



1955 Central Park Ave. Suite #200, Yonkers, New York 10710
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E-mail: tom@tomabillama.com

June 11, 2019

Attention: Acting Chairman Ray Dovell and members of the Board of Appeals.
Mr. Charles Minozzi, Building Inspector

Subject: The Hastings Terrace – Abirizk Family
45 High Street, Hastings-on- Hudson, NY

Dear Chairman Dovell:

We have revised the drawings by including the following:

- 1- Façade drawings of the surrounding houses along James Street on the same side of the house and opposite side of the house, as well as the houses on the same side of the house and opposite side along High Street.
- 2- Revised the plans to minimize the coverage by additional 1% and reducing the height by 10”.
- 3- We revised the map with surrounding houses according to the remarks at the last meeting.

We hope that these revisions will be satisfactory to the board that the proposed house is compatible with the rest of the neighborhood.

Accordingly, the applicant looks forward to answering any questions your Board may have. Please do not hesitate to contact our office should any question arise.

Very truly yours,

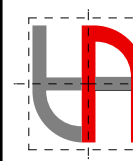
Tom F. Abillama, AIA

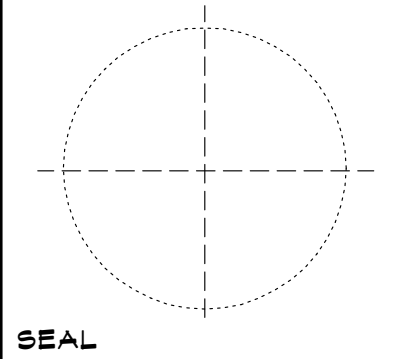


HASTINGS TERRACE

5	ZBA REMARKS	6.12.14
4	ZBA REMARKS	4.9.14
3	ZBA REMARKS	3.9.14
2	ZBA REMARKS	1.9.14
1	LOWER STR.	8.21.13
NO.	REV.	DATE

OWNER:

 **Tom
Abillama
Architects**
1955 CENTRAL PARK
AVENUE
YONKERS, NEW YORK
PHONE: 914 668 4678
FAX: 914 668 1881
EMAIL: FILESTFARA.COM



KEY PLAN 

PROPOSED
ONE FAMILY RESIDENCE

45 HIGH ST
HASTINGS ON HUDSON, NY

RENDERINGS

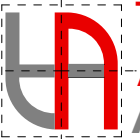
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Drawn By: AM Checked By: TFA
Plot Date: JUNE 19, 2014



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4	ZBA REMARKS:	4.9.14
3	ZBA REMARKS:	3.9.14
2	ZBA REMARKS:	1.9.14
1	LOVER STR.	8.21.13

NO.	REV.	DATE
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OWNER:

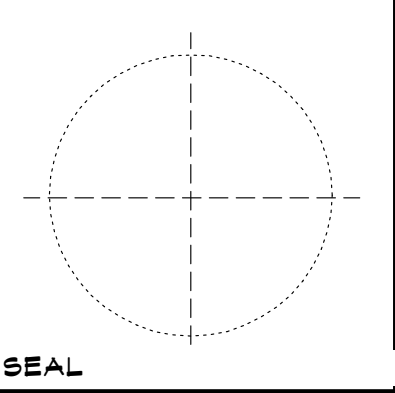


Tom

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Architects

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SEAL

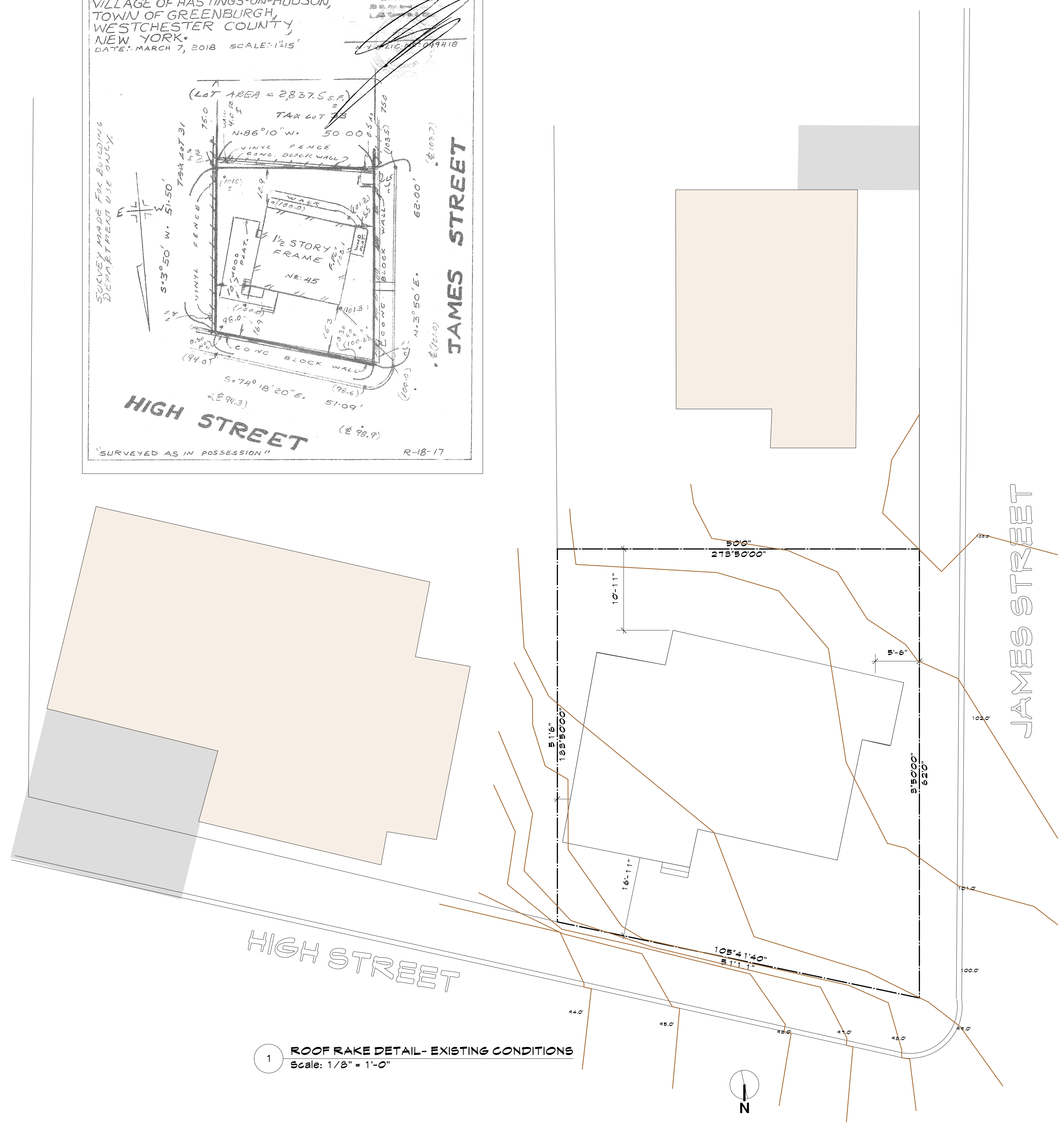
KEY PLAN

PROPOSED
ONE FAMILY RESIDENCE

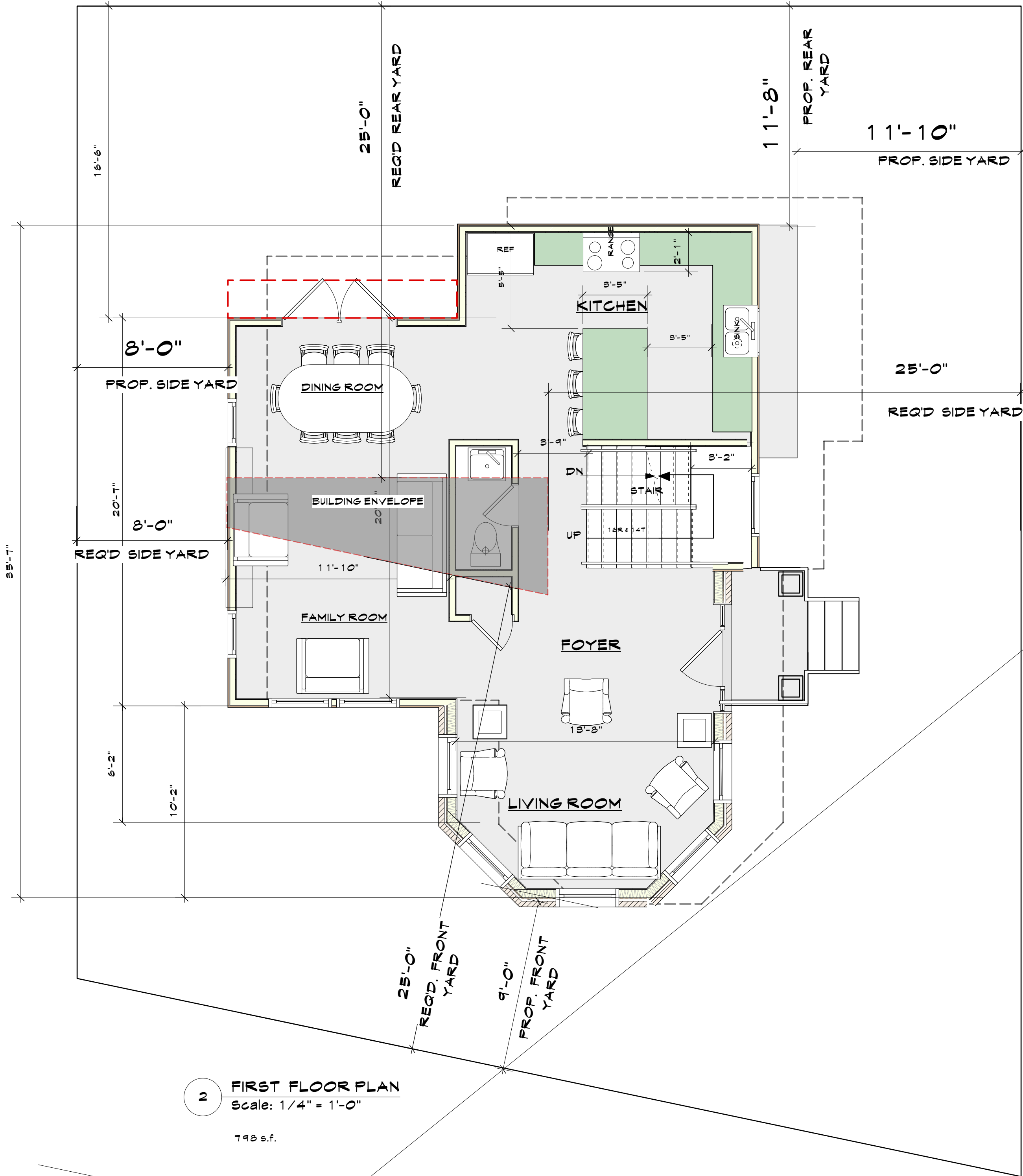
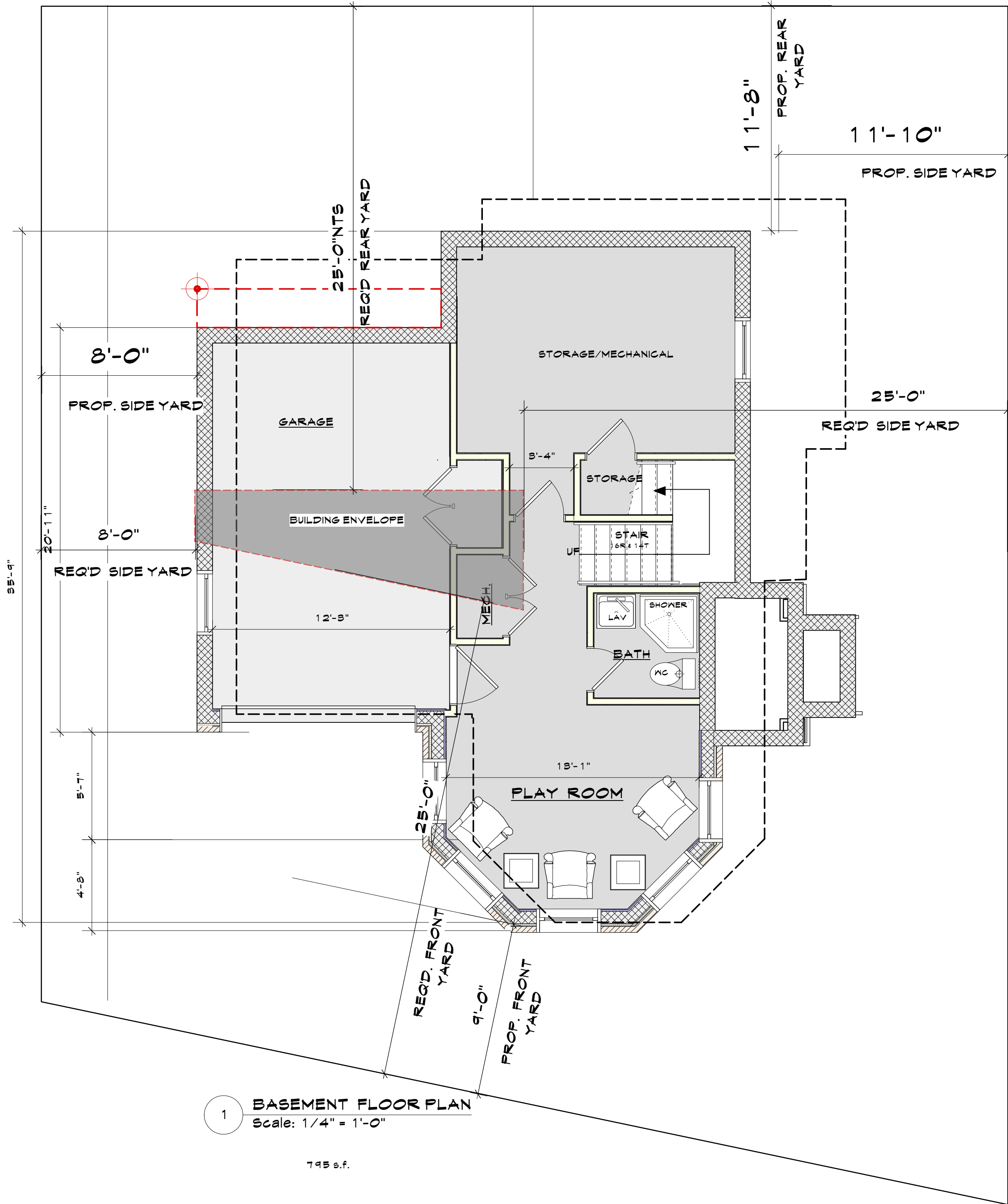
45 HIGH ST
HASTINGS ON HUDSON, NY

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Plot Date: JUNE 19, 2014



Drawn By: AM Checked By: TFA
Plot Date: JUNE 18, 2019



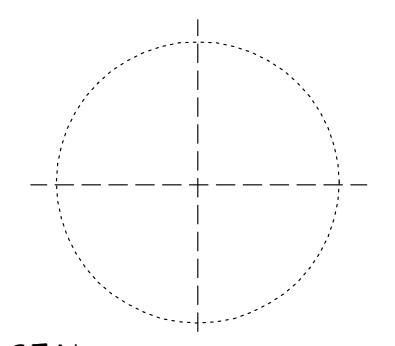
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NO. REV. DATE

