

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: Joan Dinowitz
 Property address: 3 Ward Street, Hastings-on-Hudson, NY 10706
 Name all streets on which the property is located: Ward Street and William Street
 Sheet: "Map Valuable Lots" Block: Lot/Parcel: 52, 53, 54, 55 Zoning District: MR-1.5

Applicant: Joan Dinowitz
 Standing of applicant if not owner: Barry Poskanzer
 Address: 550 North Maple Avenue, Ridgewood, NJ 07450
 Daytime phone number: 201-445-2322 Fax number: 201-445-3053
 E-mail address: barry@psaia.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*
295-71.E (1), (2)	Side Yard Min. 12 ft	32.4'	8.0'
295-71.E (2)	Building/Structures 15% cover	22.2%	26.3%
Ch. 249	Steep Slope		See Engineering Dwg SA-1
.....			
.....			
.....			

*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 (Ward Street)	12 ft	18.2 ft	13.3 ft
REAR	30 ft	42.7 ft	34.3 ft
SIDE ONE (William Street)	12 ft	14.0 ft	13.7 ft
SIDE TWO	12 ft	32.4 ft	8.0 ft
TOTAL OF TWO SIDES			

YARD SETBACKS (Accessory Structure)

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

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	<= 3 stories	1 1/2 (front) 2 1/2 (rear)	2 (front) 3 (rear)
FEET	40 ft	23.3' (front) 32.5" (rear)	23.3' (front) 32.5' (rear)

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	1,500 SF	10,000 SF	10,500 SF
BLDG. COVERAGE/ % OF LOT AREA	15%	22.2%	26.3%
DEVELOPMENT COVERAGE / % OF LOT AREA	N/A	N/A	N/A

*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
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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.

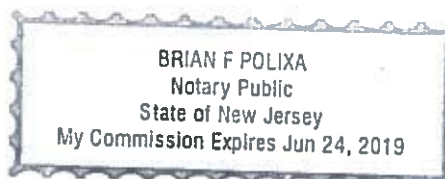
STATE OF NEW ^{Jersey}YORK ^{Essex}
COUNTY OF WESTCHESTER ss.:

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 9th day
of June, 2000 2017


Notary Public


Applicant



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



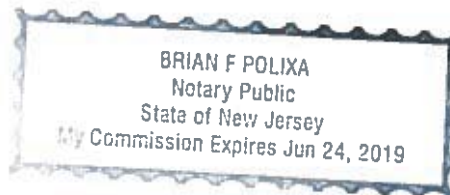
STATE OF NEW YORK
COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON

Name : Joan Dinowitz, being duly sworn, deposes and says that
he/she resides at 3 Ward Street, Hastings-on-Hudson, NY 10706 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 "Map Valuable Lots" Block _____ and Lot 52, 53, 54, 55 of the tax map, and that
he/she hereby authorized Barry Poskanzer to make the annexed
application in his/her behalf and that the statement of fact contained in said application are true.

Owner [Signature]

SWORN TO BEFORE ME THIS 5th DAY
OF July 2007

[Signature]
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.



Poskanzer Scott Architects

June 9, 2017

To the Zoning Board of Appeals:

The applicant proposes the renovation to the existing home at 3 Ward Street in the Village of Hastings-on-Hudson. The applicant proposes that the footprint of the residence remains as is except for the addition of a balcony deck space to the south and west, and parking area roof/arbor to the south. Both of these additions and the variances that stem therefrom are a direct result of the unique condition of the existing site and structure.

Three variances are required. They are steep slope, side yard, and lot coverage.

The property is severely sloped from east to west (see application for Steep Slope Variances drawing SA-1). Presently the garage is below the house in the walk out basement area down a steep curving paved driveway. The applicant proposed eliminating said driveway and relocating the parking to the front of the property (i.e. Ward Street is a dead-end with no significant traffic), with a partial roof/arbor over the new proposed parking spaces. The applicant proposes an addition to side and rear of the main living level (street level) of a viewing balcony/deck. Again, this is a response to the steep slope conditions of the property and the desire to have outdoor living space contiguous to the main living level of the house.

