Avenue.

In October 2013, the attached application and proposal was presented and approved by the active board. The owners, two young working parents of (at the time two year old) twins, were unable to execute the project due to unexpected expenses and put the addition on hold. With now two energetic five year olds, the family's need for the expansion to their home has grown and become a necessity. Limitations for the approval have expired and they would like to obtain the necessary approvals to move forward.

In this application the owners are seeking area variances for the following conditions;

- building coverage of 31% (24% existing)
- lot development of 53% (45% existing)
- short yard .36' (no change from existing)
- total of two side yards 10.36' (no change from existing)
- patio side yard 1.25' (existing wood deck at .36')
- paving in required yard 57sf (existing wood deck to be removed)

Per the R-10 zoning regulations, this lot is quite undersized at 3,000sf and when subjected to setback requirements, the lot is ultimately un-build able.

The proposal does not increase the side yard setbacks more than existing, but requests to extend the rear of the home while maintaining the existing non-conforming sides.

We look forward to the opportunity to discuss this proposal at the meeting and review any questions you may have.

Many thanks for your attention to this proposal.

Sincerely,

Danielle J. DeVito, Project Manager

danielle@chziergedney.com

# 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: Dan TSKA / Jamie Nedwick

Property address: 207 Fairagut Avenue

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

Sheet: 27 Block: 683 Lot/Parcel: 47 Zoning District: R-10

Applicant: Same

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

Address:.....

Daytime phone number: 917-251-1514 Fax number:.....

E-mail address: DTSKA77@hotmail.com

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*
295-68 F.2.c(1)	Area Variance-Bldg cv.	24.1'	31.1'
295-68 F.2.c(2)	Development	45.1'	53.1'
295-68 F.1.c	Short Yard	36'	N/C
	total sides	10.36'	N/C
295-20 C, 1, 2 & 4	PAVING REQUIRED YARD	NONE	142 ft
295-68 F.1.b	REAR YARD	47.5'	27.58'

\*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	30	12' 8"	N/C
REAR	30	47.5'	27.58'
SIDE ONE	12	36	N/C
SIDE TWO	18	10'	N/C
TOTAL OF TWO SIDES	30	10.36'	N/C

### YARD SETBACKS (Accessory Structure)

N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	1.5	N/C
FEET	35	25	N/C

### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	3000	N/C
BLDG. COVERAGE/ % OF LOT AREA	25%	24%	31%
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	45%	53%

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

### OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	R	R	N/C

\*\* 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.)

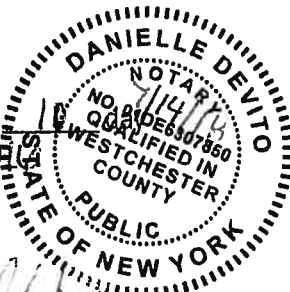
Submit nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the 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:

D. P. Smith  
Applicant

Sworn to before me this 10  
of NOV, 2009



Danielle Devito  
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 : Dan Tiskin, being duly sworn, deposes and says that  
he/she resides at 207 Faragut 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.

D. Tiskin  
Owner

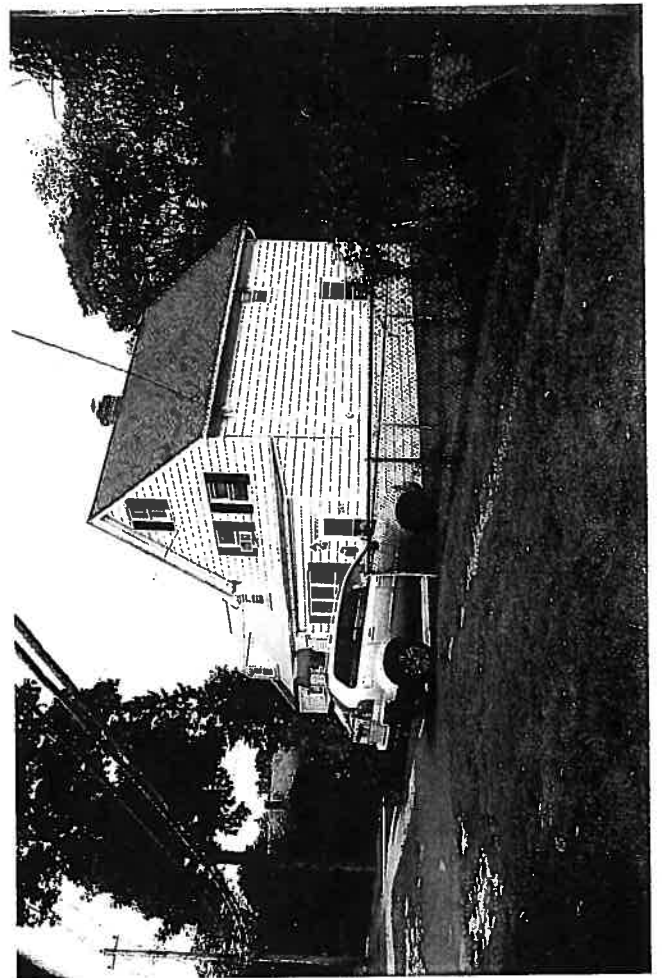
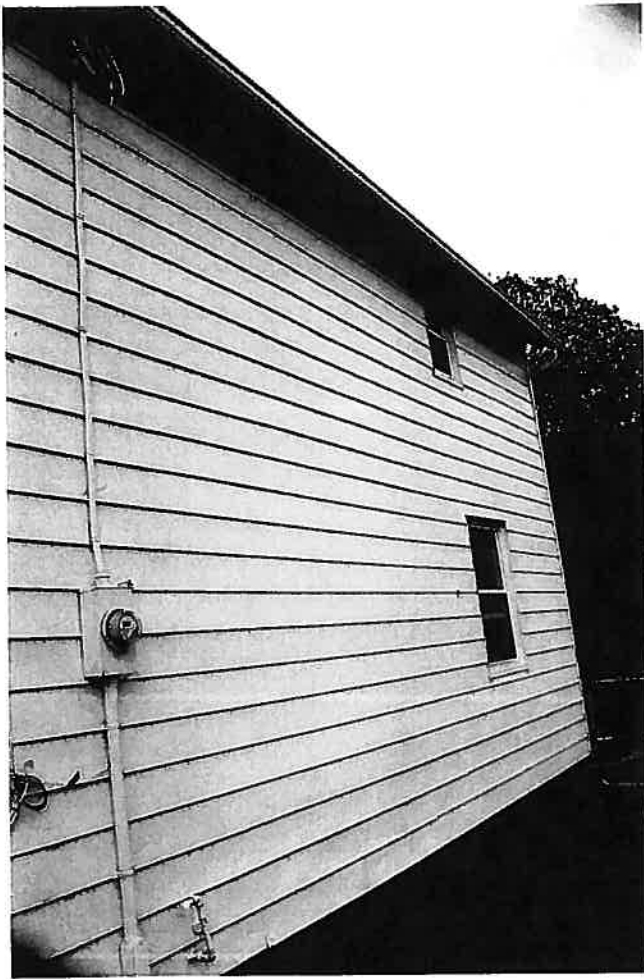
SWORN TO BEFORE ME THIS 20th DAY  
OF NOV

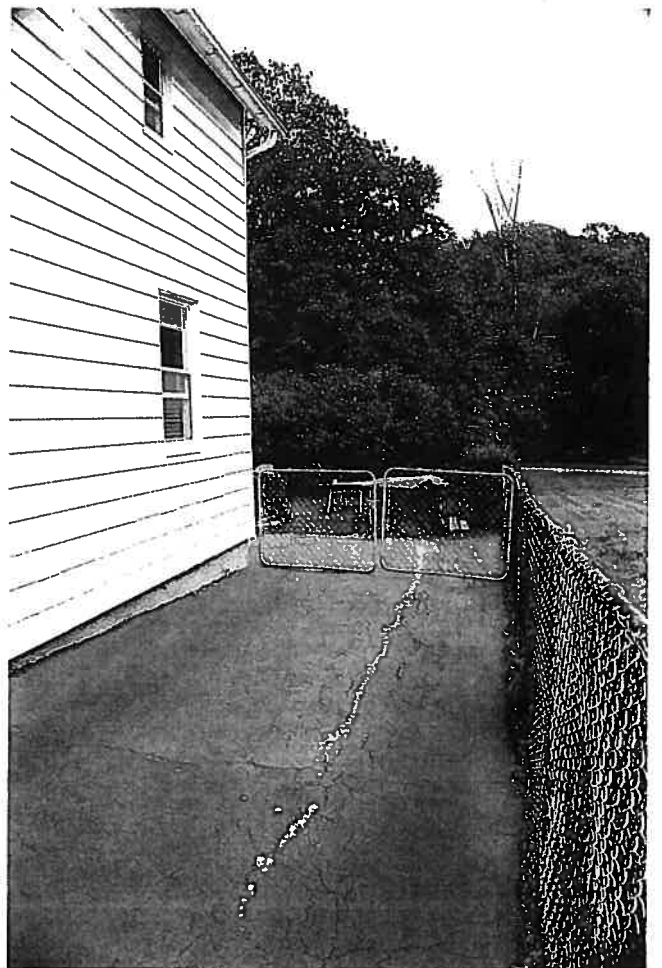


Danielle M. Devito  
Notary Public

**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.







NEW ADDITION / ALTERATION FOR THE PRIVATE RESIDENCE @ :

