

Jim Metzger Architect
427 Warburton Avenue #2
Hastings-on-Hudson, NY 10706
Telephone: 914-478-0298
Mobile: 917-747-5110

6-1-16

Curtis / DeNatale Residence
328 Warburton Avenue, Hastings on Hudson
4.100-96.4, Zone 7.5

To The Zoning Board of Appeals, Hastings on Hudson

The existing two-family residence (grandfathered-in and currently legal) sits atop a slope and the porch / entry floor is approximately 15' above the sidewalk grade. The scope of work for this project includes removal of a deteriorated stone, brick and concrete stair in the sloped front yard and excavation in this area to construct a courtyard with direct access to the basement level of the house. All construction / excavation will fall below the existing grades and structures and there is no impact on view preservation. This proposed courtyard patio will fall partially within the required front yard setback and there will be an aluminum and stone stair "floating" within the space to gain access to the front porch.

A benefit of this construction is that we are reducing the amount of impervious surface on the site by removing the existing concrete and stone stair and creating the courtyard as described below:

The courtyard will be flat and filled with pervious surfaces (gravel and/or grass) and semi- pervious pavers within the pervious field. The new stair will be of an open riser design. There will be no appreciable change to the conditions on the existing slope and the construction will have **no effect** on any adjacent properties.

In order to create the courtyard we will be constructing a concrete retaining wall with "tee" footings on the south side of the excavation / courtyard and it will be approximately 7' high at the front porch. The height of the wall will step down to follow the front yard slope as it extends west and down from the house to Warburton Avenue. A structural engineer, Dan Connelly Engineers, is currently designing this retaining wall.

We believe that the granting of this variance will satisfy all the conditions identified in SS 295.146.C.2, a-e. There will be no appreciable change in the character of the neighborhood, we believe that direct access to the basement level of the house from the street front is infeasible at any other location on the property, the variance requested is minor in nature in that it will have no effect on the neighbors views or properties, or on the physical or environmental conditions in the neighborhood and this proposed design presents the least difficult solution to the basement access requested.

Regards,

Jim Metzger Architect



VILLAGE OF HASTINGS-ON-HUDSON

Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706
(914) 478-3400
Fax: (914) 478-4624
hastings@hastingsgov.org <http://hastingsgov.org>

LEGAL NOTICE

THE PLANNING BOARD

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held on **Thursday, September 17, 2015 at 8:15 PM**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Michael Curtis & Nancy DeNatale for the Steep Slopes approval as per sections 249-4 of the Village Code, for the creation of a patio, stairs and retaining walls in front of their 2 family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

The Planning Board will at this time and place hear all persons in support of such matter and any objections thereto.

THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held by the Zoning Board of Appeals on **Thursday, October 22, 2015 at 8:00 PM** in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Michael Curtis & Nancy DeNatale for relief from the strict application of code sections 295-69.F.(1)(a) and 295-20.B(8) of the Village Code for the for the creation of a patio, stairs and retaining walls in front of their 2 family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

Variances are sought for the following:

Front yard setback: Existing – approx. 26 ft.; Proposed for the Patio – approx. 16.5 ft.; Required min. - 25 ft. { 295-69.F.(1)(a)}
Seeking 8.5 ft. variance.

Retaining wall height – proposed 8.43 ft.; required maximum 6.5 ft. { 295-20.B(8)}
Seeking 1.93 ft. variance.

The Zoning Board of Appeals will at this time and place hear all persons in support of such matter and any objections thereto.