The side yard variance for the location of the parking arbor/roof is a request (side yard of 12' and only 8' provide) necessitated by the dimensions required to cover two cars in their new proposed location. This request, de minimis in its dimension happens to face the side wall of the neighbors' garage and presents no significant impact to the health and welfare of the township, the neighborhood, or the adjacent neighbor.

The second variance for lot coverage is a slight increase from the existing non-conformity of 22.2% to the proposed 26.3% (max. permitted is 15%). This variance is necessitated mainly by the addition of the new deck and raised patio i.e. a condition again caused by the steep slope conditions of the site and the applicants desire to have level outdoor spaces and the parking arbor/roof. Note on the zoning tabulation on drawing A1 that the building envelope stayed the same, shed/arbor and raised patio/deck increased, paved driveway was reduced significantly, and walls, walks, and paved patio spaces were reduced slightly.

The applicant believes that the overall site and building improvements more than offset, and in fact, benefit the neighborhood. The granting of the variance presents no significant detriment to the health, safety and welfare of the neighborhood or community.

- The applicant believes that there is no undesirable change to the neighborhood.
- There is no other way to achieve the desired ends other than area variances.
- The variances are not substantial.
- There is no adverse effect on the neighborhood or district.

Respectfully,

Barry Poskanzer, AIA

Architecture

Interiors

Planning

Project Management

550 North Maple Avenue
Ridgewood, NJ 07450

Tel 201-445-2322
Fax 201-445-3053
www.poskanzerscott.com

HASTINGS-ON-HUDSON ARCHITECTURAL REVIEW BOARD APPLICATION AND CHECKLIST



The ARB meets on the 1st Monday of every month at 8:00 P.M. Please complete and submit this application along with a fee of \$25 and all the required supporting material to Hastings-on-Hudson Buildings Department, no later than two weeks before the date of the meeting.

Applicant's Name: Barry Poskanzer for Joan Dinowitz		Date: June 9, 2017
Tel. 201-445-2322	Fax: 201-445-3053	E-mail: barry@psaia.com
Property Owner's Name: Joan Dinowitz		Property Address: 3 Ward Street, Hastings-on-Hudson, NY 10706
Brief Project Description:	Renovation of existing single family residence with commensurate site work.	

This application must be submitted in a packet with the following items. Provide eight (8) copies of each item and this application. ✓ Check off completed items:

The following items are required with every application:			
1		DRAWINGS:	
	x	Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable.	
2		PHOTOS:	
	x	Photographs of the property/building.	
	x	Photographs of architectural details, existing lighting, etc.	
	x	Photographs (full views) of all adjacent properties.	
3		SAMPLES of all materials related to the project. For example:	
	n/a	Awning fabric	n/a Lighting cut sheets
	n/a	Paint chips	x Siding samples
	n/a	Window and door cut sheets	n/a Brick and stucco samples
	n/a	Other	n/a Other
The following additional items may be required by the Building Inspector or the ARB.			
4		ARCHITECTURAL PLANS:	
	x	Including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.	
	x	Wall sections and architectural details	
	x	Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable	

APPLICANT MUST ATTEND ARB MEETING.

Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.

Barry Poskanzer

Applicant Signature/Date

June 9, 2017

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



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(Accessory Structure)

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VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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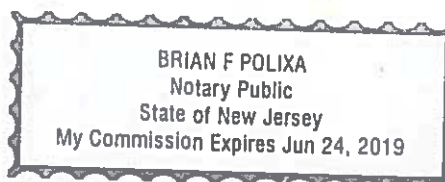
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Applicant



VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for
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VILLAGE OF HASTINGS ON HUDSON

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parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and
designated as Sheet "Map Valuable Lots" Block _____ and Lot 52, 53, 54, 55 of the tax map, and that
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application in his/her behalf and that the statement of fact contained in said application are true.