# 207 FARRAGUT AVENUE

HASTINGS-ON-HUDSON

## DRAWING INDEX

DRAWING # & TITLE		NEW ISSUE	REVISED ISSUE	NO CHANGES
T-100	SITE PLAN & PROJECT INFORMATION			
T-101	TYPICAL NOTES			
T-102	ZONING INFORMATION / DIAGRAMS			
A-100	PROPOSED PLANS			
A-200	PROPOSED ELEVATIONS			
A-300	TYPICAL WALL DETAIL & SCHEDULES			
A-301	TYPICAL NAILING SCHEDULE			
S-100	PROPOSED STRUCTURAL PLANS			
E-100	PROPOSED ELECTRICAL PLANS			

## PROJECT INFORMATION

### ZONING : hastings-on-hudson

SHEET	27		
BLOCK	683		
LOT	47		
ZONE	R-10		
FEMA	N/A		
PARKING DISTRICT	N/A		
	REQ / ALLOW	EXISTING	PROPOSED
LOT AREA	1000SF	3000SF	N/C
BUILDING COVERAGE	25%	24%	31% *
DEVELOPMENT COVERAGE	35%	45%	53% *
1ST FLOOR SF		712sf	912sf
2nd FLOOR SF		612sf	852sf
OTHER		N/A	N/A
TOTAL		1324sf	1764sf
FRONT YARD	30'	12'-8"	N/C - 12'-8"
SHORTEST SIDE YARD	12'	.36'	N/C - .36"
BOTH SIDES	30'	10.36'	N/C - 10.36"
REAR	30'	47.5'	39'-7"
STORIES / HT.	2.5 / 35	1.5st	N/C

VARIANCES GRANTED  
\*BUILDING COVERAGE 31%  
\*DEVELOPMENT COVERAGE OF 53%  
\*ONE SIDE YARD / TOTAL SIDE YRD .036' / 10.36"  
\*OPEN PATIO SIDE YARD 1.28' / 57SF PAVING IN REQ. YARD

### DESIGN LOADS

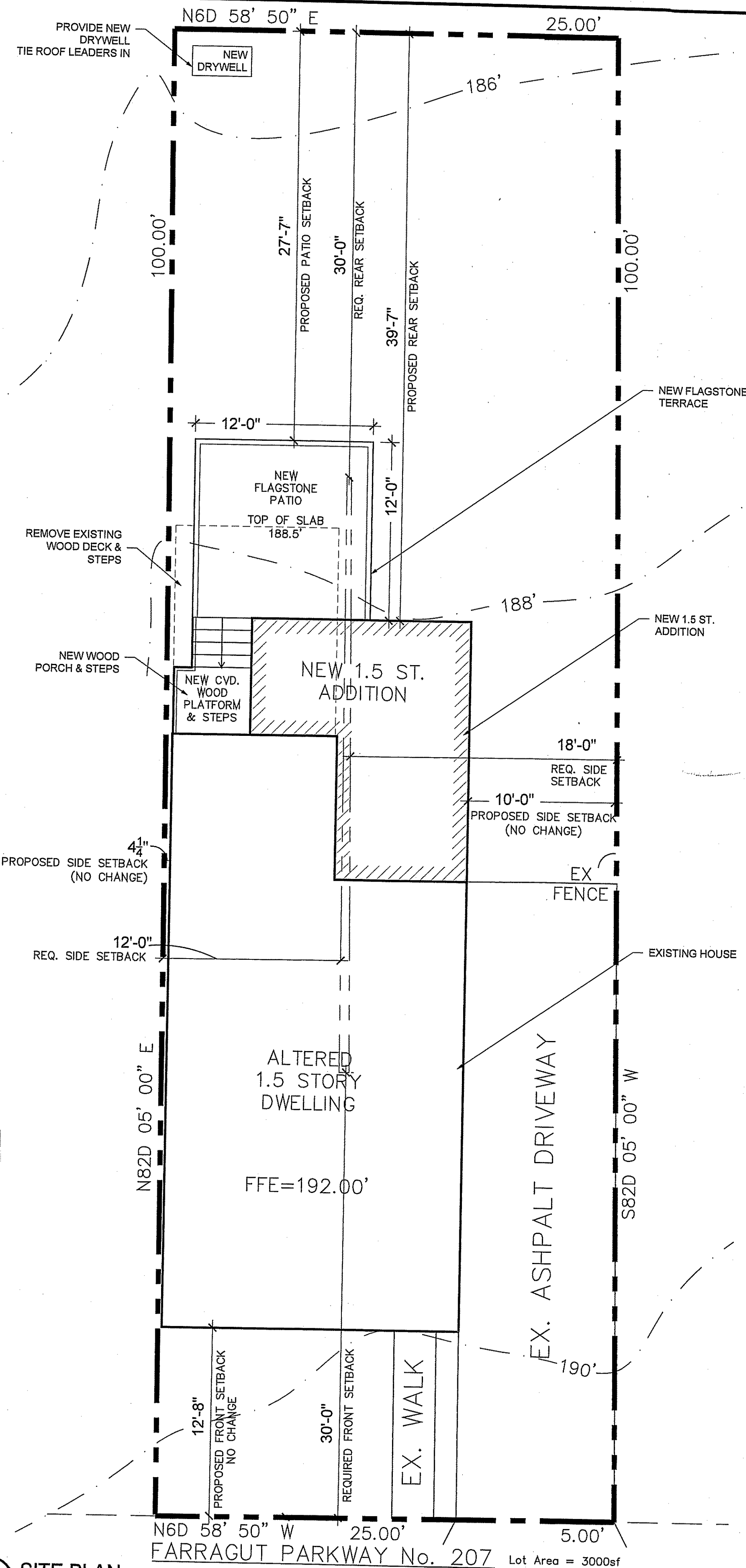
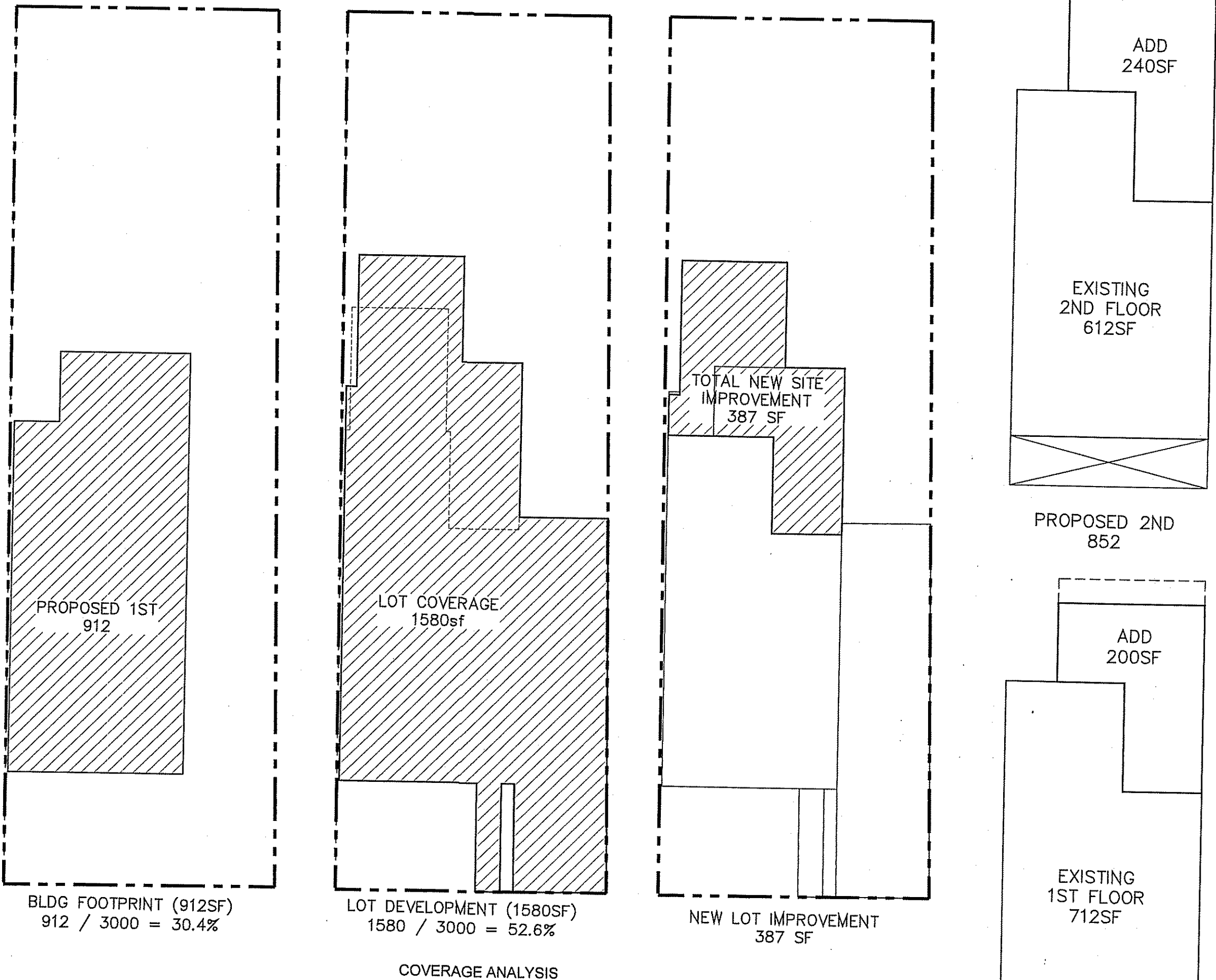
FIRST FLOOR (LIVING AREA)		SECOND FLOOR (SLEEPING AREA)	
LIVE LOAD	40 PSF	LIVE LOAD	40 PSF
DEAD LOAD	10 PSF	DEAD LOAD	10 PSF
TOTAL	50 PSF	TOTAL	50 PSF
ROOF		ATTIC	
SNOW LOAD	32 PSF	LIVE LOAD	20 PSF
DEAD LOAD	10 PSF	DEAD LOAD	10 PSF
TOTAL	42 PSF	TOTAL	30 PSF
DECKS			
LIVE LOAD	60 PSF		
DEAD LOAD	10 PSF		
TOTAL	70 PSF		