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SEAL

KEY PLAN

PROPOSED ONE FAMILY RESIDENCE

45 HIGH ST
HASTINGS ON HUDSON, NY

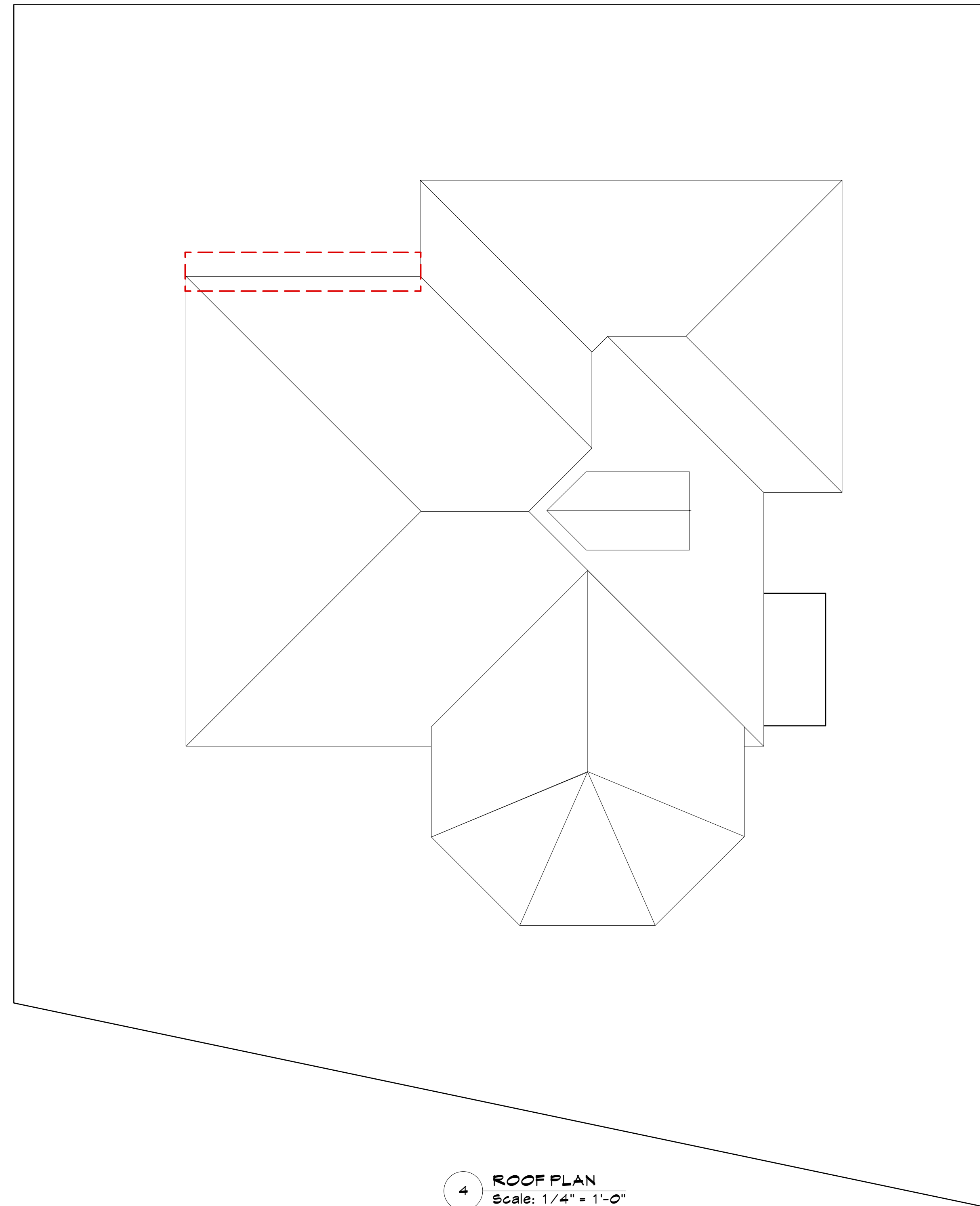
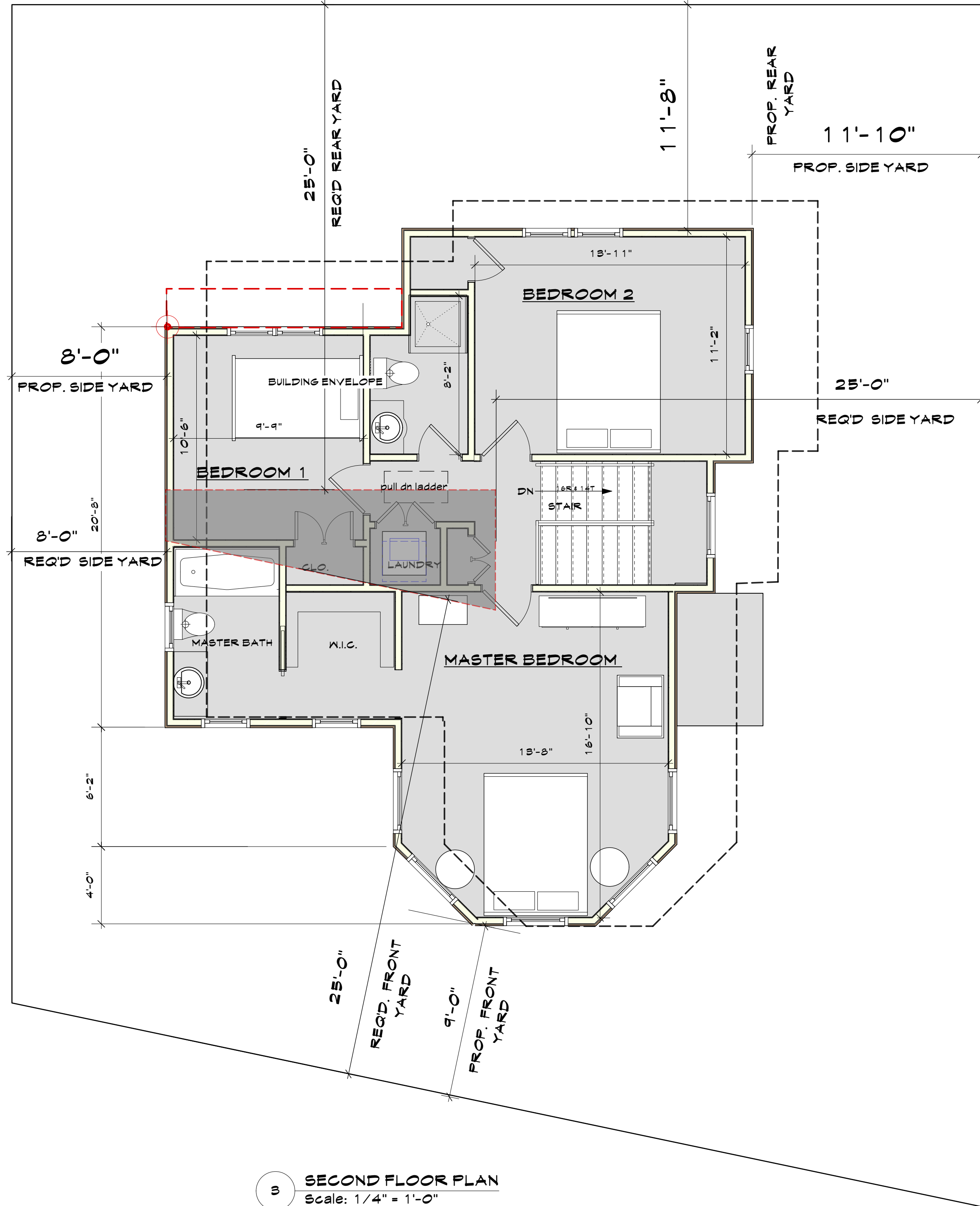
FLOOR PLANS

SCALE: 1/4" = 1'-0"

Project ID / DATE: 1412 / 4.27.14
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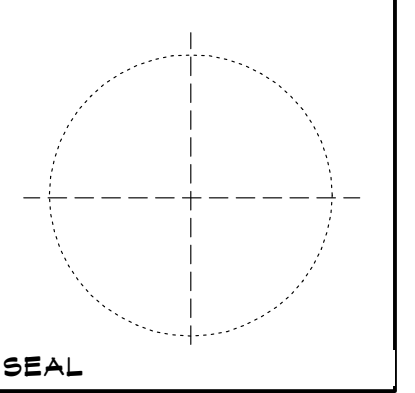
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OWNER:

Tom Abillama Architects
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KEY PLAN