Owner

SWORN TO BEFORE ME THIS 5th DAY
OF July 2007


Notary Public



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Poskanzer Skott Architects

June 9, 2017

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Respectfully,

Barry Poskanzer, AIA

Architecture

Interiors

Planning

Project Management

550 North Maple Avenue
Ridgewood, NJ 07450

Tel 201-445-2322
Fax 201-445-3053
www.poskanzerskott.com

VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	
Application Fee	Prescribed fee for the requested review/action	
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	Dwg's A1, A2, A3, A4, C1, C2, and SA1.....
	A plan showing the location from where the photos were taken and general direction of the field of vision	Plans shown on Dwg A2 & A5.....
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	Current views shown on Dwg A2 & A5
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	Proposed Development/Simulated photographs shown on Dwg A2.....
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	To be provided as and if needed...

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

Signature Barry Poskanzer Date 6/9/17

Barry Poskanzer, AIA
Name

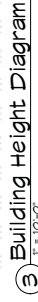
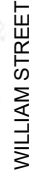
Principal
Title

**LOTS 52, 53, 54 & 55
HASTINGS-ON-HUDSON, NEW YORK**

ZONING		REQUIRED	EXISTING	PROPOSED	CONFORMANCE
BLOCK LOT	"MAP VALUABLE LOTS"				
ADDRESS	32.90 S 84 E 1B				
DISTRICT	3 MARK STREET				
USE	KR-15 DISTRICT				
USE	MULTIFAMILY SINGLE FAMILY	MULTIFAMILY SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	
LOT SIZE		1500 SF	10,000 SF	10,000 SF	YES
LOT WIDTH		29 FT	100 FT		YES
YARDS:					
FRONT (MIN)		13 FT	13.2 FT	13.5 FT	YES
REAR		13 FT	14.0 FT	15.1 FT	YES
SIDE 1 (MIN)		13 FT	32.4 FT	9 FT	NO
SIDE 2		30 FT	36 FT	36 FT	YES
BUILDING HEIGHT		MAX 40 FT	29 FT	29 FT	YES
BUILDING LENGTH		MAX 40 FT	29 FT	29 FT	YES
LOT COVERAGE		1600 SF	40 FT	40 FT	YES
BUILDING STRUCTURES (MAX)		2,225 SF (22.5 %)	2,225 SF	2,625 SF (26.3 %)	NO
BUILDINGS		1,075 SF	1,075 SF	1,075 SF	
PORCHES		175 SF	175 SF	175 SF	
PAVED DRIVEWAY		1,095 SF	1,095 SF	945 SF	
PAVED SIDEWALK				565 SF	
PAVED PARKING					
PAVED DRIVEWAY (NOT INCLUDED IN USE OR COVERED)					
PAVED SIDEWALKS					
NEED TO SAY YES FOR SOME ANALYSIS					
STEEP SLOPE					NO



① Existing Site Plan
1" = 10'-0"

[illegible]

2 Proposed Site Plan
1" = 10'-0"



NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652

A

**Poskanzer Skott
Architects**

07450

Telephone: 201-445-2322
Fax: 201-445-3053
E-mail: www.cookandco.com

Project

DINOWITZ RESIDENCE
3 WARD STREET, HASTINGS-ON-HUDSON,
NEW YORK

Client
JOAN DINOWITZ

Drawing Title

EXISTING & PROPOSED SITE PLAN

Scale	1" = 100'
Project	1646
File No	
Drawn	OM
Checked	BP
Sheet No	

A1
Sheet No

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652

PROPOSED



1. SOUTH-EAST STREET VIEW



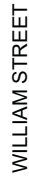
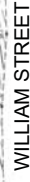
2. EAST STREET VIEW



3. NORTH-WEST (REAR) VIEW



4. SOUTH-WEST (REAR) VIEW

[illegible]