### ENERGY STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, I CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN CRITERIA	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY		
45 PSF	110	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES IN ALL NEW EAVES SEE FIRM MAP DATED 09/2007



## 1 SITE PLAN

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

INFORMATION TAKEN FROM SURVEY PREPARED BY:  
C.J. DEARING SURVEY #6018592

**CROZIER-GEDNEY ARCHITECTS, P.C.**  
EST. 1991  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
32 ELM PLACE RYE, NEW YORK  
PHONE: (914) 967-6060  
FAX: (914) 967-6071

FOR ZBA 11.11.2016

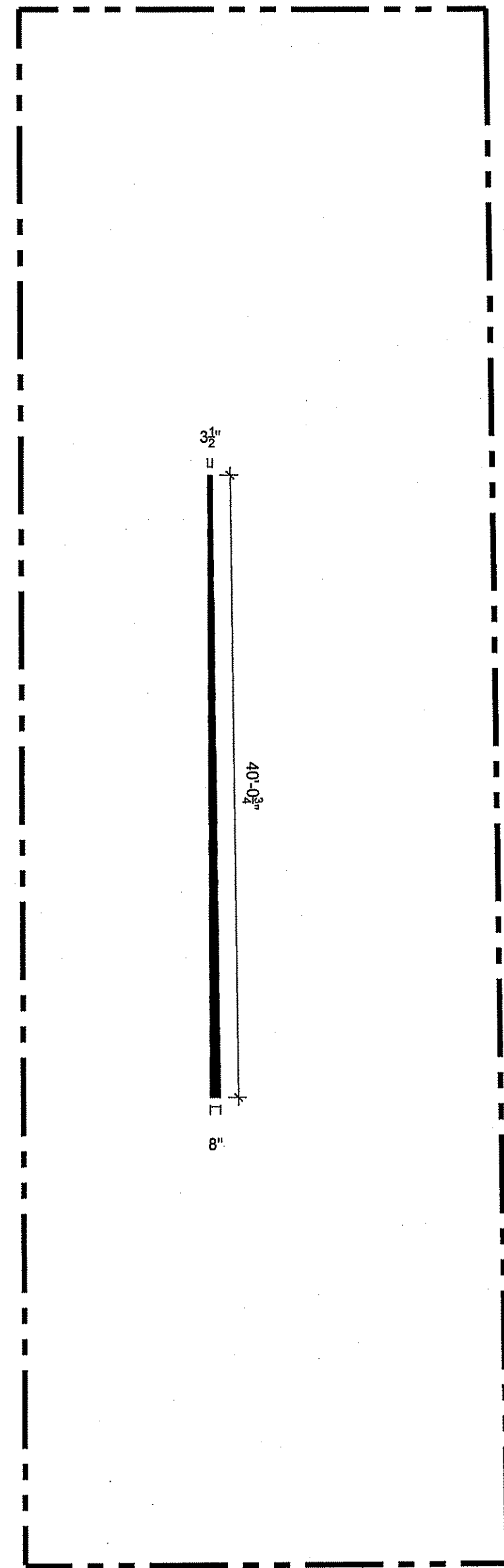
DATE	REVISION #	REMARKS
9.28.13		ZBA APPLICATION - AREA VARIANCE
10.30.13	1	DRAFT FOR REVIEW
11.07.13	2	FOR PERMIT
11.11.16	3	ZBA REFILE

PROJECT  
Alteration to the  
**PRIVATE RESIDENCE @**  
207 Farragut Ave  
Hastings - On-Hudson  
10706

DRAWING TITLE  
**TITLE PAGE**

PROJECT ARCHITECT <b>REX B. GEDNEY</b>	PROJECT # 0001-1
CAD FILE:	SCALE: AS NOTED
X-REF:	DATE: SEPT 2013
	DRAWN: DJD
	CHECKED: R.B.G.
	SHEET NUMBER T-100