PROPOSED
ONE FAMILY RESIDENCE

45 HIGH ST
HASTINGS ON HUDSON, NY

**SECOND FLOOR
ROOF PLANS**



115 JAMES ST

FRONT YARD SETBACK NONCONFORMING



41 HIGH ST

FRONT YARD SETBACK NONCONFORMING



45 HIGH ST



114 JAMES ST

FRONT YARD SETBACK NONCONFORMING



27 HIGH ST



45 HIGH ST (PROPOSED)



46 HIGH ST

FRONT YARD SETBACK NONCONFORMING



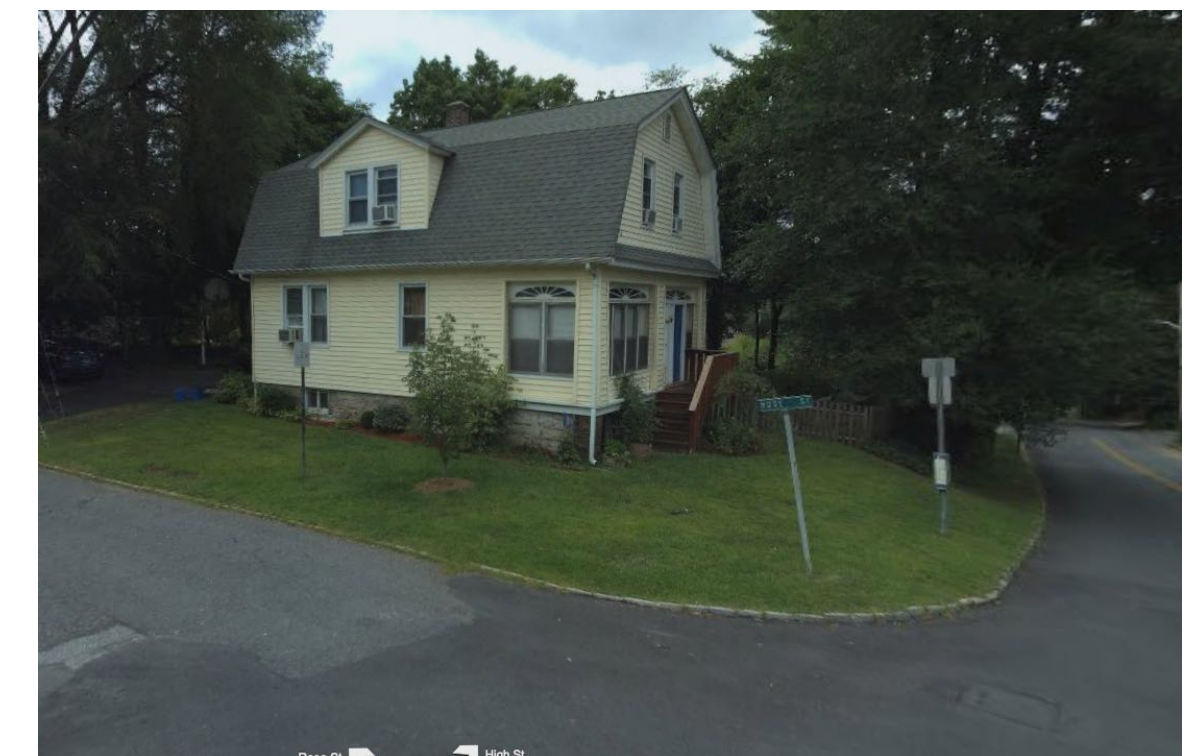
44 HIGH ST

FRONT YARD SETBACK NONCONFORMING



34 HIGH ST

FRONT YARD SETBACK NONCONFORMING



60 HIGH ST

FRONT YARD SETBACK NONCONFORMING

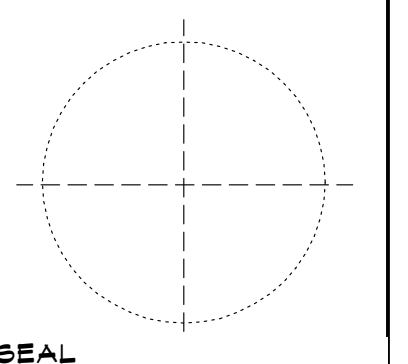
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1	LOVER STR. 8.21.18

NO.	REV.	DATE
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SEAL

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45 HIGH ST
HASTINGS ON HUDSON, NY

PHOTOGRAPHS
OF NEIGHBORING
PROPERTIES

Project ID / DATE: 1412 / 4.27.14
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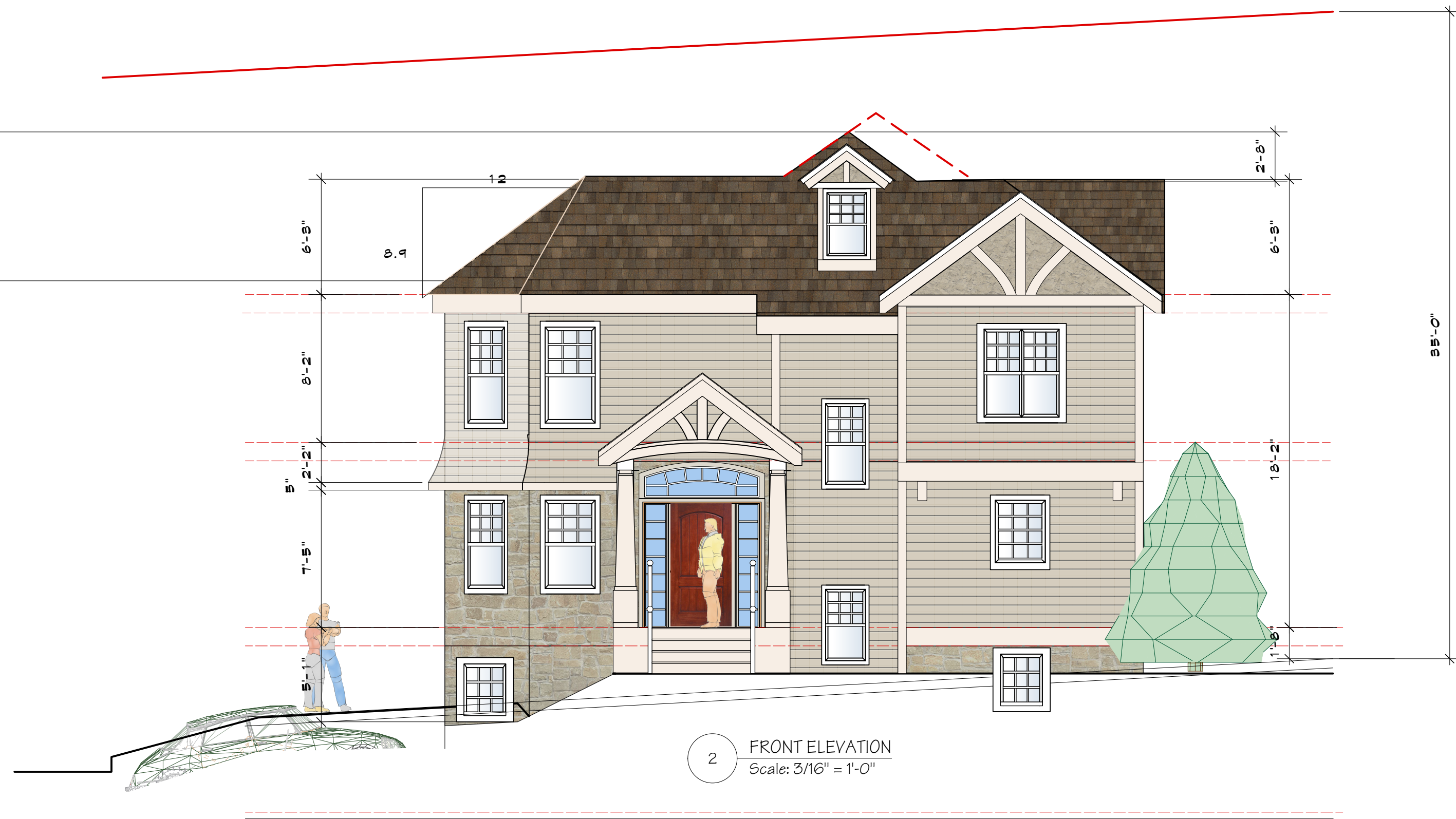
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Plot Date: JUNE 19, 2019