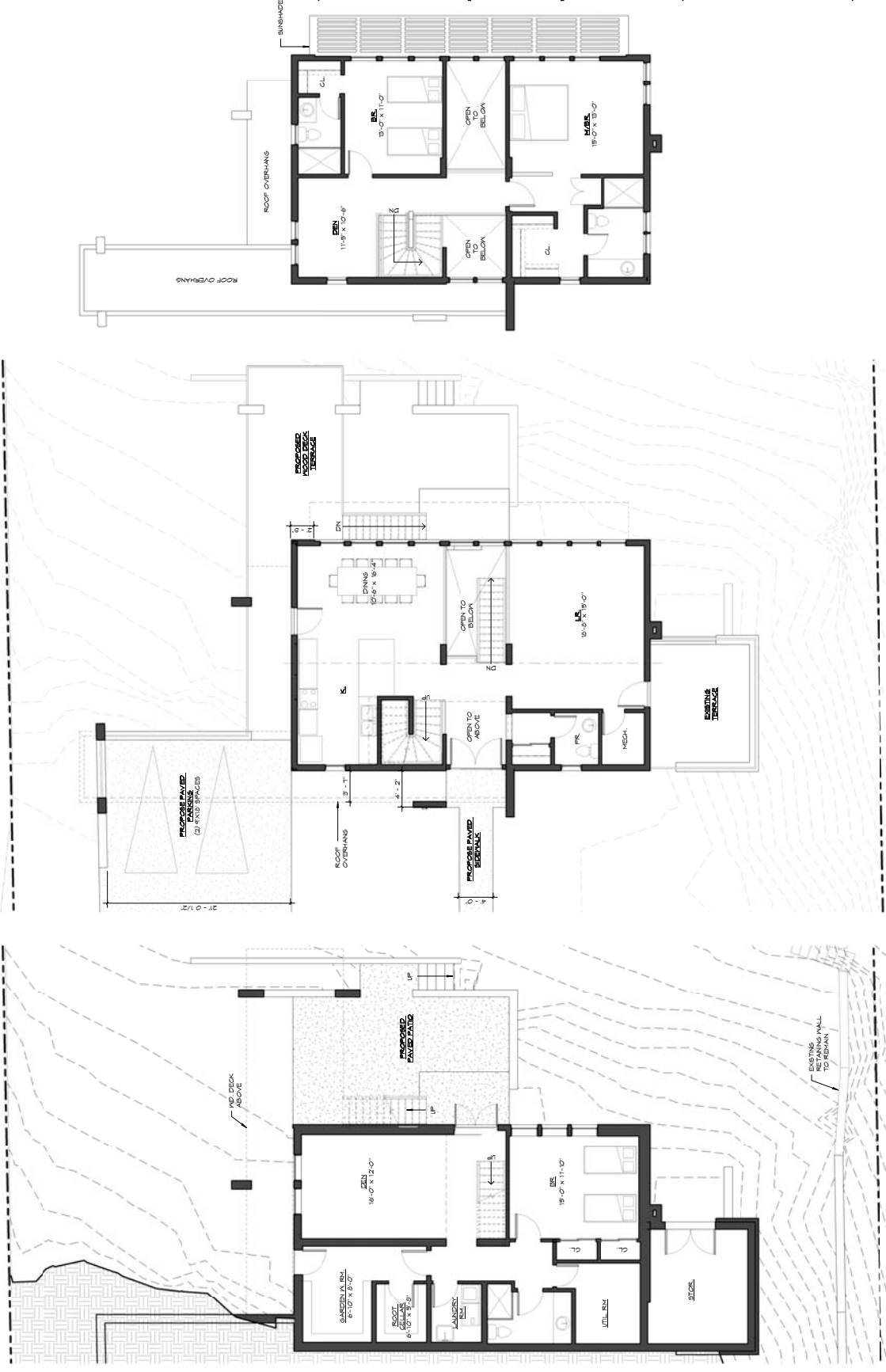
PA B 7813
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Telephone: 201-445-2322
Fax: 201-445-3053
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Project **DINOWITZ RESIDENCE**
3 WARD STREET, HASTINGS-ON-HUDSON,
NEW YORK

Client
JOAN DINOWITZ

Drawing Title
FLOOR PLANS





1. WARD STREET PANORAMIC VIEW



2. WARD STREET FRONT VIEW



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4.



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6.



7.



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10.