Matthew Collins, Chair, ZBA

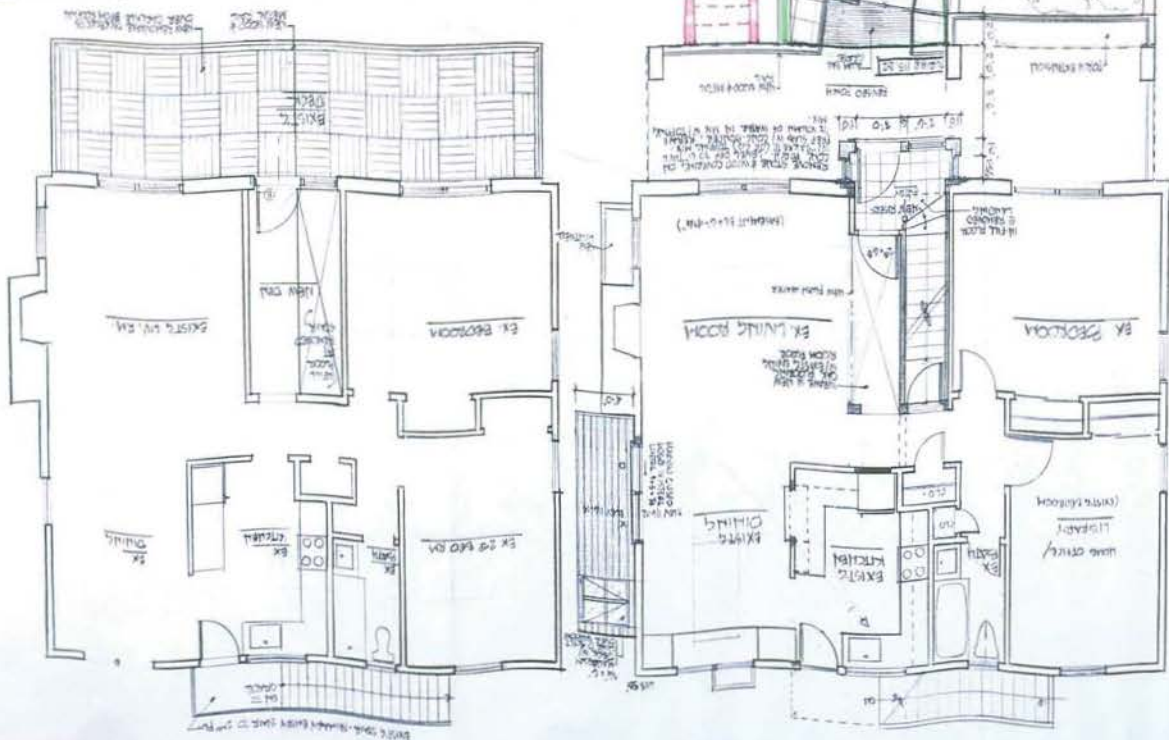
Jamie Cameron, Chair, PB

Case No.: 10-15
Publish: The Journal News
September 8, 2015

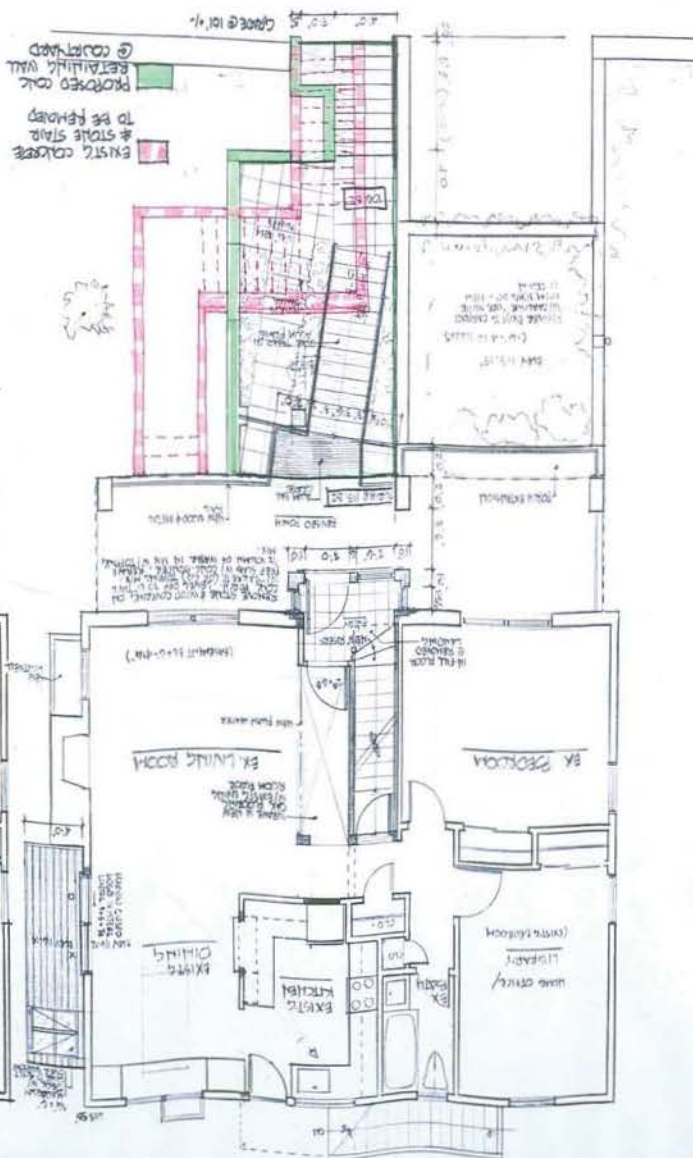
CURTIS DARRYL JR



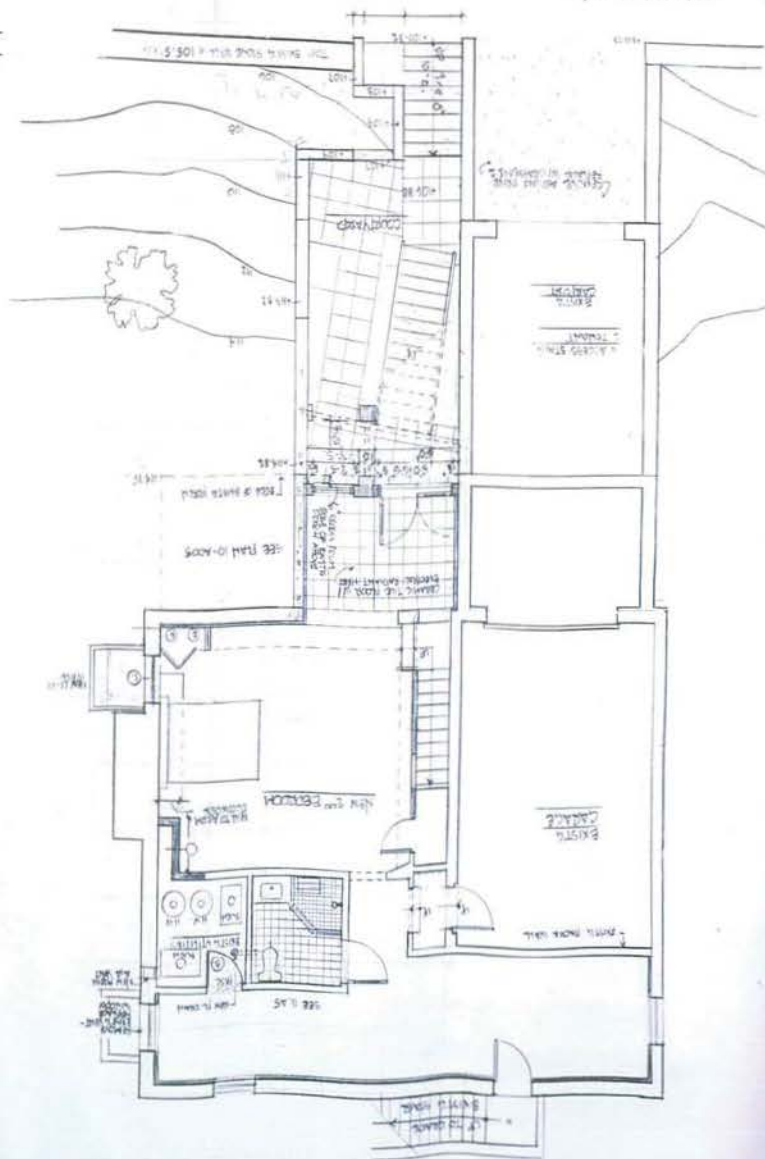
JIM METZGER
ARCHITECT

$$2^{nd} = 100\% \text{ PLAN}$$


51 FLOOR PLAN



CELLAR PLAN



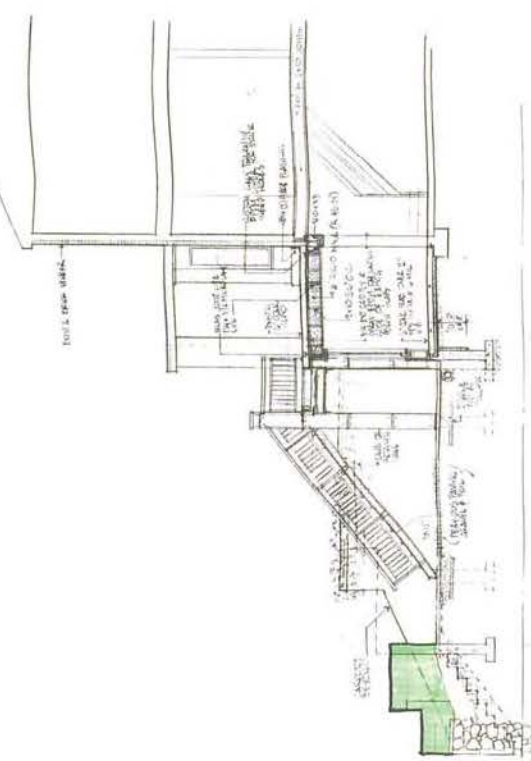


8-10-17 11:00 AM 18 MR. JAMES
CURTIS G. NATALE 8830
225 VANDERBILT AVENUE
JACKSONVILLE FL 32204
BLACK MALE 40 Y. OLD
(2) FATHER
NO CRIMES TO DATE
NO OTHER INFO
ADDITIONAL INFORMATION