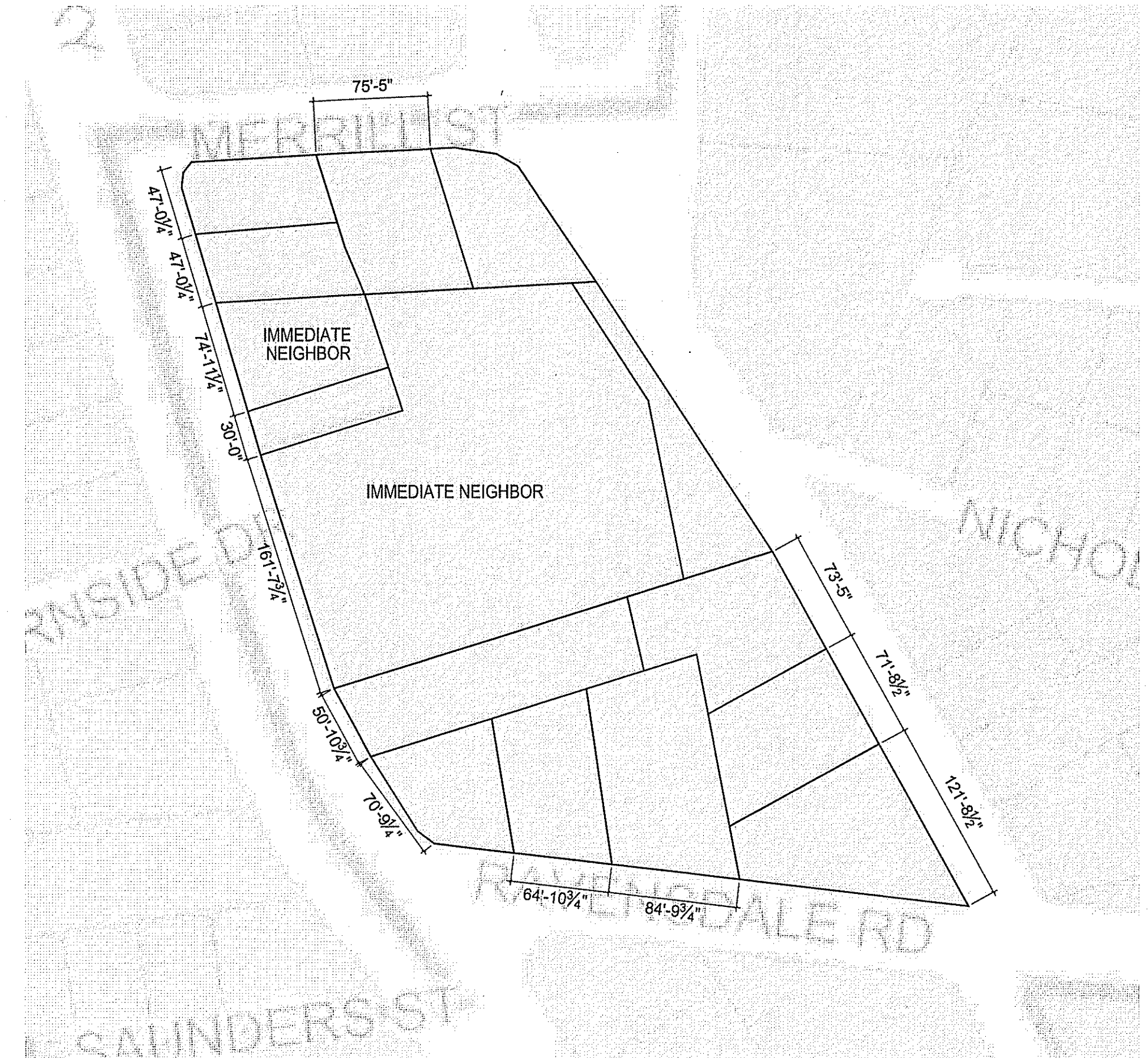




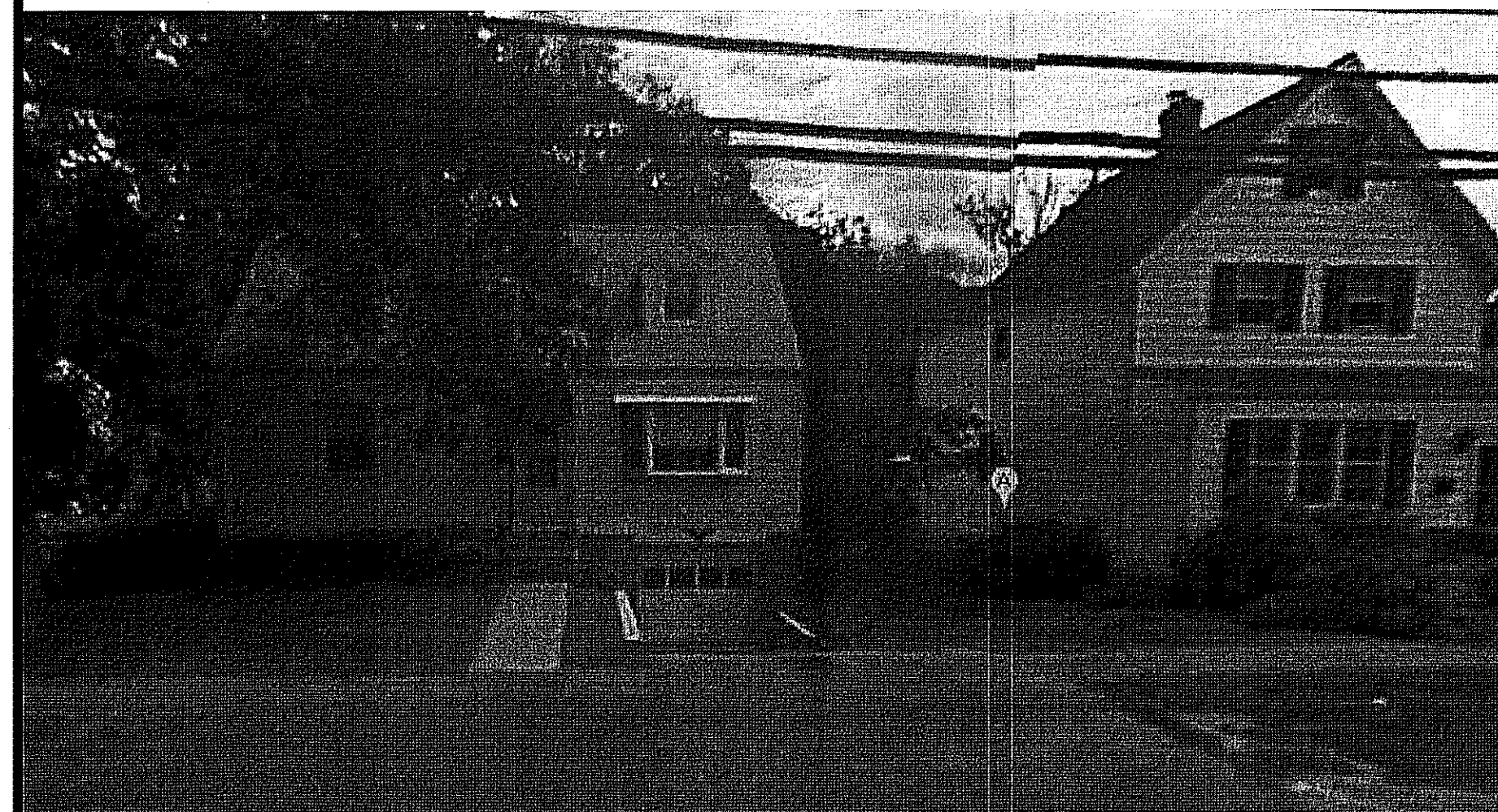
**1 ALLOWABLE DEVELOPMENT ON THIS LOT PER R-10 ZONING**  
SCALE: 1/8" = 1'-0"



**2 SUBJECT PROPERTY**  
NO SCALE



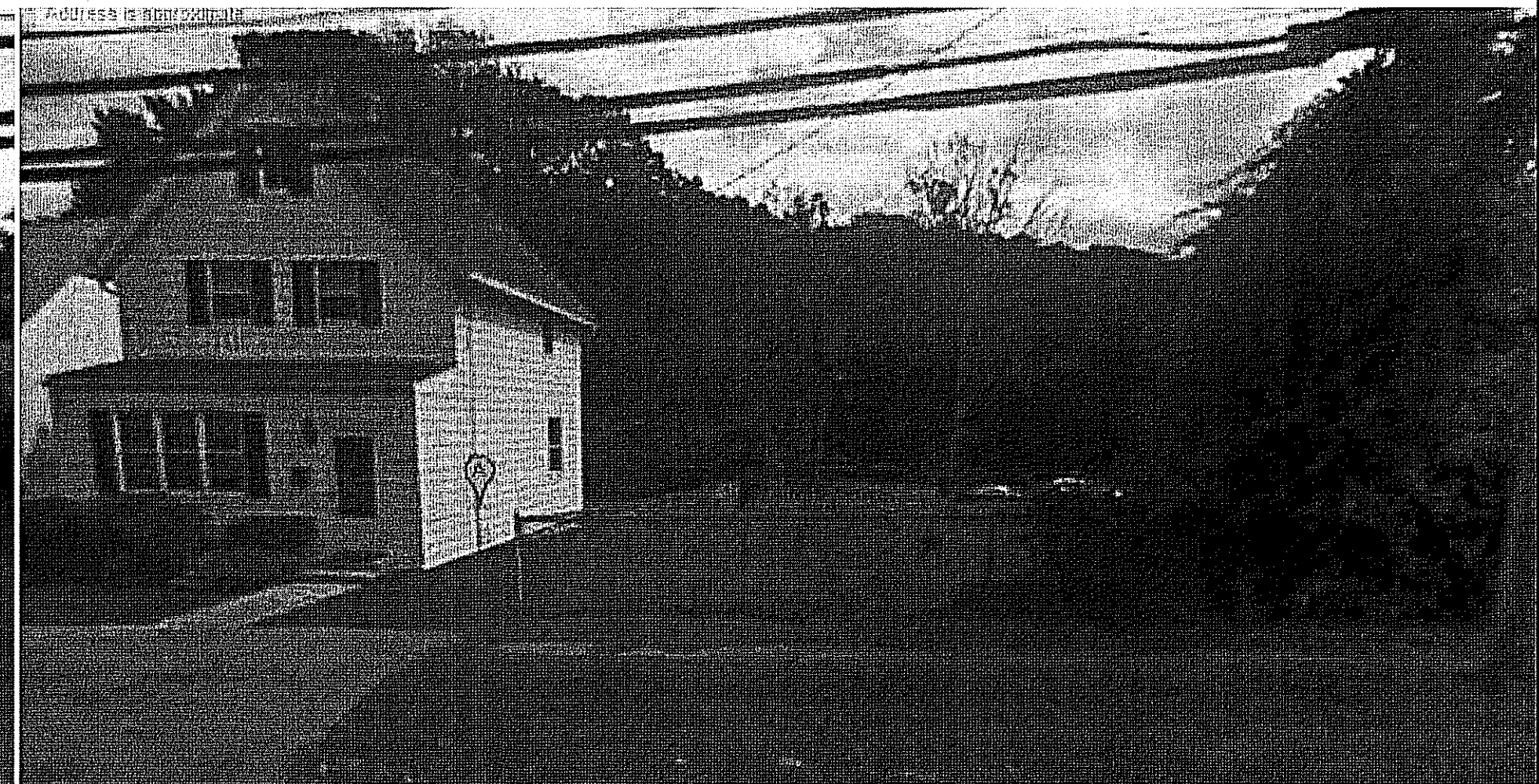
**3 NEIGHBORING WIDTHS (APPROXIMATE)**  
NO SCALE