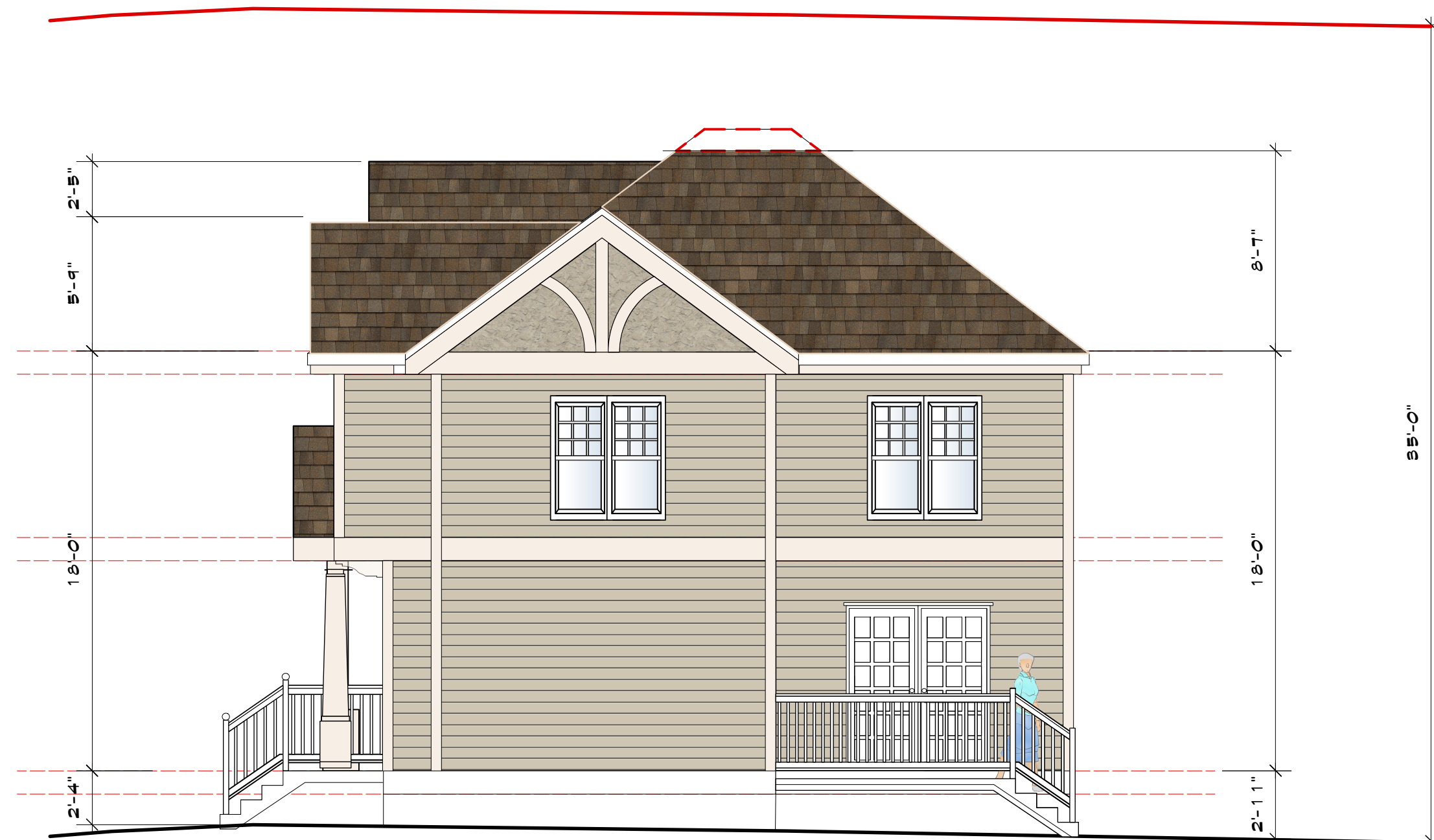
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3 REAR ELEVATION
Scale: 3/16" = 1'-0"



2 FRONT ELEVATION
Scale: 3/16" = 1'-0"



4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

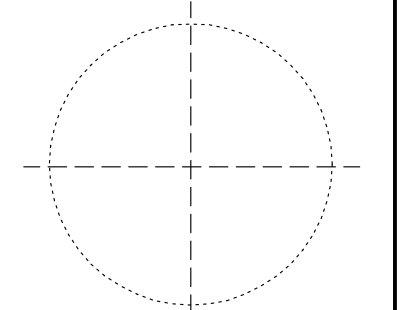
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45 HIGH ST
HASTINGS ON HUDSON, NY

ELEVATIONS

Project ID / DATE: 1412 / 4.27.14
Sheet Scale:

A.4
Drawn By: AM Checked By: TFA
Plot Date: JUNE 19, 2014



HIGH STREET VIEW



HIGH / JAMES ST INTERSECTION



JAMES STREET VIEW



FRONT YARD VIEW



LIVING ROOM



BEDROOM



REAR YARD VIEW



DECKVIEW



BEDROOM

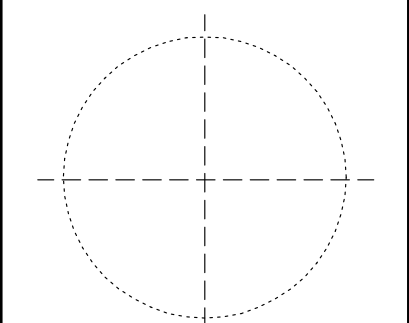
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2	ZBA REMARKS	1.9.14
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KEY PLAN

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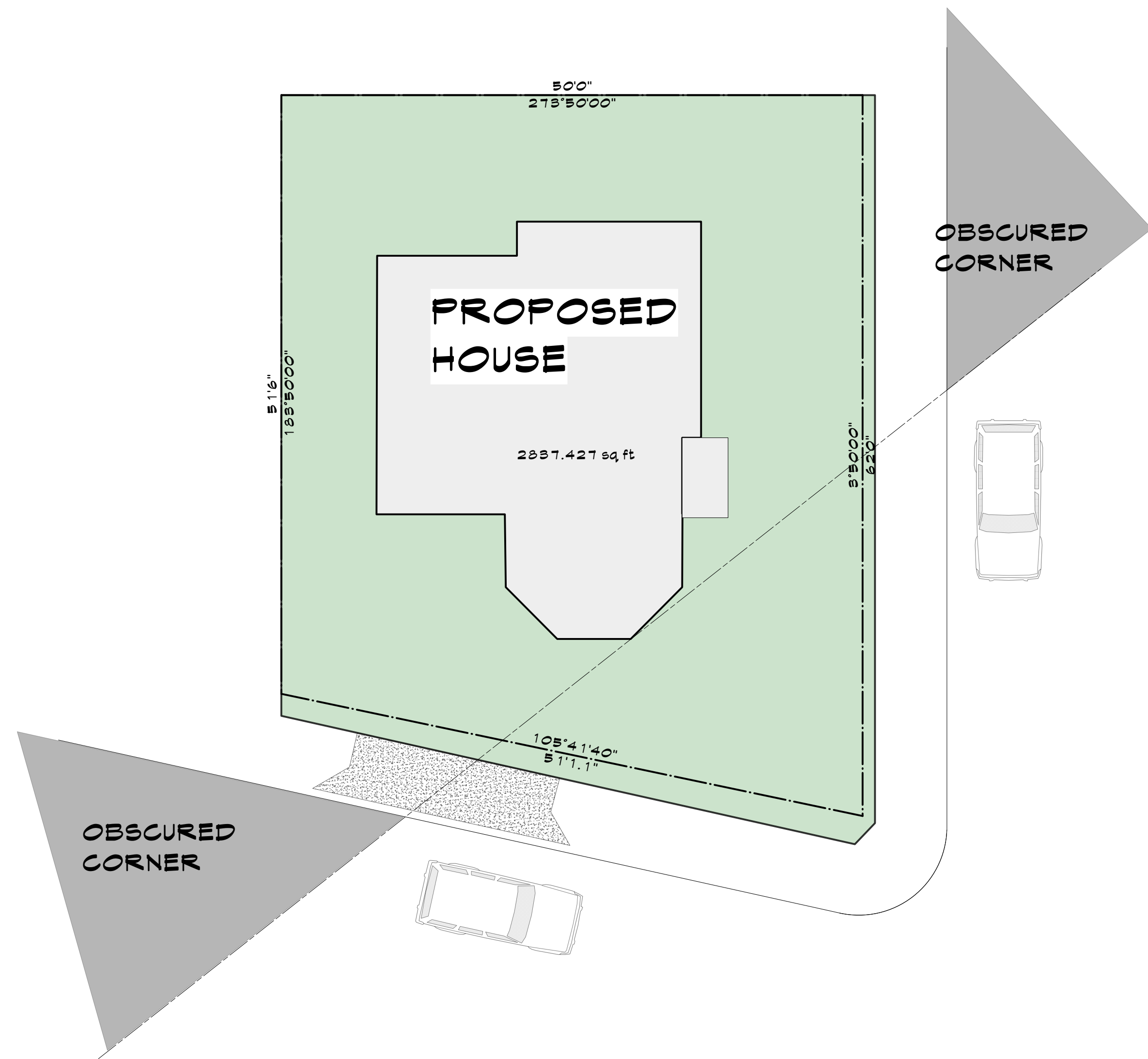
45 HIGH ST
HASTINGS ON HUDSON, NY