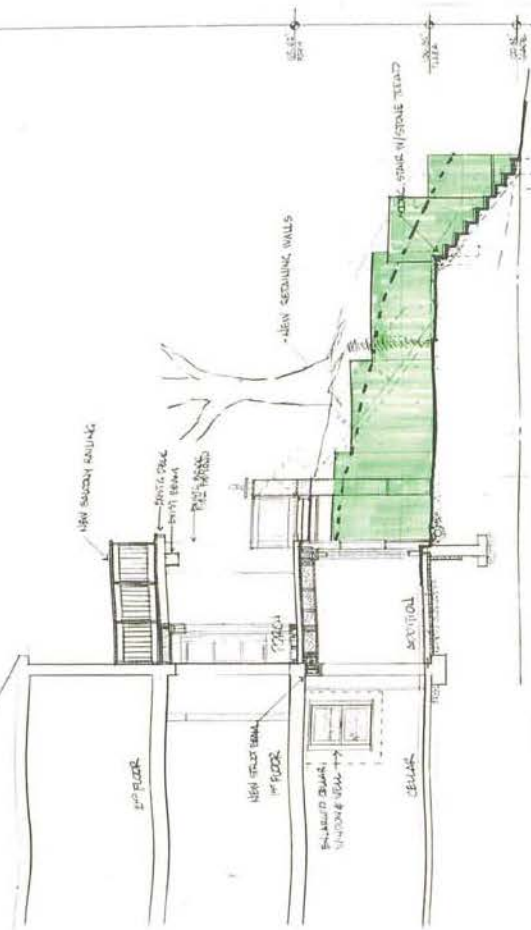
FOOT

ELEVATIONS & BUILDING SECTIONS

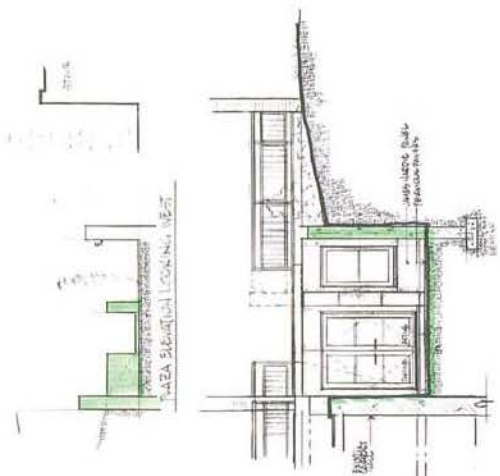
Scale: 1/4" = 1'-0"
DATE: MAY. 20 1915



PLEASE SEE ON LOOKING UP



FLAZA SECTION DOMINGO SOUTH



FLAZA ELEVATION PROMISED ADON ELEVATION



SOUTH ELEVATION

 PROPOSED
RETAINING
WALL

SLOPE TABLE

35% AND MORE		2,075 SQ.FT.
25% TO 35%		267 SQ.FT.
15% TO 25%		82 SQ.FT.

LEGEND:

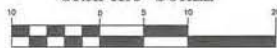
	DROP CURB
	LIGHT
	LIGHT POLE
	TRAFFIC SIGN
	TREE (14" SIZE)
	UTILITY POLE
	HYDRANT
	WATER VALVE
	GAS VALVE
	DRAINAGE INLET
	CATCH BASIN
	SEWER MANHOLE (COMBINED)
	ELECTRIC MANHOLE
	WATER MANHOLE
	W-WATER MAIN
	S--SEWER (COMBINED)
	E--ELECTRIC LINE
	G--GAS LINE
	OVER HEAD WIRES
	CHAIN LINK FENCE
	TC TOP OF CURB
	BC BOTTOM OF CURB
	TW TOP OF WALL
	BW BOTTOM OF WALL
	L.G. LEGAL GRADE

NOTE:

- ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED RELATIVE VERTICAL DATUM
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
- SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
- CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.

GRAPHIC SCALE



(IN FEET)
1 inch = 10.0' ft.

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON ARE NOT CERTIFIED.
A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED. A DEED OF THE SUBJECT PROPERTY WAS PROVIDED.
UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP MAKING A LICENSED LAND SURVEYOR SEAL IS VIOLATION OF TOL. 853-DIVISION 2 OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S DEED SEAL OR REGISTERED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

Certified To: NOT FOR TITLE TRANSFER.

TOPOGRAPHICAL SURVEY AT
328 WARBURTON AVENUE
LOCATED IN THE
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY STATE OF NEW YORK.
ALSO SHOWN AS TAX LOT NUMBER 4 IN BLOCK 96,
SECTION 4.100 IN THE OFFICIAL TAX MAPS OF
HASTINGS-ON-HUDSON.

SCALE: 1"= 10.0'
Measurement in U.S. Standard.

DATE: MAY 21, 2014.

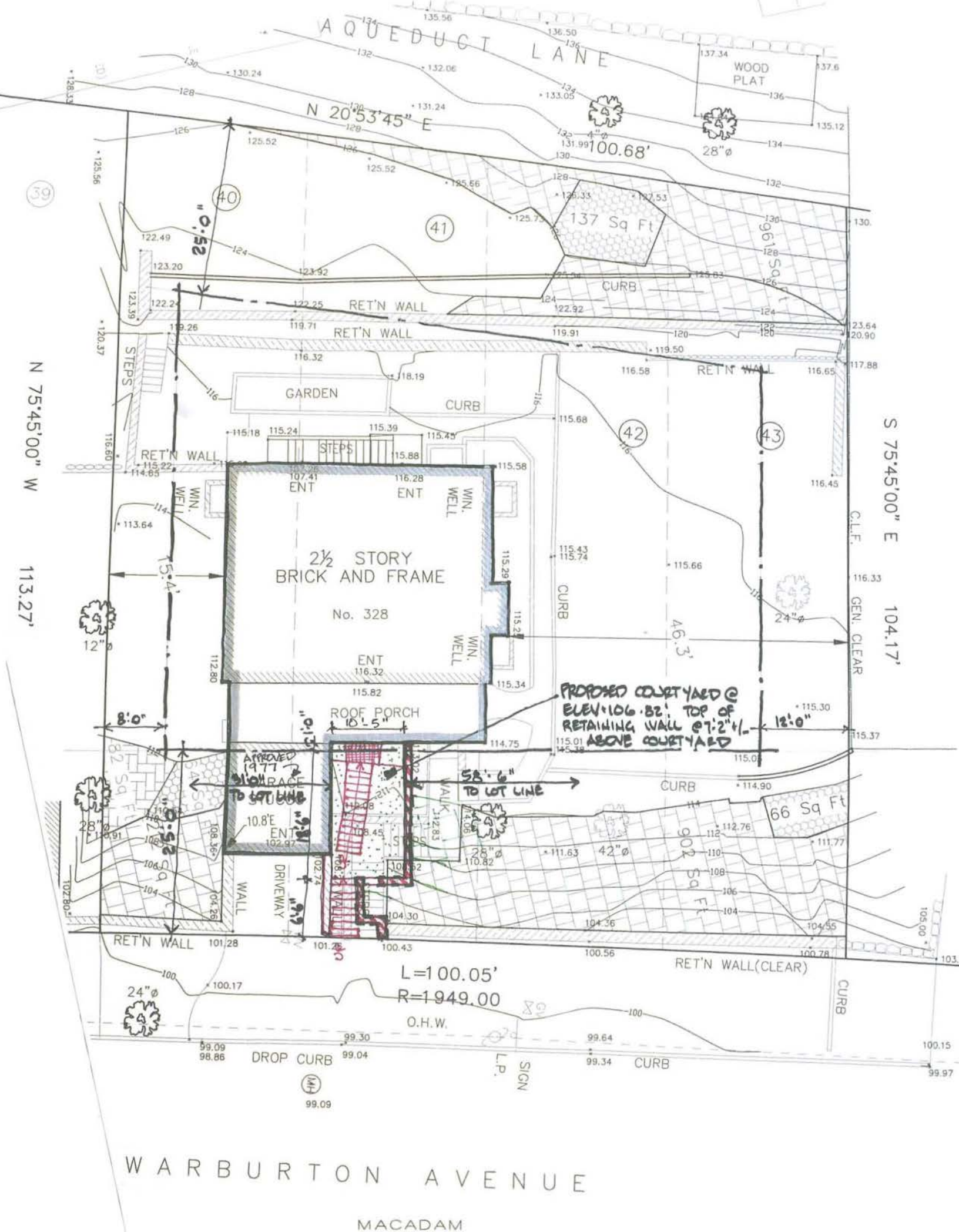
COPYRIGHT © 2014 SUMMIT LAND SURVEYING P.C.