11.

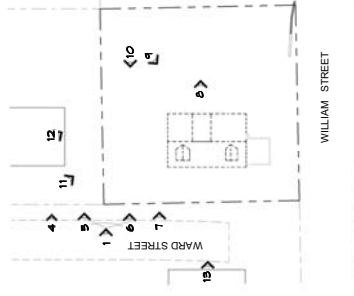


12.



13.

KEY PLAN

[illegible]

**Poskanzer Skott
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Telephone: 201-445-2322
Facsimile: 201-445-3053
E-mail: www.postkantscott.com

Project

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3 WARD STREET, HASTINGS-ON-HUDSON,
NEW YORK

Client

JOAN DINOWITZ

Drawing Title

PHOTOGRAPHS

Scale	1" = 30'-0"
Project	1646
File No	
Drawn	OM
Checked	BP

Sheet No.

A5

NJ	05915
NY	011938
PA	B 7813
CT	4823
AZ	12822
NCARB	12652



[illegible]

	PROPERTY LINE
	BEGIN FOOTING
	REINFORCED ASPHALT PAVEMENT
	REINFORCED CONCRETE PAVING
	FOUNDATION FOOTING
	MASONRY WALL
	WOOD SIDING
	ROOFED SHED
	REINFORCED CONCRETE FOUNDATION WALL
	BOTTOM PIPE
	REINFORCED DRAIN
	DRAIN
	TEMPORARY INLET
	INLET
	TEMPORARY SILT
	SILT
	TEMPORARY CONSTRUCTION FENCE
	TEMPORARY SOIL
	SOIL
	STABILIZED
	CONSTRUCTION
	ERECT PIT
	EXCAVATION
	ERECT POST
	POST
	TEMPORARY ERECTION
	ERECTION



Out	Fill	Net
48.35 Cu. Yd.	79.08 Cu. Yd.	30.73 Cu. Yd. <Fill>

MANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER

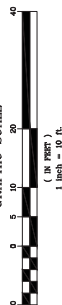
STORMWATER

HUDSON
ENGINEERING
CONSULTING, P.C.
45 Knollwood Road - Suite 201
Westborough, MA 01581
(508) 336-9100
Fax: (508) 336-9101
hudsonengr.com