PHOTOGRAPHS
OF EXISTING
STRUCTURE

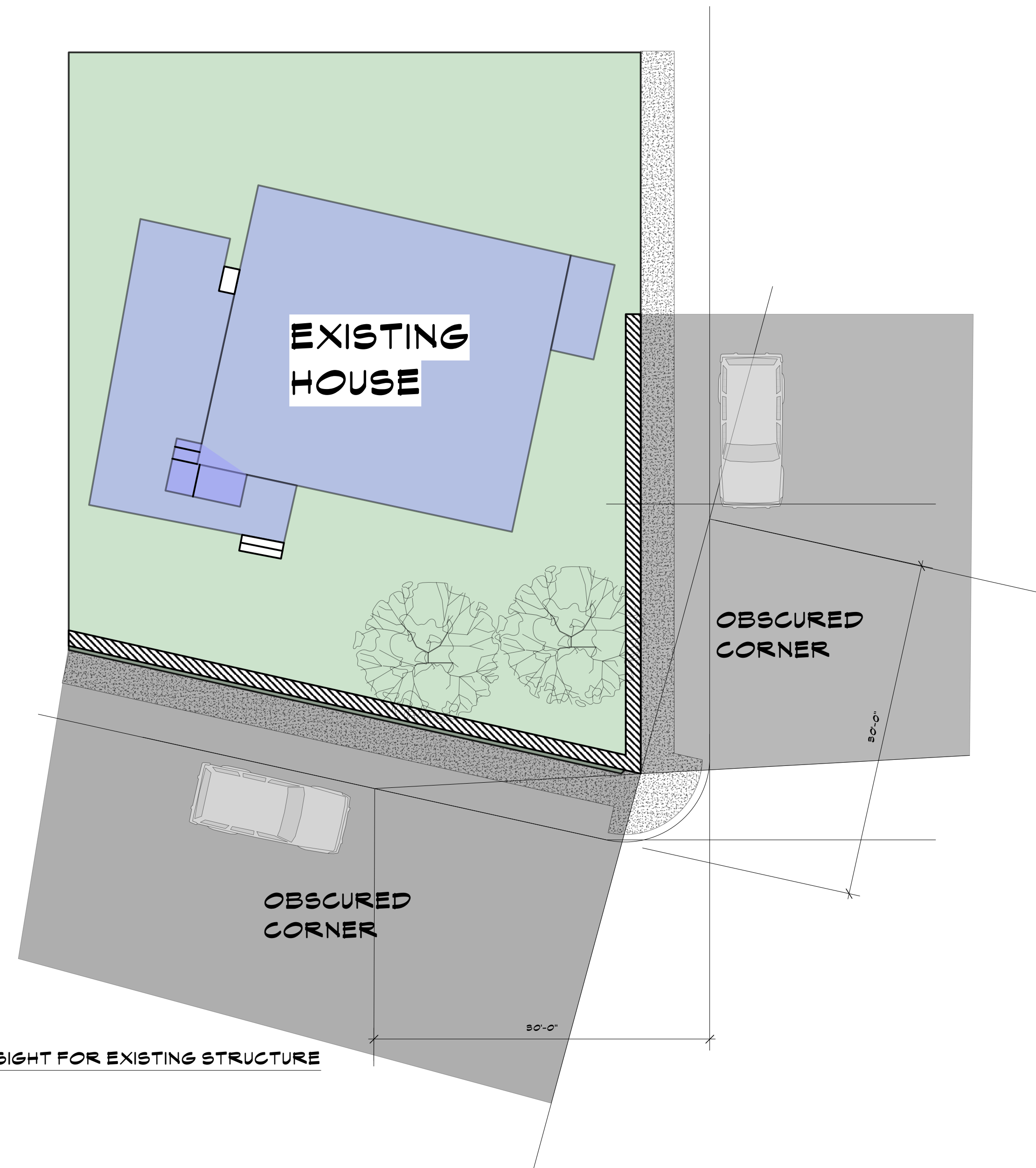
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Plot Date: JUNE 18, 2014



1 SCHEMATIC PLAN- LINE OF SIGHT FOR PROPOSED STRUCTURE
Scale: 1/8" = 1'-0"



2 SCHEMATIC PLAN- LINE OF SIGHT FOR EXISTING STRUCTURE
Scale: 1/8" = 1'-0"

ZONING CALCULATIONS FOR PROPOSED ONE FAMILY DWELLING				
ZONE 2R, 2- FAMILY DISTRICT				
CRITERIA	PERMITTED/REQUIRED	PROPOSED		REMARKS
LOT AREA	7,500 SF	2,837.50 SF		non-conforming
LOT WIDTH	75'-0"	50 FT.		non-conforming
FRONT YARD	25'-0"	9'-0"	64% increase(16'-0")	non-conforming
REAR YARD	25'-0"	11'-8"	55% increase(15'-4")	non-conforming
1ST SIDE YARD	8 FT	8'-0"		permitted
2ND SIDE YARD	25 FT	11'-10"	52% increase(15'-2")	non-conforming
BOTH SIDE YARDS	33 FT	19'-10"	42% increase(15'-2")	non-conforming
BUILDING % COVER	30% (251.25 SF)	29.9% (849 SF)		permitted
DEVELOPMENT % COVER	40% (1131 SF)	39.7% (1129 SF)		permitted
HEIGHT / FT	35 FT	35'-0"		permitted
HEIGHT / ST	2 1/2	2 1/2		permitted

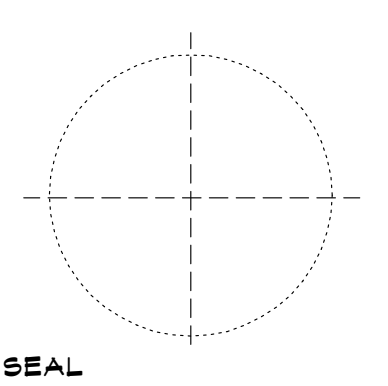
ZONING CALCULATIONS FOR EXISTING ONE FAMILY DWELLING				
ZONE 2R, 2- FAMILY DISTRICT				
CRITERIA	PERMITTED/REQUIRED	EXISTING		REMARKS
LOT AREA	7,500 SF	2,837.50 SF		non-conforming
LOT WIDTH	75'-0"	50 FT.		non-conforming
FRONT YARD	25'-0"	6'-1"	76% increase(18'-11")	non-conforming
REAR YARD	25'-0"	2'-0"	92% increase(23'-0")	non-conforming
SIDE YARD	8 FT	10'-11"		permitted
BOTH SIDE YARDS	33 FT	27'-5"	17% increase(5'-9")	non-conforming
BUILDING % COVER	30% (251.25 SF)	25.5% (728 SF)		permitted
DEVELOPMENT % COVER	40% (1131 SF)	40% (1138 SF)		non-conforming
HEIGHT / FT	35 FT	25 FT		permitted
HEIGHT / ST	2 1/2	2 1/2		permitted