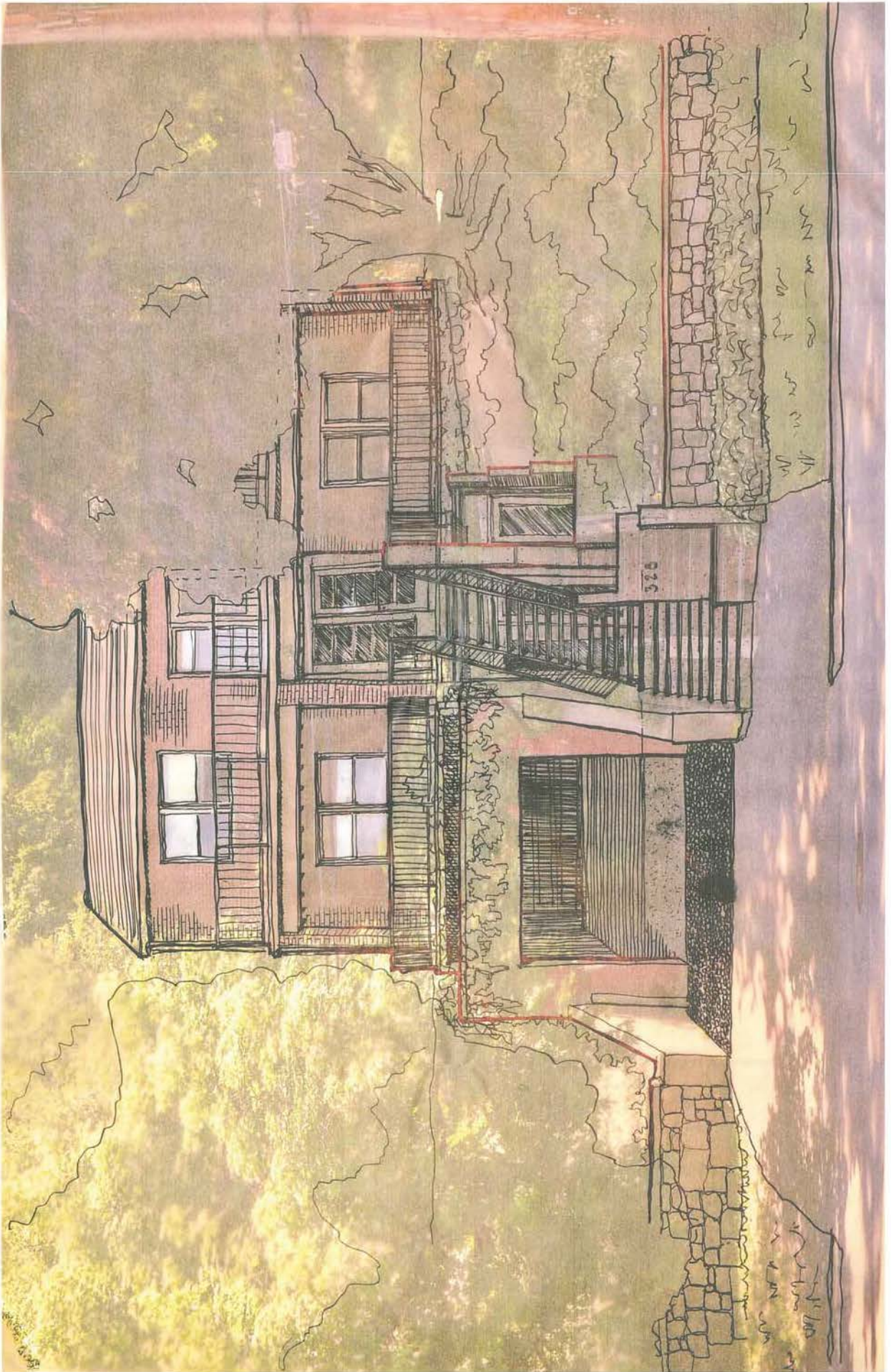
Summit Land Surveying P.C.

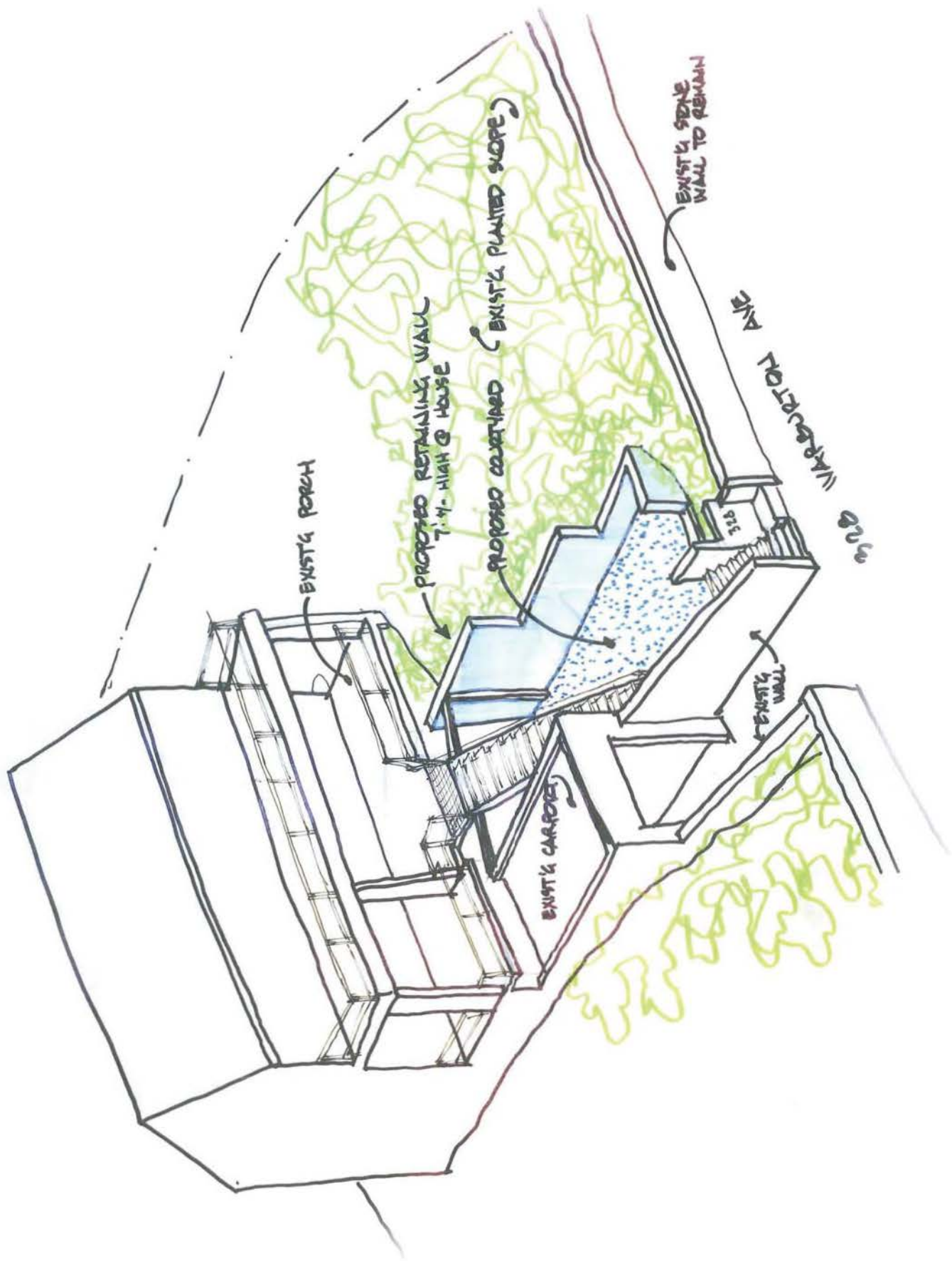
64 Virginia Avenue
Dobbs Ferry NY 10522
Tel. 9146297158