PROPERTY TO LEFT



EXISTING PROPERTY



PROPERTY TO RIGHT

FOR ZBA 11.11.2016

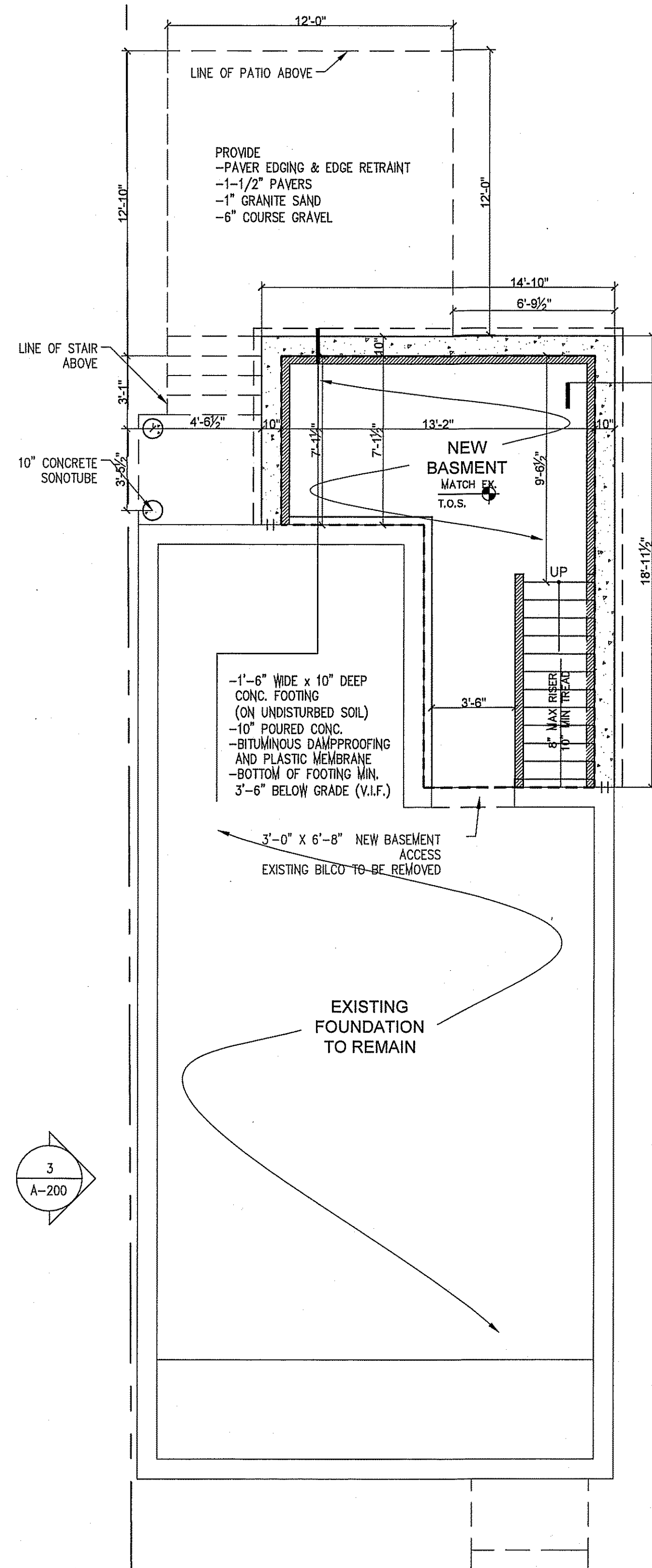
DATE	REVISION #	REMARKS
9.28.13		ZBA APPLICATION - AREA VARIANCE
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207 Farragut Ave  
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10706

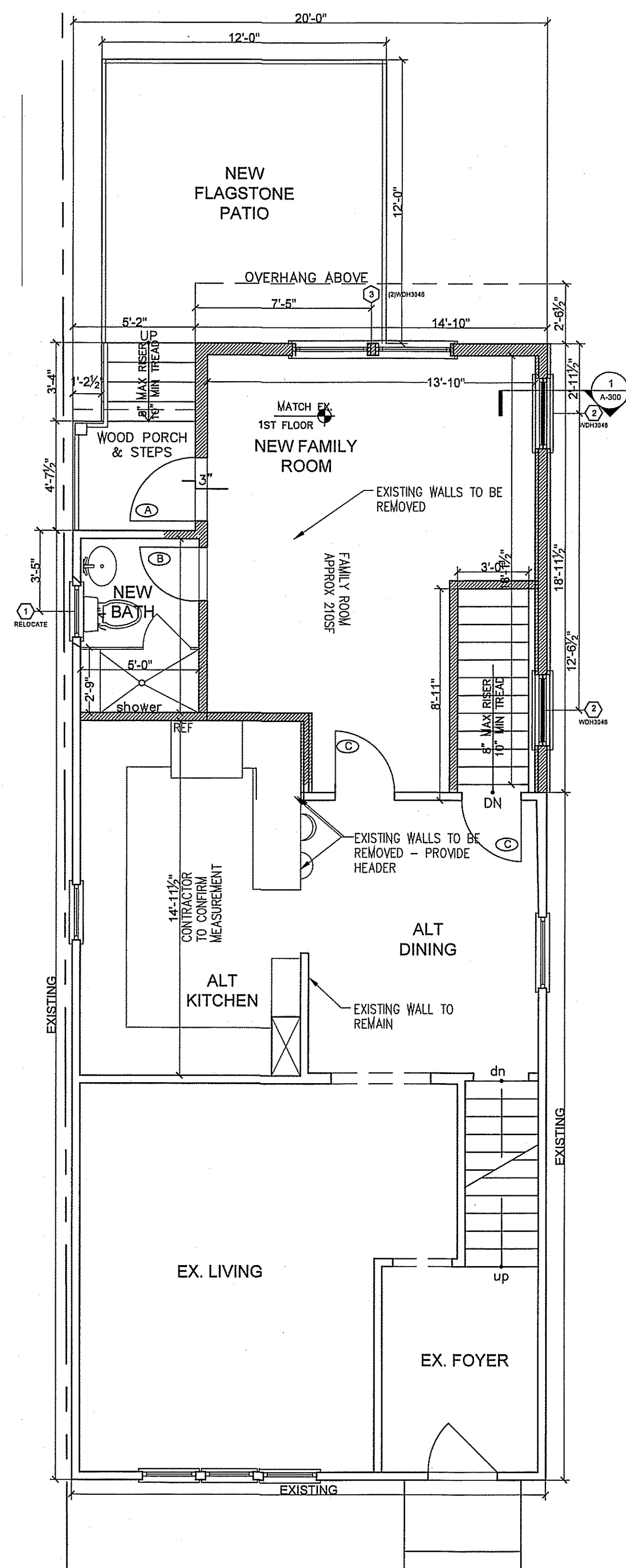
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**ZONING INFO**

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REGISTERED ARCHITECT STATE OF NEW YORK NO. 006880	SCALE: AS NOTED
CAD FILE:	DATE: SEPT 2
X-REF:	DRAWN: R.F.
	CHECKED: R.F.
	SHEET NUMBER T-102

