

Gabriel E. Senor, P.C.

Engineers Planners Surveyors

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Hartsdale, NY 10530

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June 26, 2018

Matthew Collins, Chairperson
Zoning Board of Appeals
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10707

Re: Variance Application
98 Old Broadway and 2 Goodwin St.

Dear Chairperson Collins and Members of the Zoning Board of Appeals:

This is an application for approval of area variances in connection with a current application that has been submitted to the Planning Board for a resubdivision at 98 Old Broadway and 2 Goodwin St. The resubdivision request is to place the common property line between the two properties along the existing chain link fence which has been in place for many years.

Both properties are located in the R-10 Zoning District and both lot areas are currently in excess of the 10,000 square feet minimum required and will remain after the resubdivision. Each property will have less than the minimum required lot width after the resubdivision.

The area variances requested are as follows:

- A variance from section 295-68 E. for the lot width of 2 Goodwin St., which will be reduced to 87.75 feet from 100 feet after the resubdivision where the minimum required is 100 feet.
- A variance from section 295-68 E. for the lot width of 98 Old Broadway, which will be reduced to 96.8 feet from 104.52 feet after the resubdivision where the minimum required is 100 feet.

All setbacks are in conformance with the minimum requirements. For 98 Old Broadway, we have used Goodwin St. as the front yard to minimize the variances required.

Very truly yours,

Eliot Senor, P.E., L.S.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number: Date of application: June 26, 2018

Property owner: 1. Eileen Hershenov and Daniel Pool
2. Heather Baum and Daniel Baum
98 Old Broadway and
Property address: 2 Goodwin Street
Name all streets on which the property is located: Old Broadway and Goodwin Street
Sheet: 4.140 Block: 146 Lot/Parcel: 27 & 28 Zoning District: R-10

Applicant: Eileen Hershenov and Daniel Pool
Heather Baum and Daniel Baum
Standing of applicant if not owner:
Eileen Hershenov and Daniel Pool, 98 Old Broadway, Hastings-on-Hudson, NY 10706
Address: Heather Baum and Daniel Baum, 2 Goodwin Street, Hastings-on-Hudson, NY 10706
Alan Harris (Attorney for Pool) 914-747-9393 Fax 914-747-9394
Daytime phone number: Richard Cohan 914-949-2826 Fax number: (914) 949-2822
(Attorney for Baum)
E-mail address: Alan@AlanHarrisLaw.com, Cohan@rcdlp.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 E	Min. Lot Width, 100 ft.	100 ft.	87.75 ft. 2 Goodwin St.
295-68 E	Min. Lot Width, 100 ft.	104.52 ft.	96.8 ft. 98 Old Broadway
.....
.....
.....
.....

*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

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
N/A			

- 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 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 26th day
of June, 2018

Notary Public

CAROL I DALMIDA

NOTARY PUBLIC-STATE OF NEW YORK

No. 01DA6291960

Qualified in Bronx County

My Commission Expires October 28, 2017

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

98 Old Broadway

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	30	30
REAR	30	41.8	41.8
SIDE ONE	12	33.0	25.2
SIDE TWO			
TOTAL OF TWO SIDES	30	67.9	60.1

YARD SETBACKS
(Accessory Structure)

N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

N/A

	PERMITTED	EXISTING	PROPOSED
STORIES			
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	18,944.50 sf	18,828.35 sf
*BLDG. COVERAGE/ % OF LOT AREA	25%	14.85%	14.95%
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	28.13%	28.30%

*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
Zoning Analysis



ZONING REQUIREMENTS:

2 Goodwin St.

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	42.4	42.4
REAR	30	85.6	85.6
SIDE ONE	12	15.5	18.2
SIDE TWO			
TOTAL OF TWO SIDES	30	33.7	39.3

YARD SETBACKS
(Accessory Structure)

N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

N/A

	PERMITTED	EXISTING	PROPOSED
STORIES			
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	13,780.46 sf	13,896.66 sf
*BLDG. COVERAGE/ % OF LOT AREA	25%	9.59%	9.51%
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	16.75%	16.61%

*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**



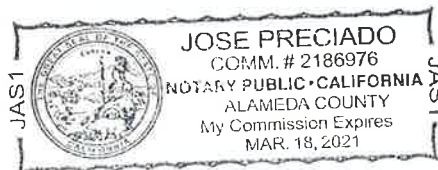
Name : Daniel Pool, being duly sworn, deposes and says that he/she resides at 98 Old Broadway in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 4.140 Block 146 and Lot 28 of the tax map, and that he/she hereby authorized Gabriel E. Senor, P.C. 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.:

Daniel Pool
Owner

SWORN TO BEFORE ME THIS 08th DAY
OF June 2018

Jose Preciado
Notary Public Jose Preciado



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

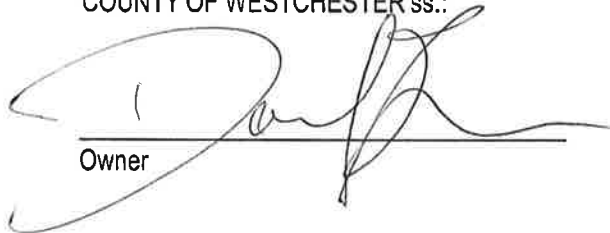
Zoning Board of Appeals

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



Name : Daniel Baum, being duly sworn, deposes and says that he/she resides at 2 Goodwin St. 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 4.140 Block 146 and Lot 27 of the tax map, and that he/she hereby authorized Gabriel E. Senor, P.C. to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

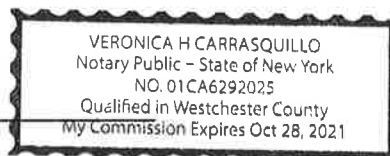
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:


Owner

SWORN TO BEFORE ME THIS 29 DAY
OF Nov 2018

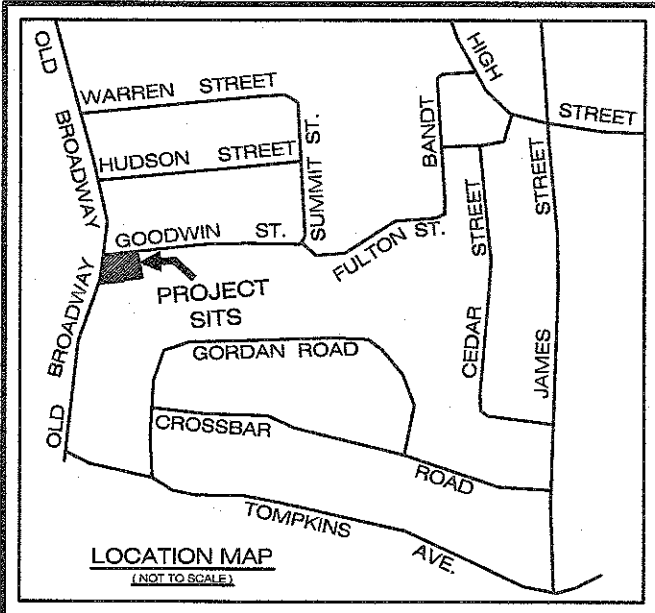


Notary Public



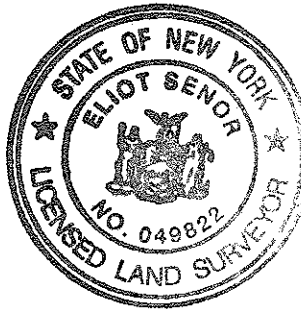
NOTICE

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ZONE ANALYSIS CHART - R-10					
ZONE	REQUIRED	EXISTING LOT No.1 tax lot 27	PROPOSED LOT No.1	EXISTING LOT No.2 tax lot 28	PROPOSED LOT No.2
R-10					
LOT AREA	10,000 sq.ft.	13,780.46 sq.ft.	13,896.66 sq.ft.	18,944.50 sq.ft.	18,828.35 sq.ft.
LOT WIDTH	100	100	87.75*	104.52	96.8**
BUILDING SETBACK					
FRONT YARD	30	42.4	42.4	30	30
REAR YARD	30	85.6	85.6	41.8	41.8
SIDE YARD/ TOTAL	12/30	15.5/33.7	18.2/39.3	33.0/67.9	25.2/60.1
LOT COVERAGE	25%		14.85		14.95
DEVELOPMENT COVERAGE	35%		28.13		28.30