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakosh E. Bohai, L.S. New York State License Number 050666.









Mapping Westchester County

Zoom In

Zoom Out

Pan

Full Extent

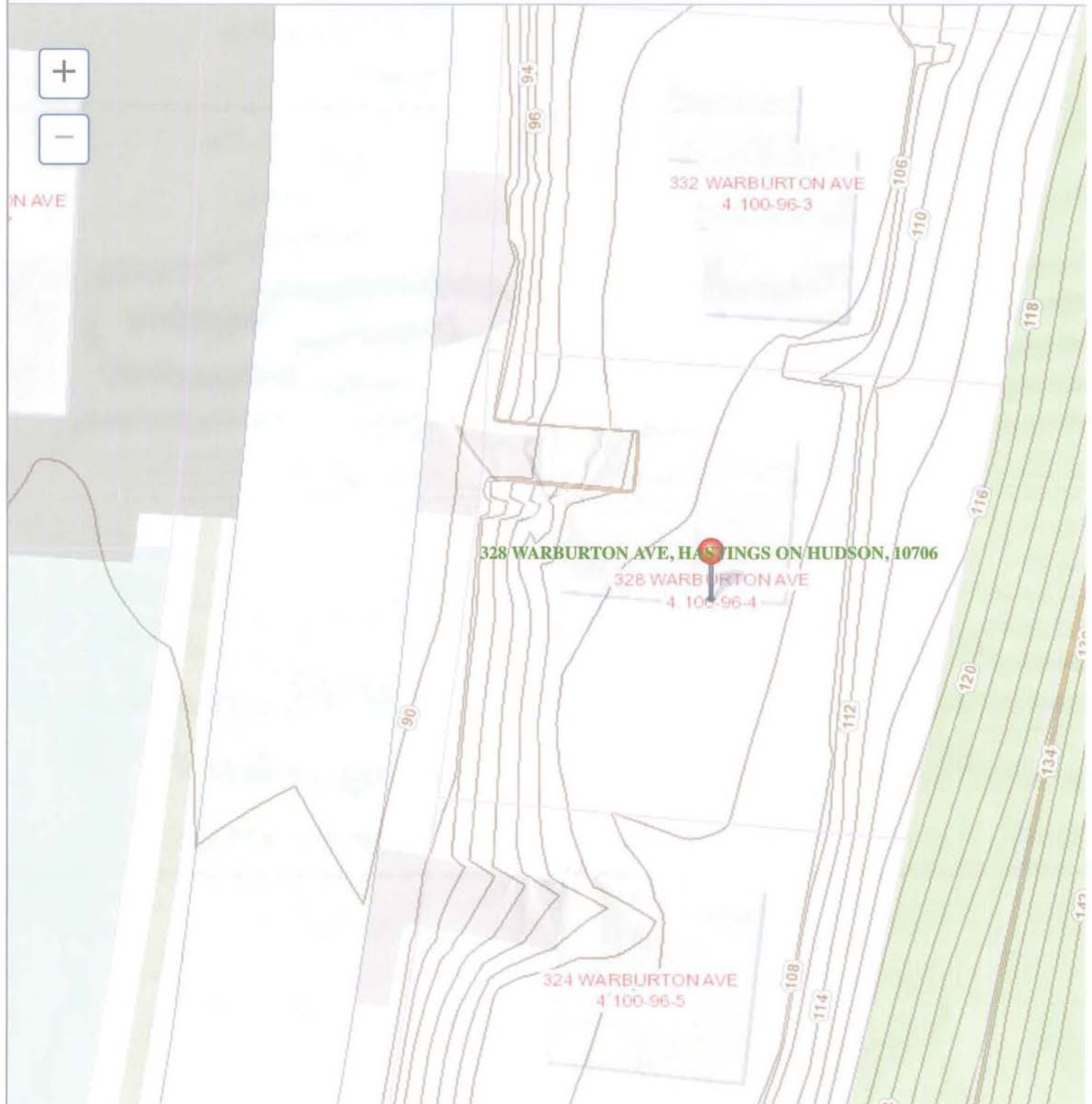
Prev

Next

Identify

Add Map Service

Print





1 / 12 328 Warburton



2 / 12 328 Warburton



3 / 12 328 Warburton



4 / 12 328 Warburton



5 / 12 328 Warburton



6 / 12 328 Warburton



7 / 12 328 Warburton



8 / 12 328 Warburton



9 / 12 328 Warburton



10 / 12 328 Warburton



11 / 12 328 Warburton



12 / 12 328 Warburton

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: MICHAEL CURTIS & NANCY DENATALE
 Property address: 328 WARBURTON AVE - HASTINGS ON HUDSON NY 10706
 Name all streets on which the property is located: WARBURTON AVE.
 Sheet: 4.100 Block: 96 Lot/Parcel: A Zoning District: 7.5

Applicant: JIM METZGER
 Standing of applicant if not owner: ARCHITECT
 Address: 427 WARBURTON AVE #2 HASTINGS ON HUDSON NY 10706
 Daytime phone number: 914.478.0298 Fax number: SAME
 E-mail address: Jim.metzger@verizon.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*
295.20.C.#2	REQ.YD.-STREET WFL	STONE & CONC STAIR	COURTYARD W/ ARCH. STAIR
295.69.FRM	FRONT YARD SETBACK	25 FT	6.66'
295.20.B.B	REQ.YD.-HT OF WALL	N.A.	7' RETAINING WALL IN FRONT YARD
.....
.....
.....

*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	NO CHANGE (N.C.)	N.C.
REAR	25	N.C.	N.C.
SIDE ONE	8 / 12	N.C.	N.C.
SIDE TWO		N.C.	N.C.
TOTAL OF TWO SIDES	20	N.C.	N.C.

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	25		
REAR	8		
SIDE	8 / 12		

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	N.C.	N.C.	N.C.
FEET	N.C.	N.C.	N.C.