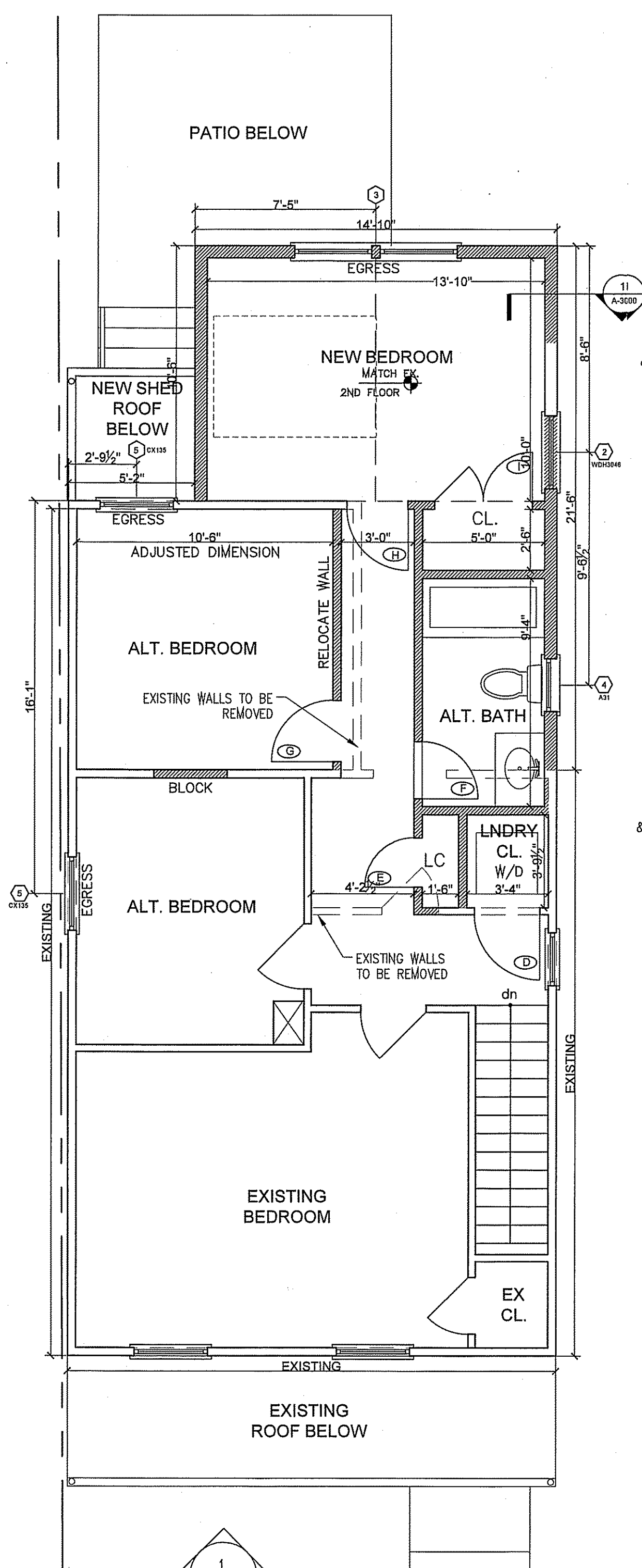




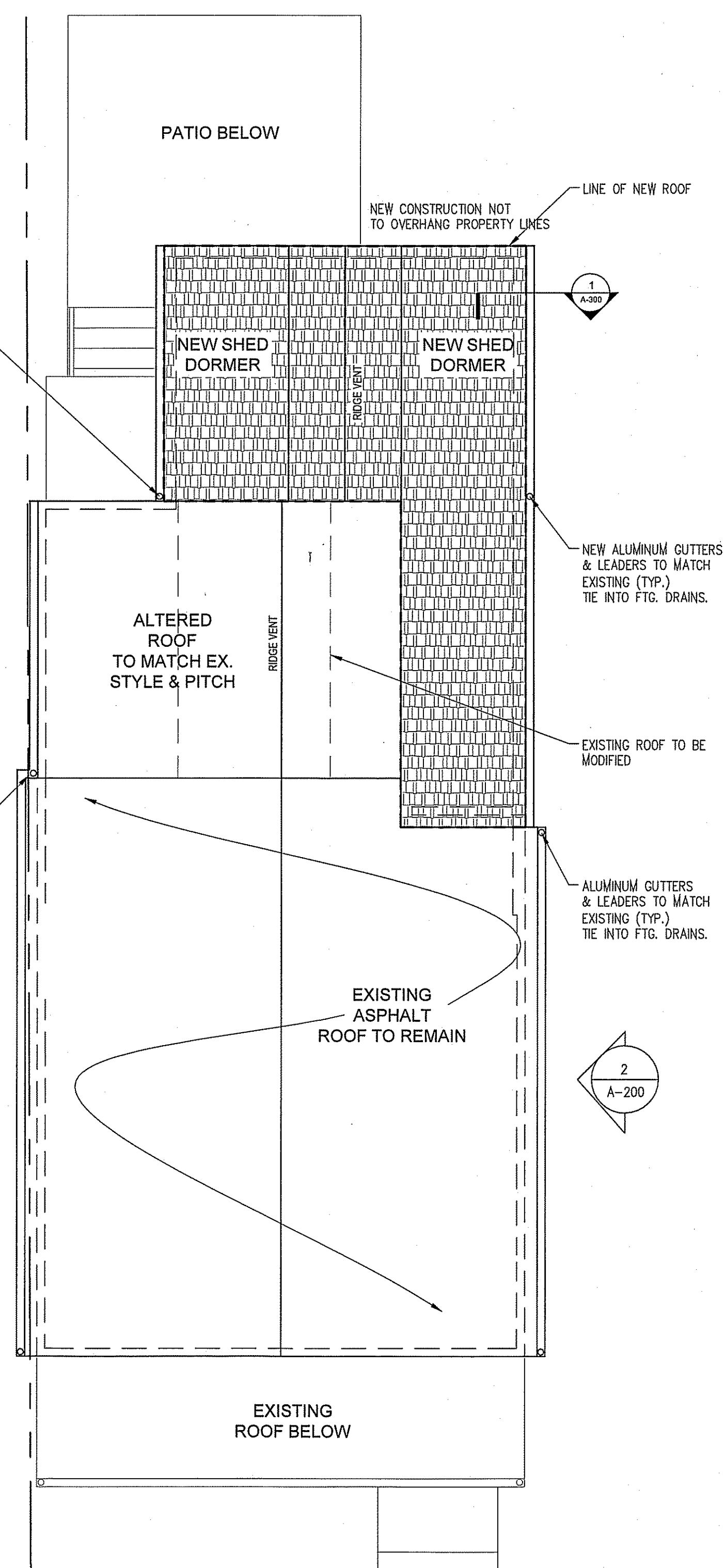
**1** **PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR  
SCALE: 1/4" = 1'-0"



**3** **PROPOSED 2ND FLOOR**  
SCALE: 1/4" = 1'-0"



**4** **PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

DATE	REVISION #	REMARKS
9.28.13		ZBA APPLICATION - AREA VARIANCE
10.30.13	1	DRAFT FOR REVIEW
11.07.13	2	FOR PERMIT
11.11.16	3	ZBA REFILE

PROJECT


Alteration to the  
**PRIVATE RESIDENCE**

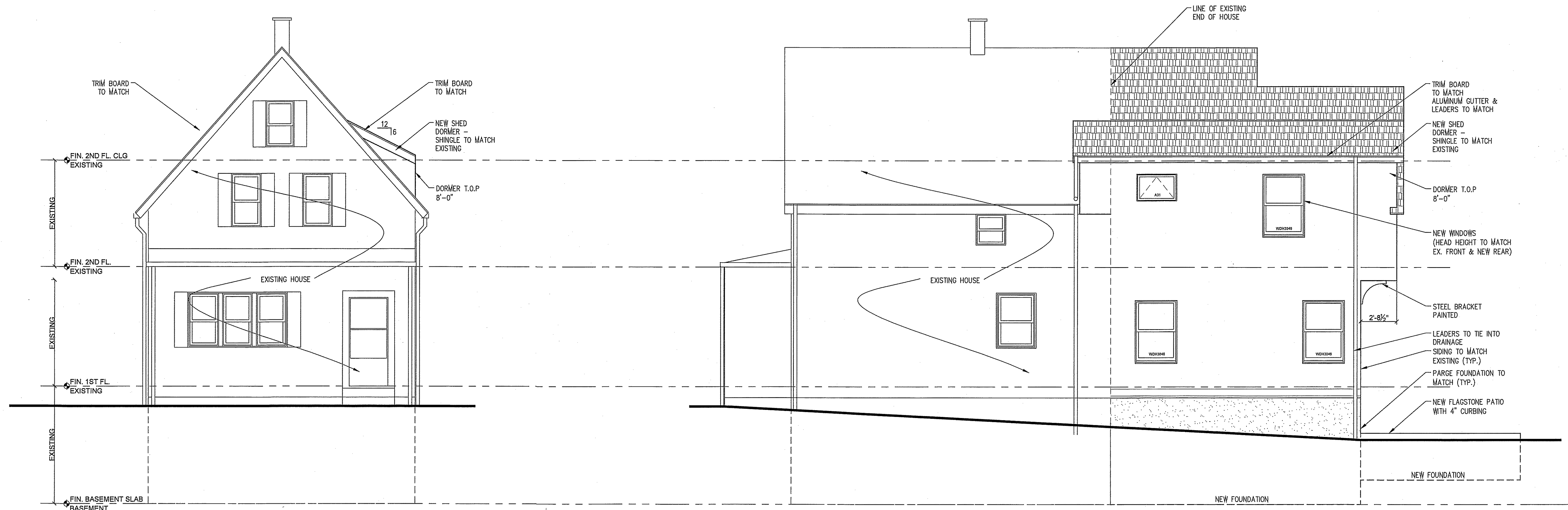
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207 Farragut Ave  
Hastings - On- Hudson  
10706