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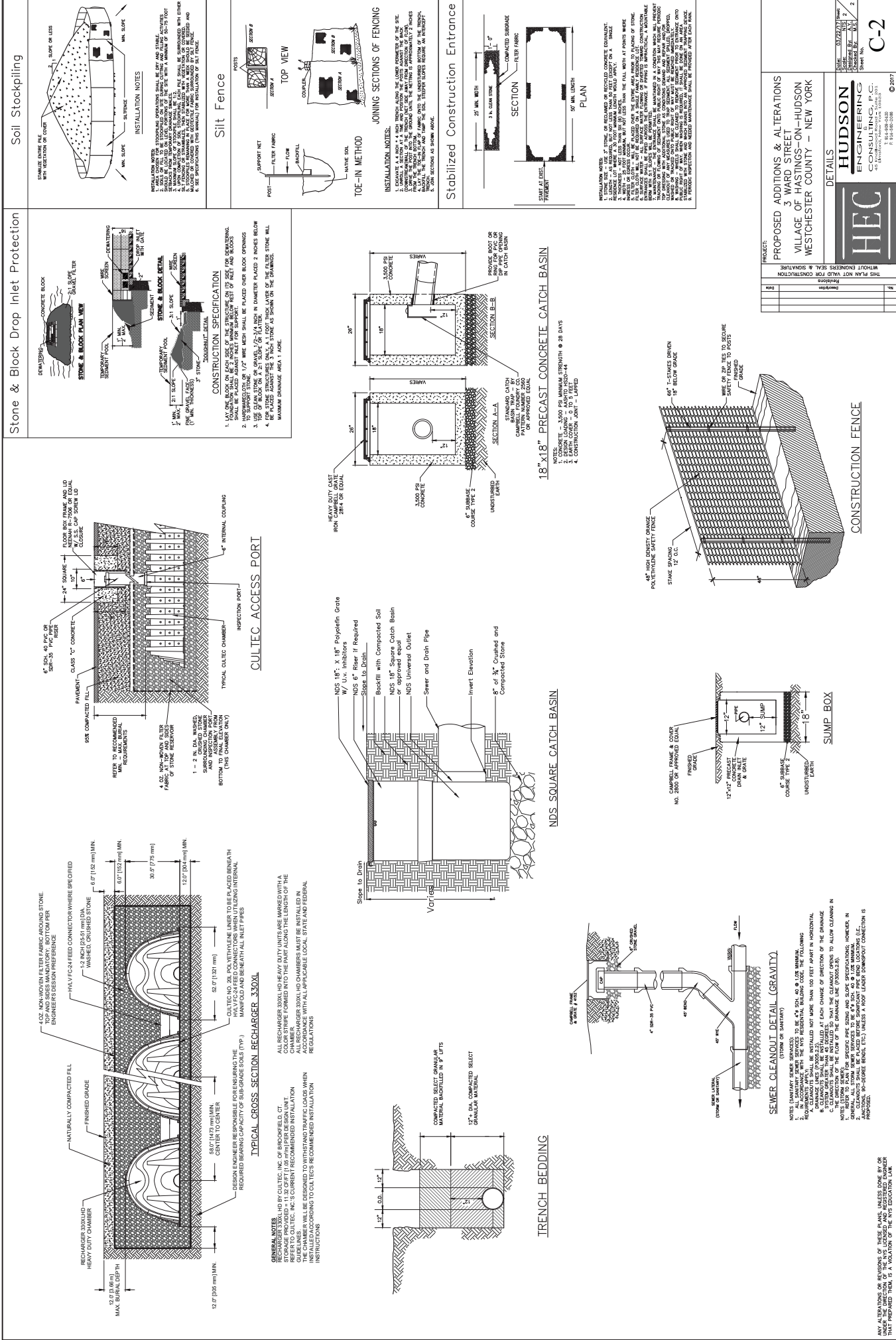
2017

3 WARD STREET STORMWATER
MANAGEMENT PLAN BASED UPON
EXISTING INFORMATION PROVIDED BY
CONTRACTORS' LINE & GRADE SOUTH
_L.L.C., DATED JUNE 6, 2016
GRAPHIC SCALE



IN FEET)

inch = 10 ft.





SLOPE ANALYSIS (ENTIRE SITE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	2787	
2	15%	25%	2162	
3	25%	Vertical	3785	

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA DISTURBED	MAX. DISTURBED
1	0%	15%	2222	2787
2	15%	25%	1565	756
3	25%	Vertical	2428	946

PROJECT

PROPOSED ADDITIONS & ALTERATIONS
3 WARD STREET
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY - NEW YORK

DATE: 05/27/2016
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
SHEET NO. 1

SA-1

THIS PLAN NOT BE USED FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

Professional Engineer
J. J. J.

DATE: 05/27/2016

PROJECT

PROPOSED ADDITIONS & ALTERATIONS
3 WARD STREET
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY - NEW YORK

DATE: 05/27/2016
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
SHEET NO. 1

SA-1

3 WARD STREET SLOPE ANALYSIS PLAN
BASED UPON EXISTING INFORMATION
PROVIDED BY CONTRACTORS' LINE &
GRADE SOUTH L.L.C., DATED JUNE 6,
2016

GRAPHIC SCALE

0 10 20 30 40
Feet
1" = 20' - 0"

HUDSON
ENGINEERING, P.C.
CONSULTING, P.C.
110 W. 100th St., Suite 200
Hastings-on-Hudson, NY 10706
P: 914-882-2888

SA-1

NOT A WARRANTY OF ANY KIND OF THESE PLANS, UNLESS SPECIFICALLY
STATED IN WRITING. THE USER OF THESE PLANS IS ADVISED THAT THE
PREPARED HEREIN IS A VIOLATION OF THE NYS EDUCATION LAW.