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	7500 SF.	10,877	10,877
BLDG. COVERAGE/ % OF LOT AREA	30%	1548 / 14.2%	1548 / 14.2%
DEVELOPMENT COVERAGE / % OF LOT AREA	40%	2423 / 22.3%	1593 / 14.6%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	SINGLE FAM.	TWO FAM - GRANDFATHERED	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
NA			

- 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:

Sworn to before me this 1st day
of June, 2016

Mary Ellen Ballantine
Notary Public



[Signature]
Applicant

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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

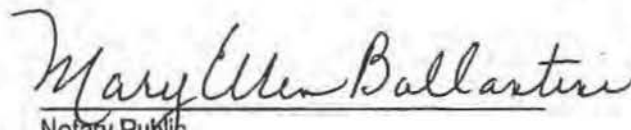


STATE OF NEW YORK
COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON

Name : NANCY DE KATACE, being duly sworn, deposes and says that
he/she resides at 323 WABURTON AVE. 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 4.60 Block 96 and Lot 4 of the tax map, and that
he/she hereby authorized JIM METZGER 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 1st DAY
OF June 2016


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.

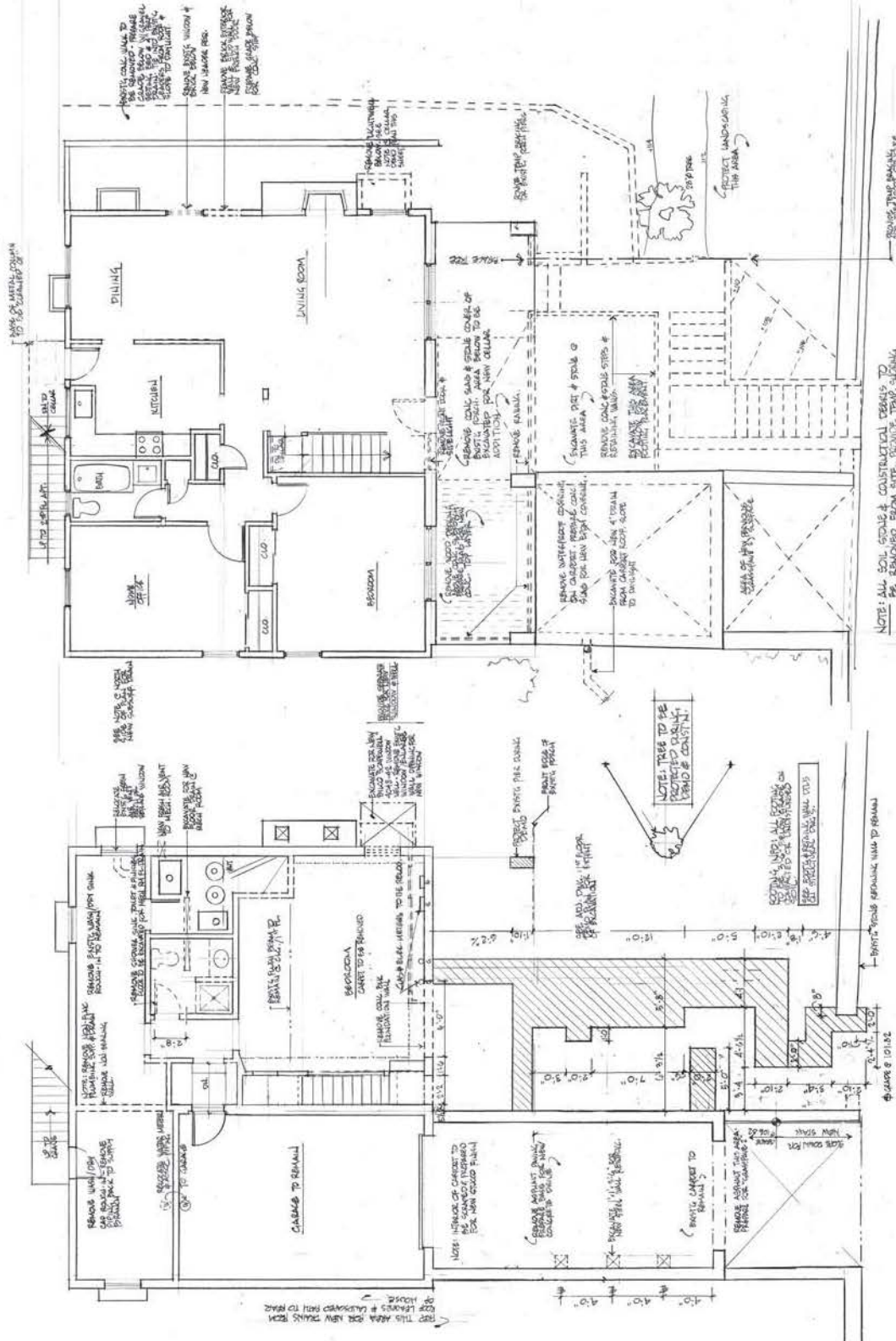
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Additional # Attachment