DRAWING TITLE

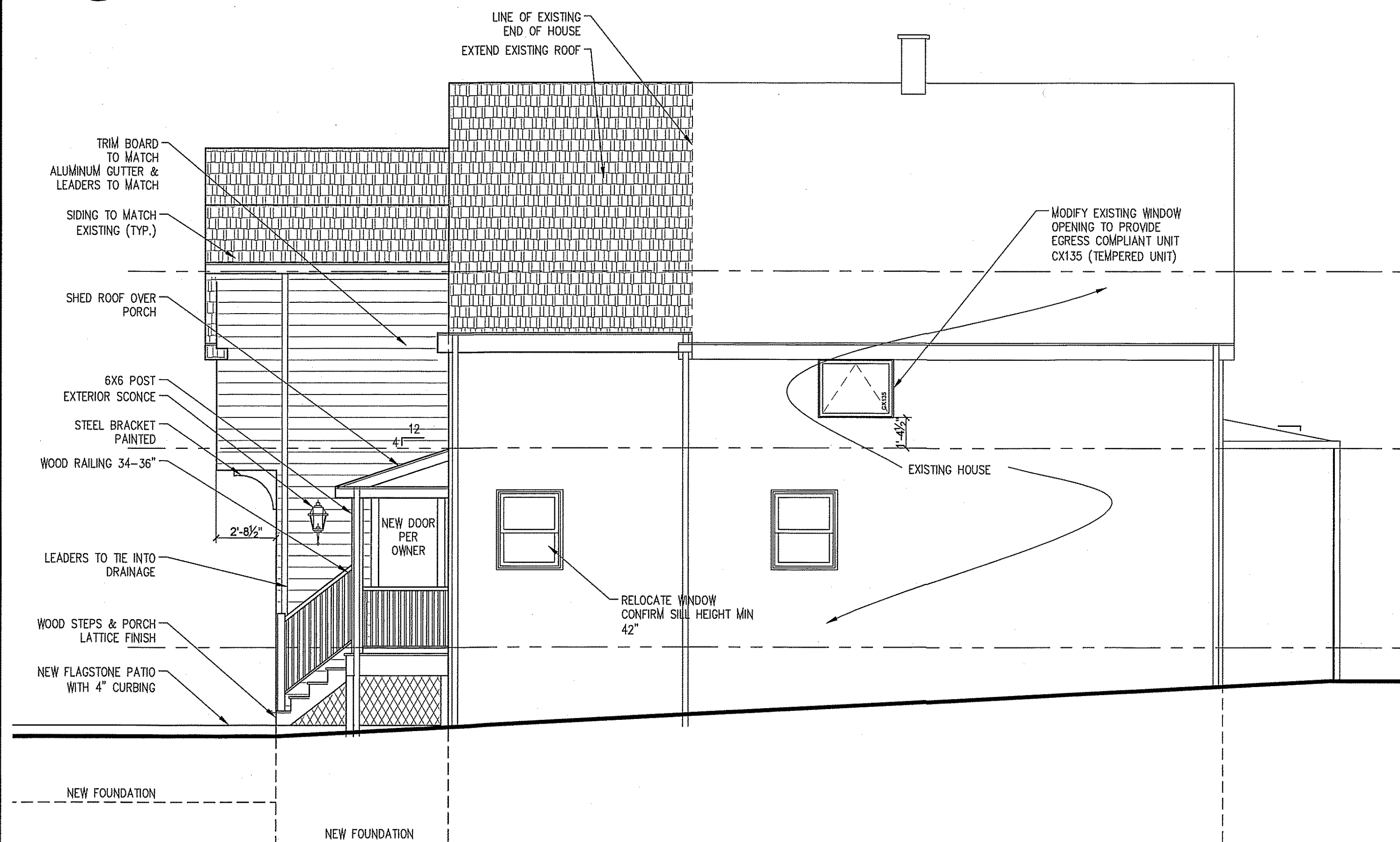
PROPOSED  
PLANS

PROJECT ARCHITECT		PROJECT #	
REX B. GEDNEY		(	
		SCALE:	
		AS N	
		DATE:	
		SEP	
		DRAWN:	
CHECKED:		A-10	
SHEET NUMBER			
CAD FILE:			
X-REF:			

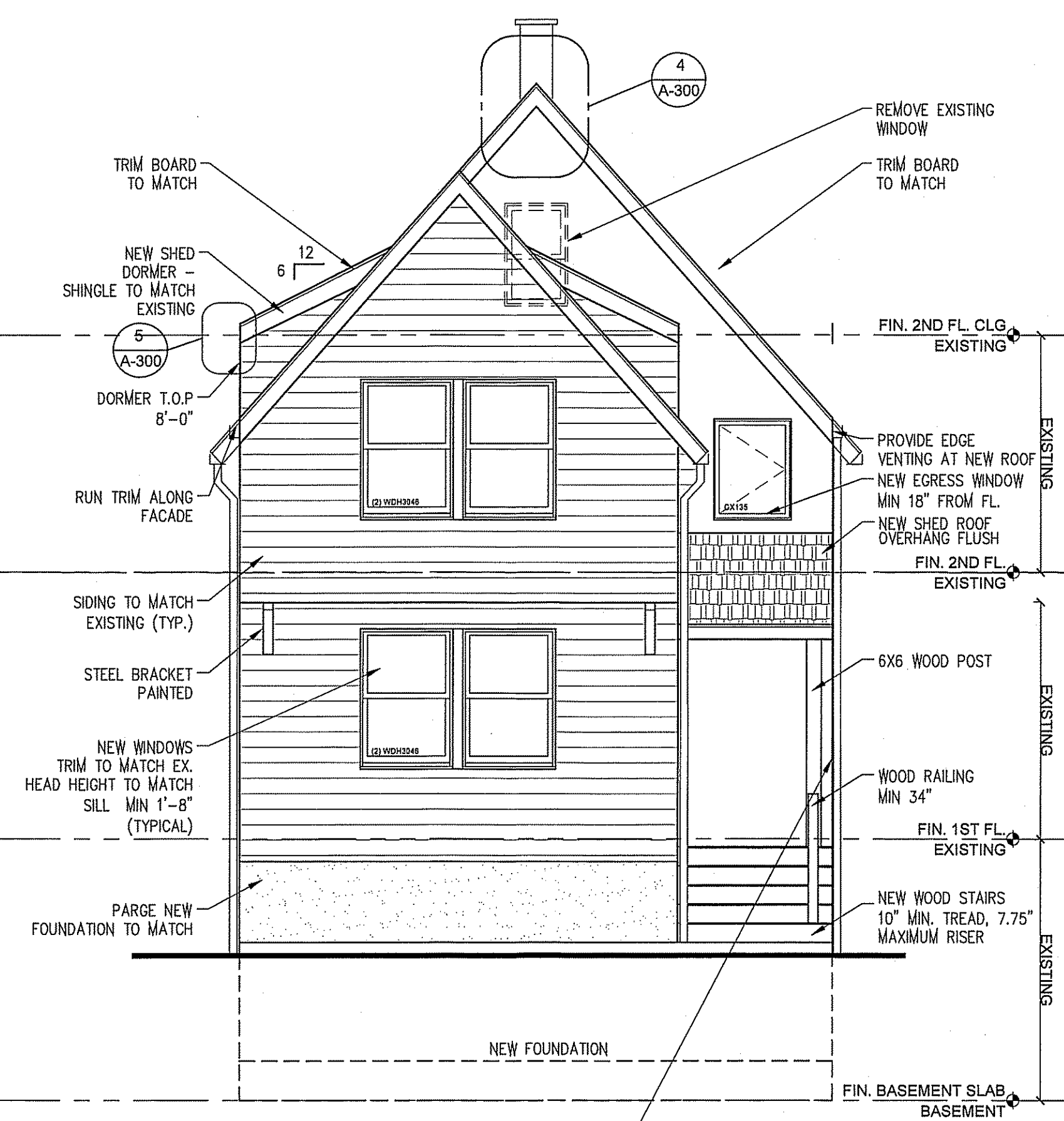


**1 PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**2 PROPOSED RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

FOR ZBA 11.11.2016

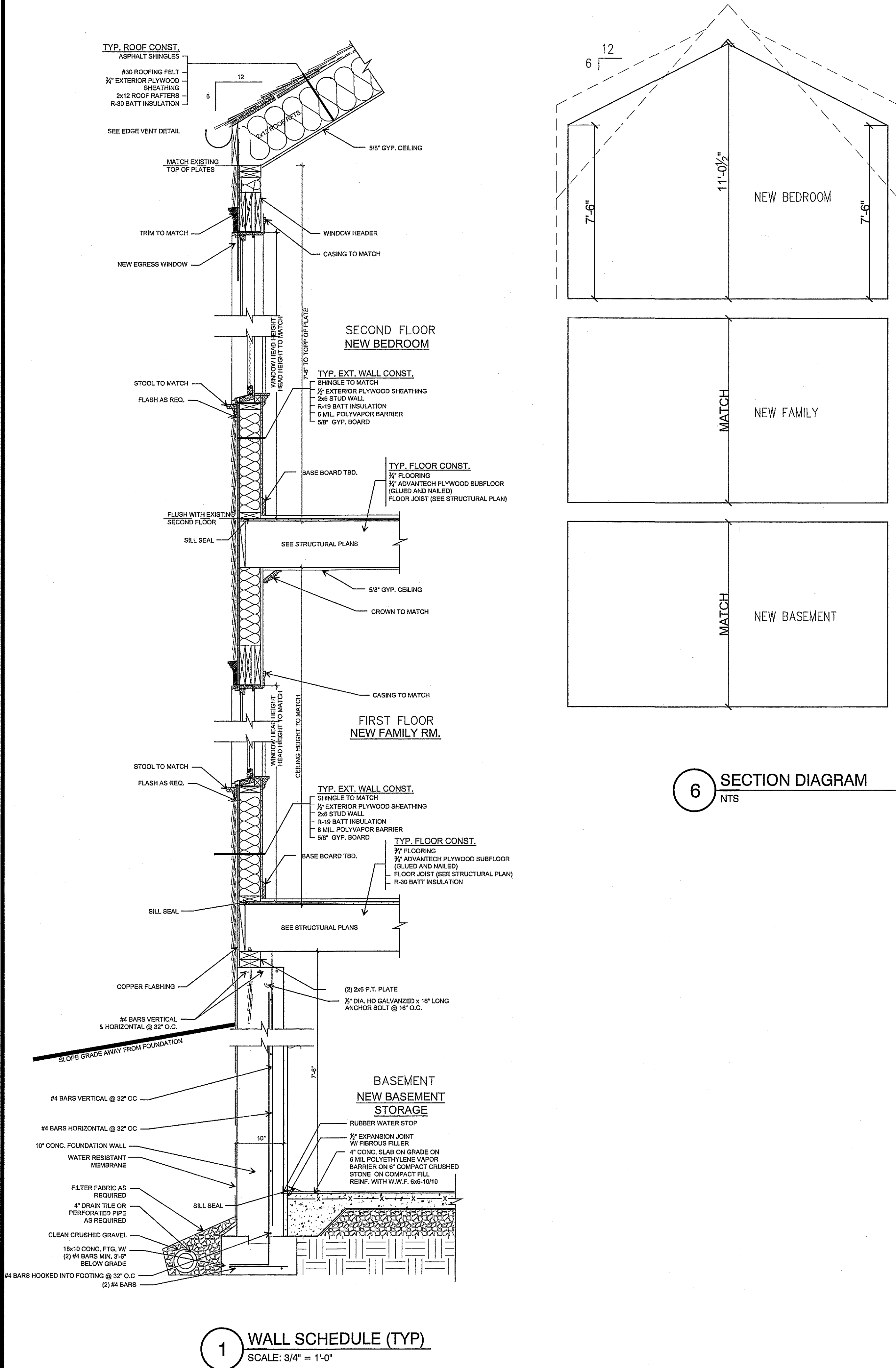
DATE	REVISION #	REMARKS
9.26.13		ZBA APPLICATION - AREA VARIANCE
10.30.13	1	DRAFT FOR REVIEW
11.07.13	2	FOR PERMIT
11.11.16	3	ZBA REFILE