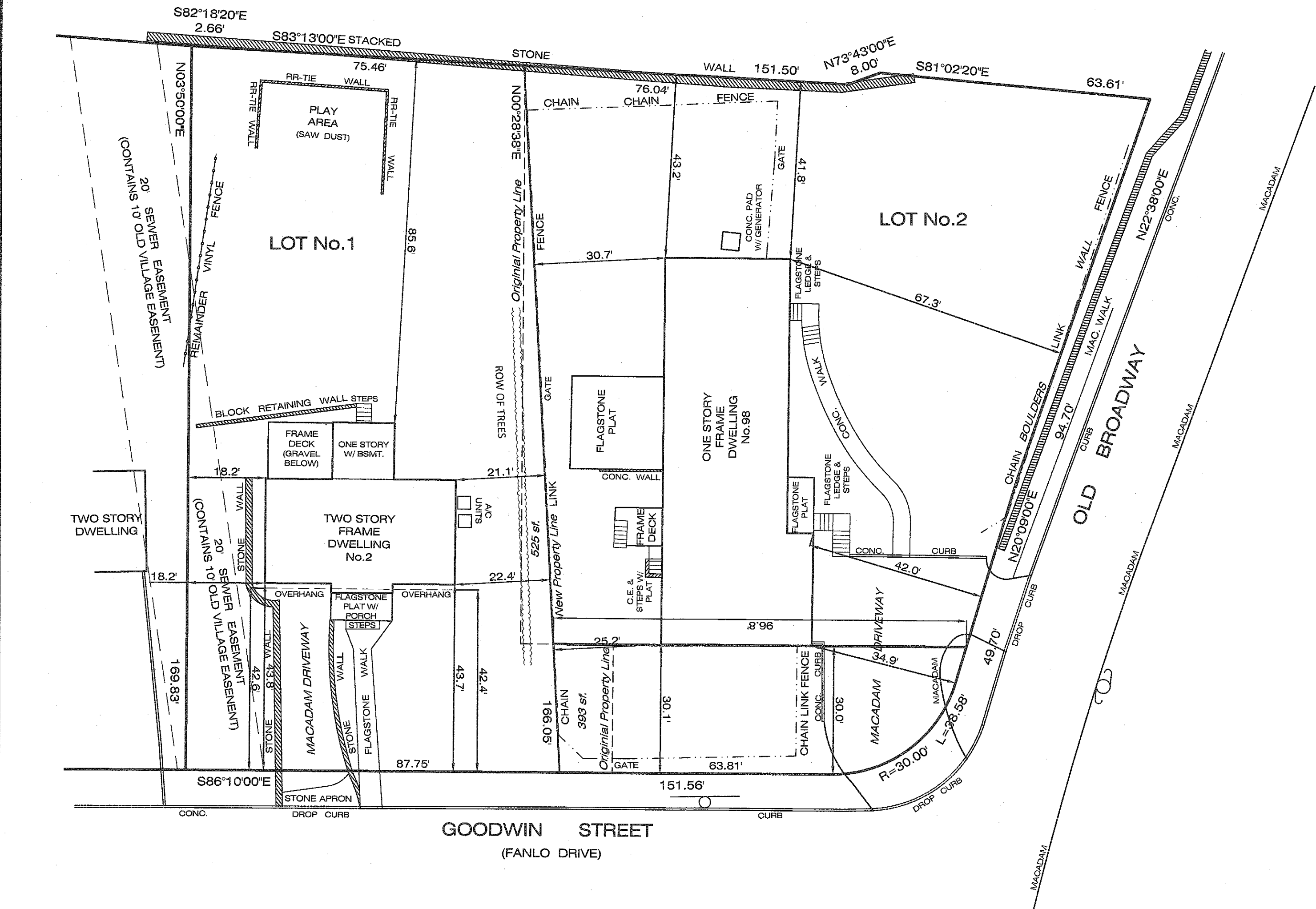
* 12.25% VARIANCE
** 3% VARIANCE



I, ELIOT SENOR, THE SURVEYOR WHO MADE THIS MAP DO
HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON
WAS COMPLETED MAY 21, 2018, AND THAT THIS MAP WAS COMPLETED
APRIL 25, 2018

ELIOT SENOR, L.S. LICENSE # 049822

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE
DIVISION OF LAND RECORDS.



NOTE : 1. LOCATION OF SANITARY SEWER AND WATER MAINS ARE SCHEMATIC ONLY.

2. UNAUTHORIZED ALTERATION OR ADDITIONS TO THE SURVEY MAP
IS A VIOLATION OF SECTION 7209 SUB-SECTION 2 OF THE NEW YORK
STATE EDUCATION LAW

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER & LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

ALL TAXES DUE TO DATE HAVE BEEN PAID.

RECEIVER OF TAXES TOWN OF GREENBURGH

JOSEPH L. CERRETANI
TAX ASSESSMENT MAP DESIGNATION :
TAX LOT 27 & 28
SECTION 4.140
BLOCK 146

EILEEN HERSHENOV
98 OLD BROADWAY
HASTINGS ON HUDSON
N.Y. 10706-3802

DANIEL POOL
98 OLD BROADWAY
HASTINGS ON HUDSON
N.Y. 10706-3802

HEATHER BAUM
2 GOODWIN STREET
HASTINGS ON HUDSON
N.Y. 10706-3913

DANIEL BAUM
2 GOODWIN STREET
HASTINGS ON HUDSON
N.Y. 10706-3913

EXISTING PUBLIC WATER/ PUBLIC SEWER

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951
AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO
THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER
FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY
CONSTRUCTED HEREIN.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A
TRUE COPY OF THIS PLAT SHOWING THIS ENDORSMENT. ANY ERASURES,
CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION
OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF
MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS
APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER
OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED
BY THE PLANNING BOARD OF THE VILLAGE OF HASTINGS ON HUDSON

TOWN OF GREENBURGH, PLANNING BOARD APPLICATION #
APPROVAL:

KATHLEEN SULLIVAN, CHAIRPERSON

SUBDIVISION OF LOT KNOWN AS "NOW OR FORMERLY
FABRIANI"
AS SHOWN ON SUBDIVISION MAP OF
OAKRIDGE ESTATES
SITUATE IN THE VILLAGE OF
HASTING - ON - HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

Said "Map" is filed in the Westchester County Clerk's
office, Division of Land Records, on April 9, 1959
as R.O. Map number 11957.

SCALE: 1" = 20'

MAY 24, 2018
JUNE 26, 2018 ZONE CHART