1001

DEMOLITION &
FOOTING PLAN

SCALE 1/4" = 1'-0"
DATE AUG 10 1965



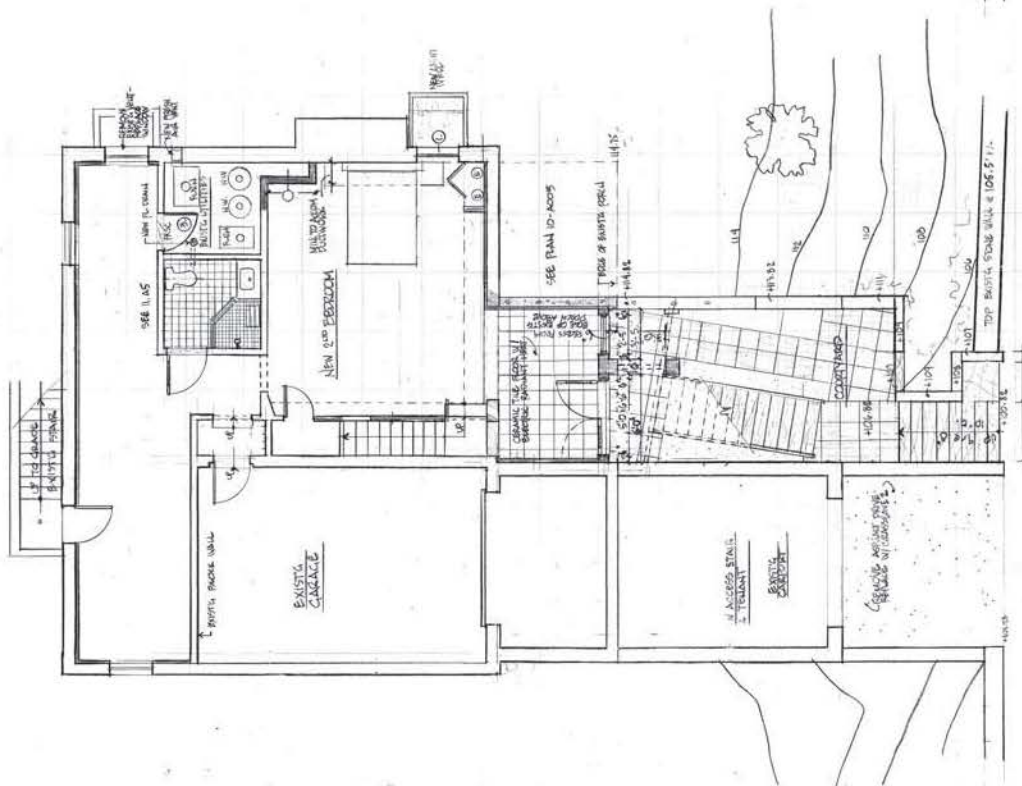
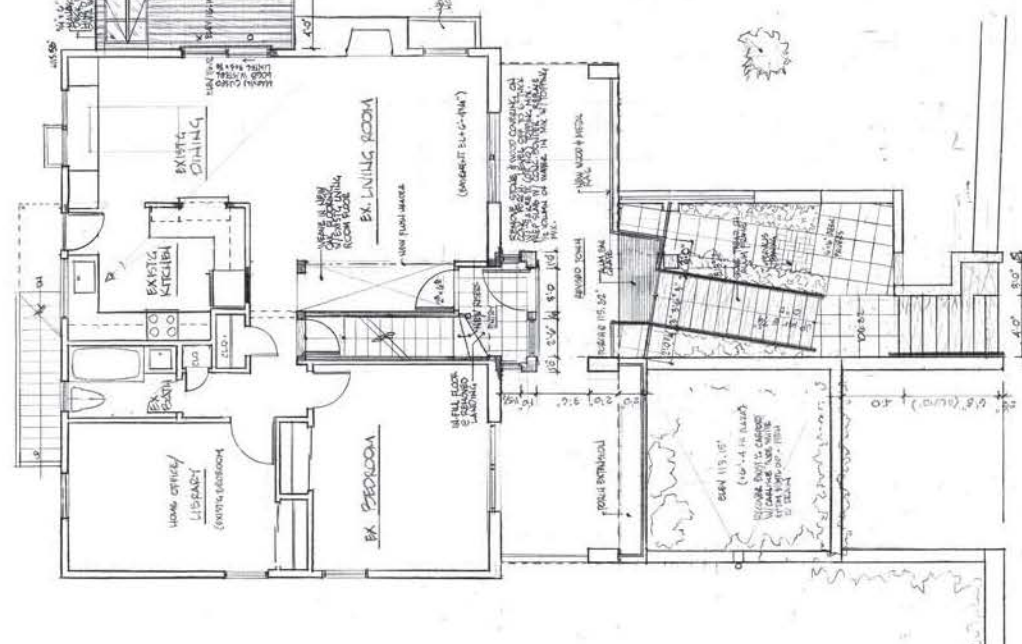
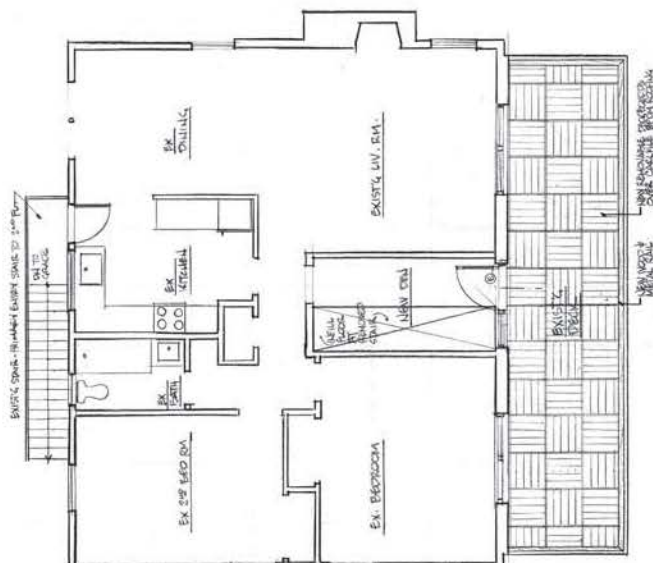
NOTE: ALL SOIL, STONE & CONSTRUCTION DEBRIS TO BE REMOVED FROM SITE. PROVIDE TEMP. EROSION

EXCAVATED AREA.

FLOOR EVOLUTION

NOTE: PROVIDE EROSION CONTROL & SLOT BARRIERS DURING CONSTRUCTION

CELLAR DEMOLITION & FOOTING PLAN



127 Madison Avenue #7
Longwood, NY 1200
tel/fax 514.478-0296
Call 017.747.3110

5/20/15 HAVE FOR P.O. TRAP STORES
CURTIS CHINAILE SEND
320 WINEQUEST AVENUE
HARTFORD, CONNECTICUT 06106
STOCK CODE LOT 55 2016 7.5
(37) FANDED
DO NOT CHANGE TO USE OF COMPARISON
SEVERE STORES, VARIOUS BRANCHES
APPROVED BY ALLEGATION

2007

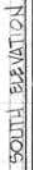
CONSTRUCTION PLANS

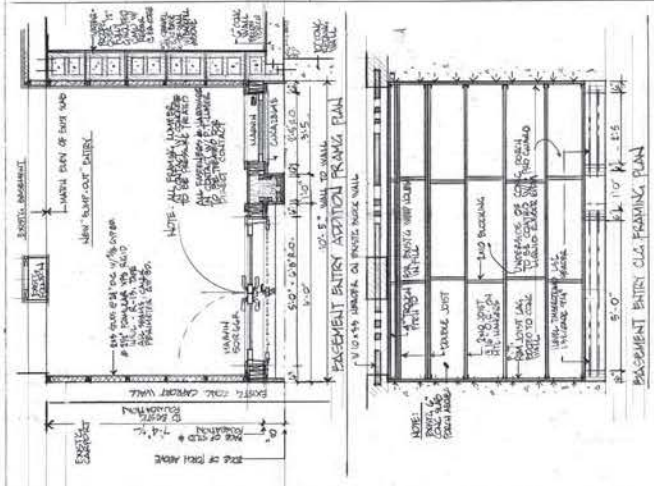
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DATE MAY 10 1965



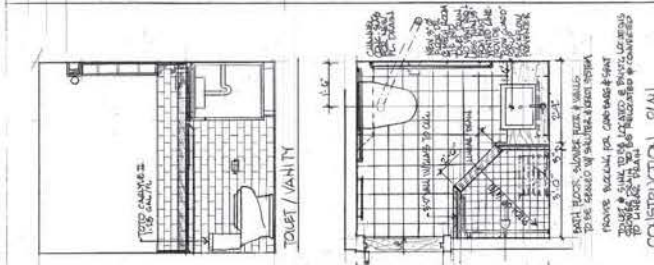
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DATE: MAY 20 2015