PROJECT  
Alteration to the  
**PRIVATE RESIDENCE**  
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10706

DRAWING TITLE  
**PROPOSED ELEVATIONS**

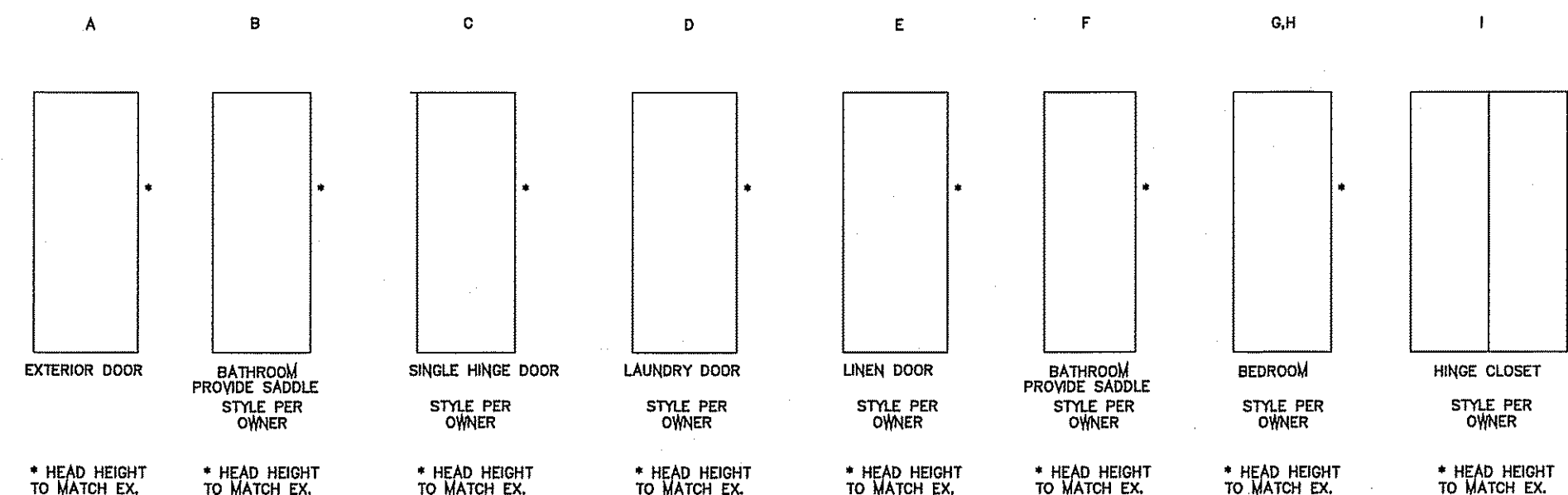
PROJECT ARCHITECT <b>REX B. GEDNEY</b>	PROJECT # 0001-
CAD FILE:	SCALE: AS NOTED
X-REF:	DATE: SEPT 2014
	DRAWN: DJ
	CHECKED: R.B.
	SHEET NUMBER <b>A-200</b>





FLOOR	DOOR #	LOCATION	MANUF.	#	DOOR				HARDWARE	REMARKS
					SINGLE/DOUBLE	WIDTH	HEIGHT	THICK		
1ST FLOOR	A	REAR DOOR (EXTERIOR)	PER OWNER	PER OWNER	SINGLE	2'-8"	MATCH	1'-3/8"	EXT. BOLT	PROVIDE EXTERIOR SADDLE, PAINT GRADE
	B	BATHROOM	PER OWNER	PER OWNER	SINGLE	2'-6"	MATCH	1'-3/8"	PRIVACY	PROVIDE MARBLE SADDLE
	C	FAMILY	PER OWNER	PER OWNER	SINGLE	2'-6"	MATCH	1'-3/8"	PER OWNER	
2ND FLOOR	D	LAUNDRY	PER OWNER	PER OWNER	SINGLE	2'-8"	MATCH	1'-3/8"	PER OWNER	
	E	LINEN CLOSET	PER OWNER	PER OWNER	SINGLE	2'-6"	MATCH	1'-3/8"	PER OWNER	
	F	BATHROOM	PER OWNER	PER OWNER	SINGLE	2'-6"	MATCH	1'-3/8"	PRIVACY	PROVIDE MARBLE SADDLE
	G	BEDROOM	PER OWNER	PER OWNER	SINGLE	2'-6"	MATCH	1'-3/8"	PER OWNER	
	H	BEDROOM	PER OWNER	PER OWNER	SINGLE	2'-6"	MATCH	1'-3/8"	PER OWNER	
	I	CLOSET	PER OWNER	PER OWNER	DOUBLE	(2) 2'-0"	MATCH	1'-3/8"	PER OWNER	

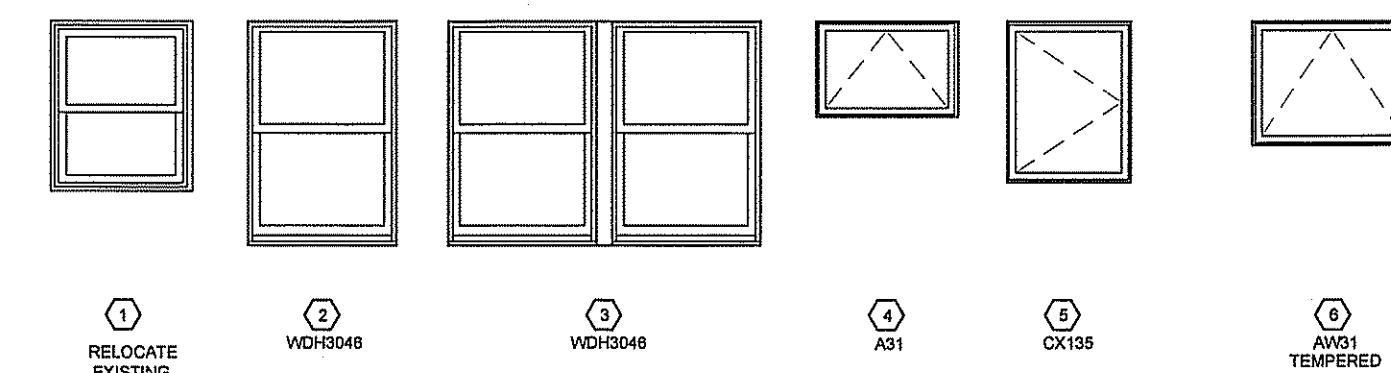
\* SEE REMARKS



-SOLID CORE DOORS  
-PROVIDE DOOR STOPS  
-PROVIDE INSECT SCREENS  
-SUBSTITUTIONS TO BE APPROVED BY ARCHITECT

WIND #	DESCRIPTION	MANUF.	MODEL	OVERALL R.O. WIDTH X HEIGHT	LITES PER SASH	QTY.	REMARKS
1	DOUBLE HUNG	EXISTING	EXISTING	RELOCATE EX.	-	1	RELOCATE EX.
2	DOUBLE HUNG	ANDERSEN	WDH3046	3'-1 5/8" X 4'-8 7/8"	-	3	EGRESS COMPLIANT
3	DOUBLE HUNG	ANDERSEN	(2)WDH3046	(2) 3'-1 5/8" X 4'-8 7/8"	-	2	DBLE WINDOW
4	AWNING	ANDERSEN	A31	2'-11" X 2'-0 1/8"	-	1	NEW BATH AWNING
5	CASEMENT	ANDERSEN	CK135	2'-7 1/2" X 3'-4 13/16"	-	1	BED -EGRESS COMPLIANT
6	AWNING	ANDERSEN	AW31	3'-4 13/16" X 2'-7 1/2"	-	1	BED- EGRESS COMPLIANT

\* SEE REMARKS  
◇ EGRESS COMPLIANT



**3 WINDOW SCHEDULE**  
NTS

FOR ZBA 11.11.2016

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10706

DRAWING TITLE  
**PROPOSED  
DETAIL /  
SCHEDULES**

PROJECT ARCHITECT <b>REX B. GEDNEY</b>	PROJECT # 0001
SCALE: AS NOTED	DATE: SEPT 20
DRAWN: D.	CHECKED: R.B.
SHEET NUMBER <b>A-300</b>	