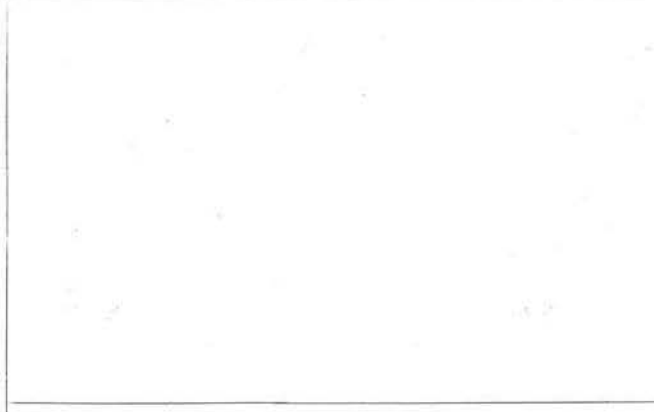
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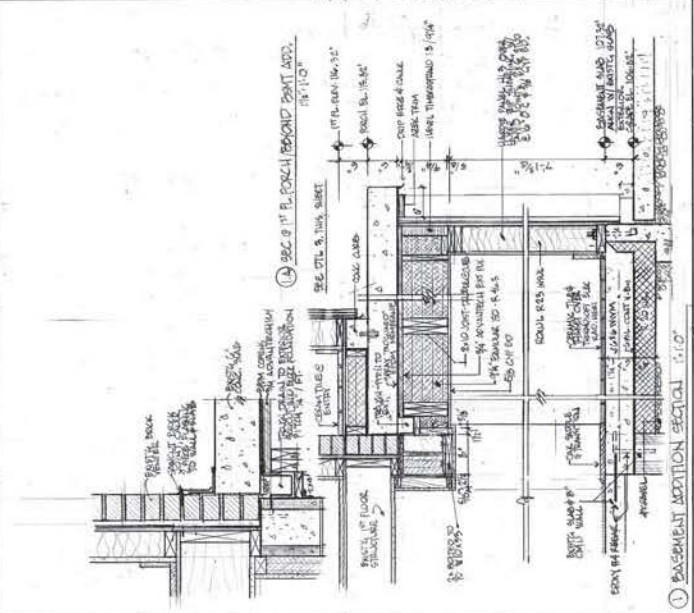
CONSTRUCTION PLAN



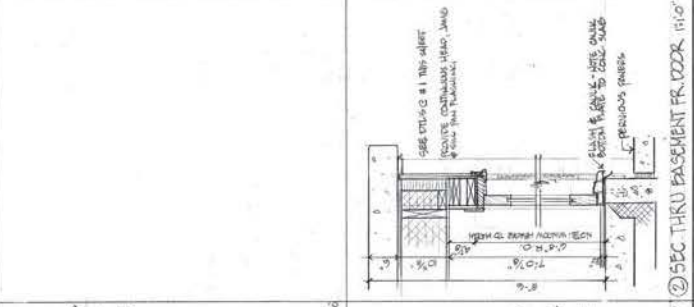
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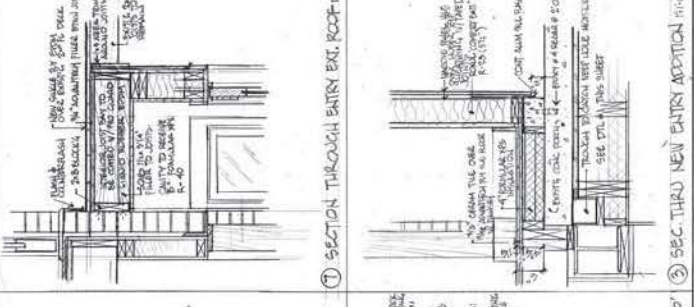
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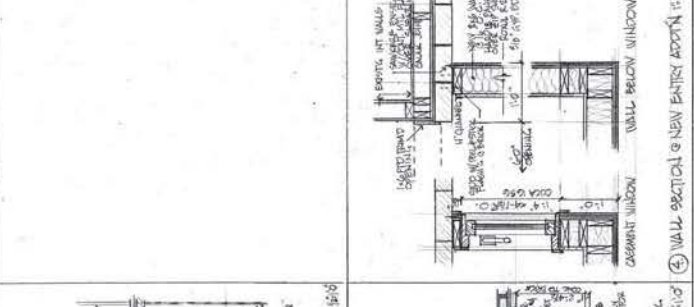
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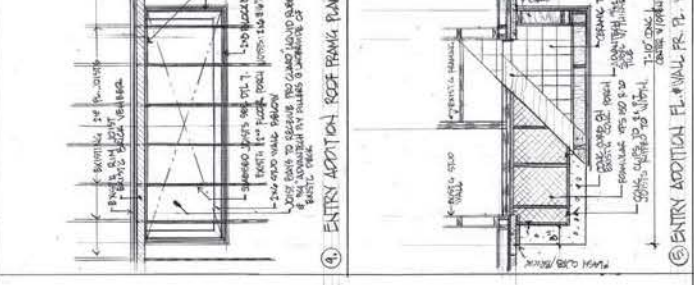
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⑫ BASEMENT ADDITION FRAMING PLAN 1/8"=1'-0"

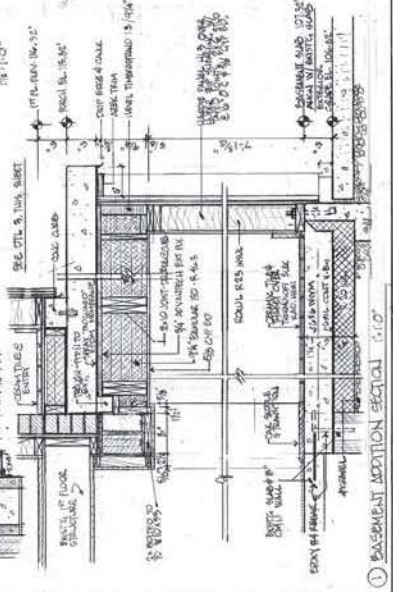


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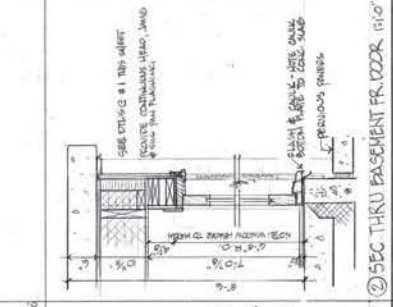


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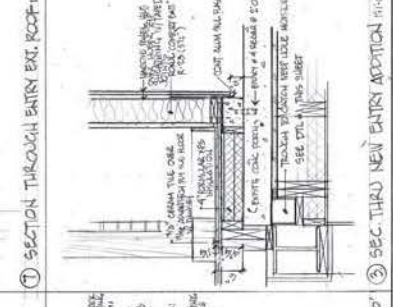
SECTION 5 / DETAILS
A003
SCALE AS NOTED
PAGE 7 OF 20



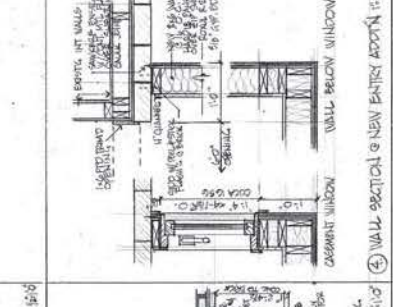
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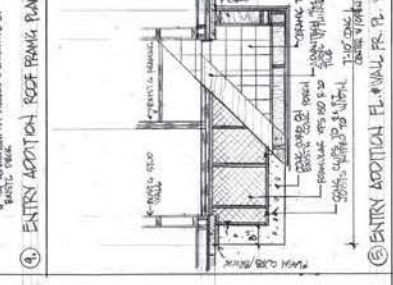
⑪ BASEMENT BATHROOM PLANS & ELEVATIONS 1/8"=1'-0"



⑫ BASEMENT ADDITION FRAMING PLAN 1/8"=1'-0"



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