5	ZBA REMARKS: 6.12.19	
4	ZBA REMARKS: 4.9.19	
3	ZBA REMARKS: 3.9.19	
2	ZBA REMARKS: 1.9.19	
1	LOVER STR. 8.21.18	
NO.	REV.	DATE

OWNER:



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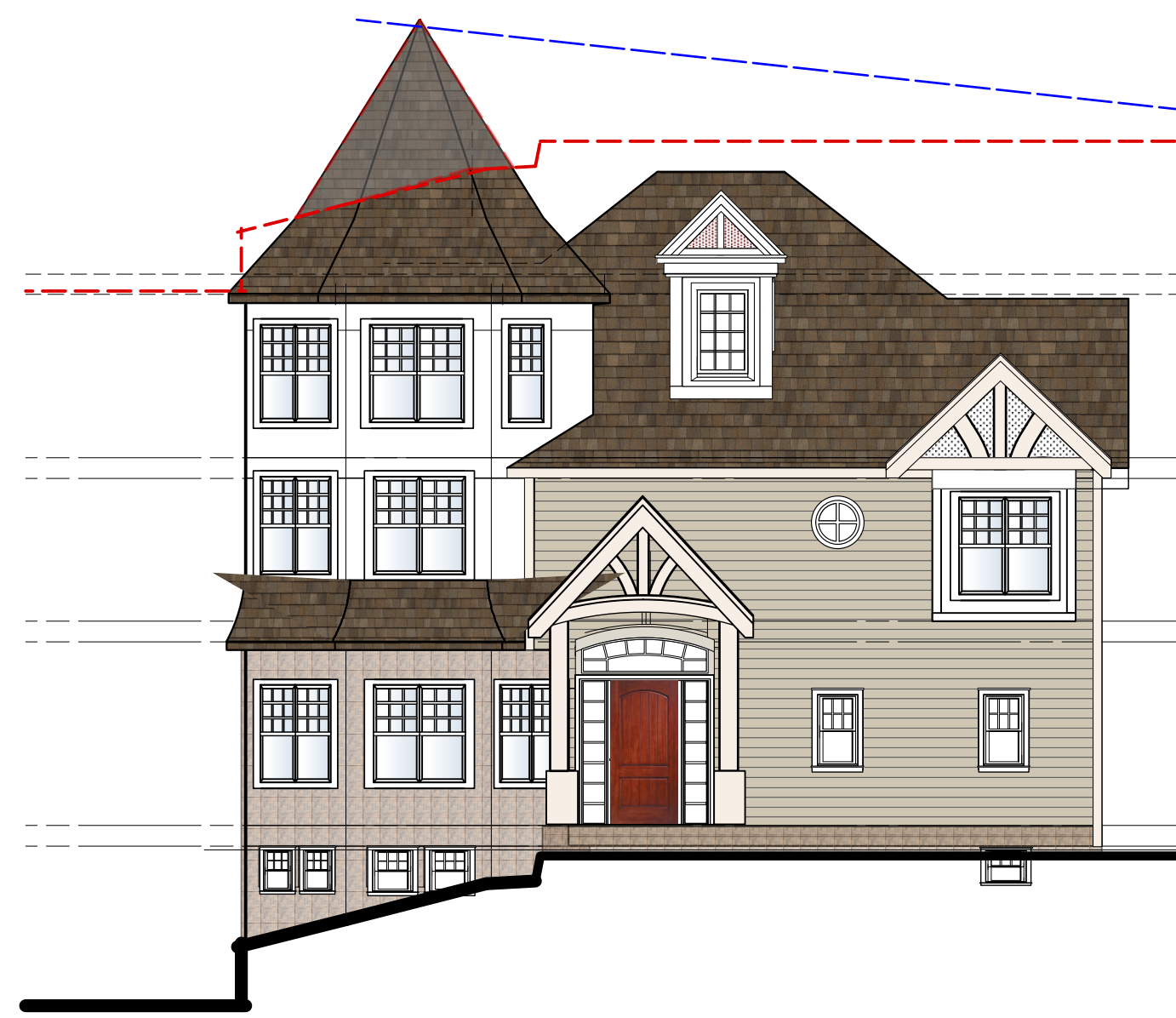
KEY PLAN

PROPOSED
ONE FAMILY RESIDENCE
45 HIGH ST
HASTINGS ON HUDSON, NY

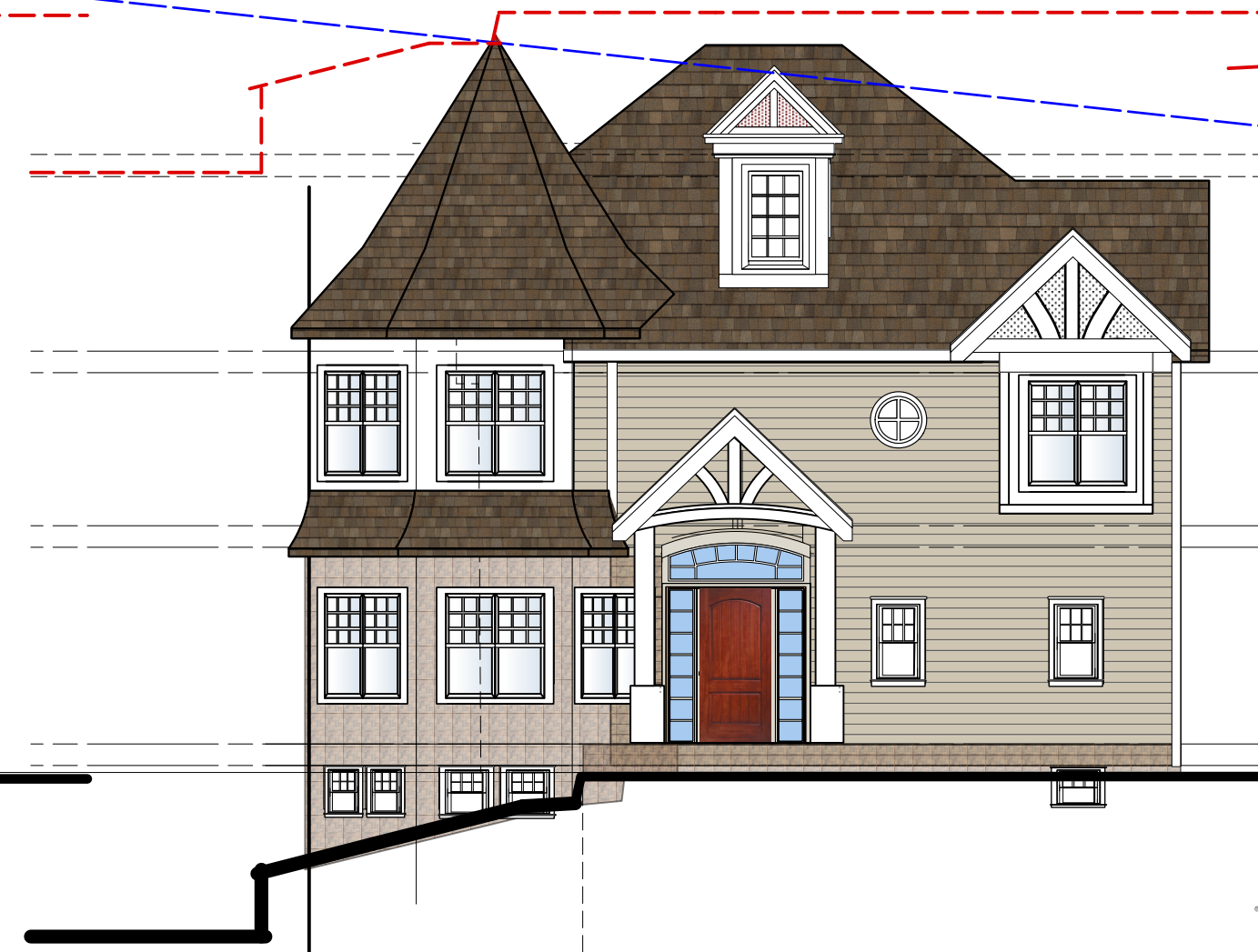
LINE OF SIGHT
SCHEMATIC
SITE PLAN

Project ID / DATE: 1412 / 4.27.14
Sheet Scale:

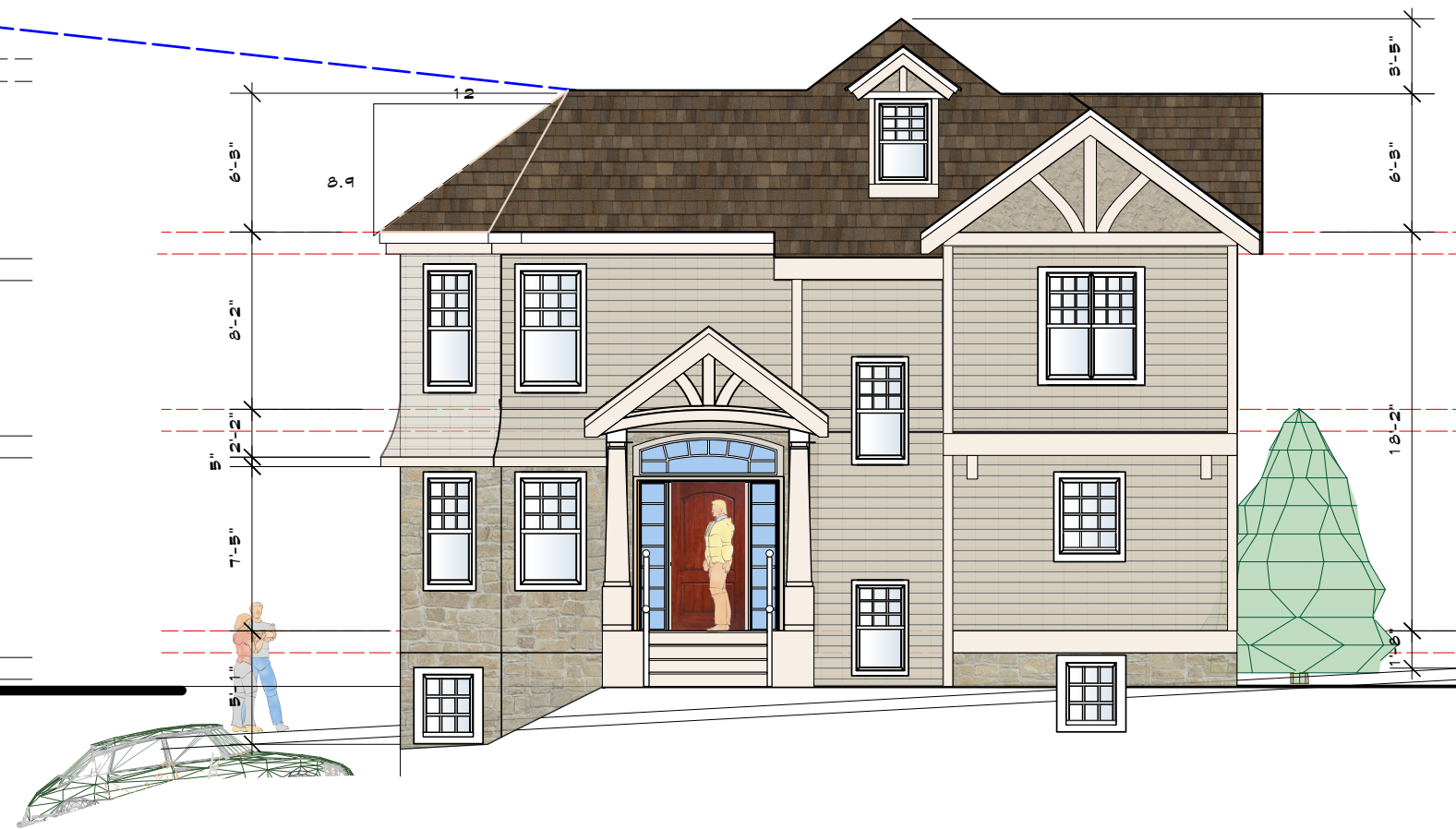
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Drawn By: AM Checked By: TPA
Plot Date: JUNE 19, 2019



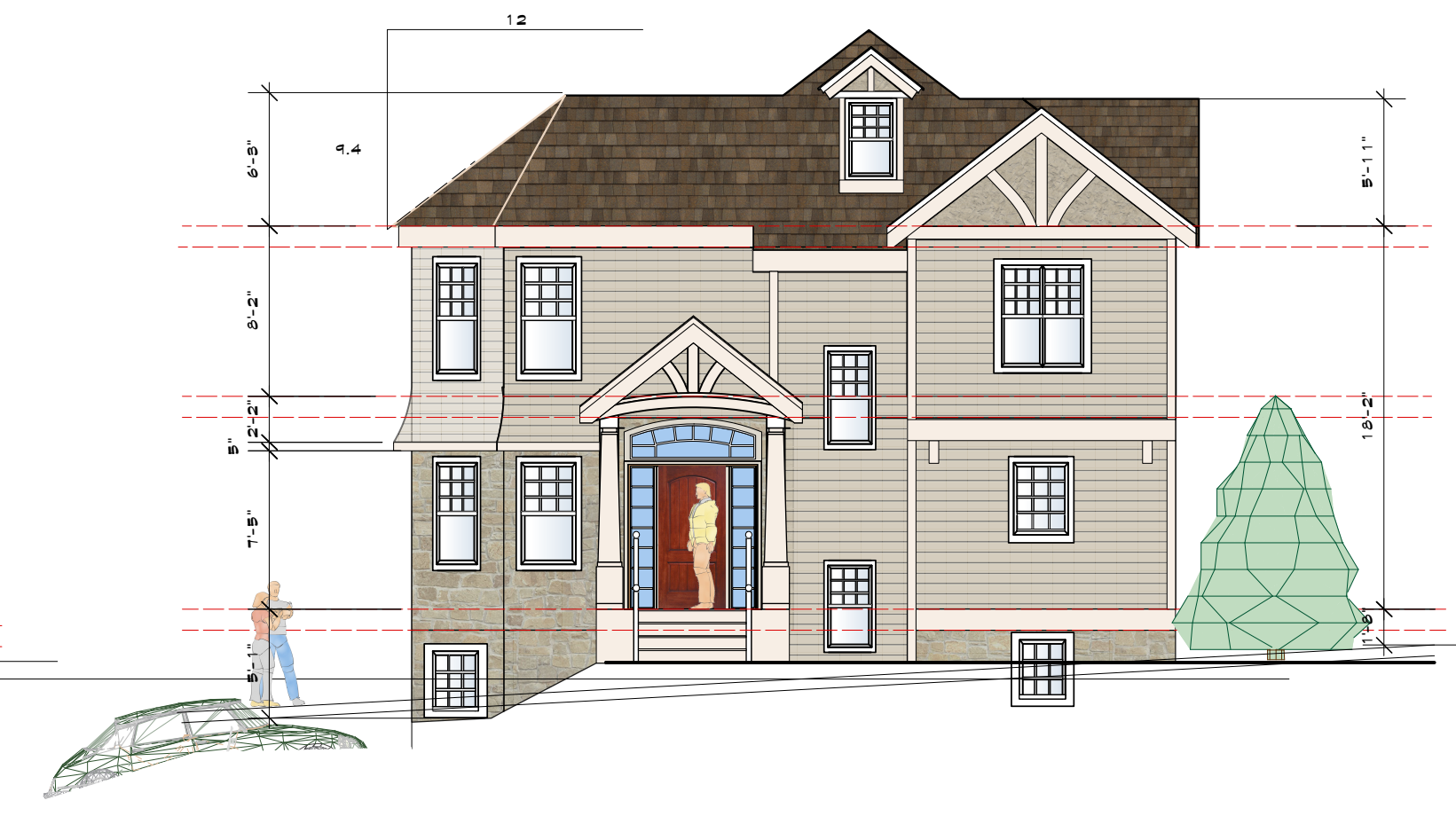
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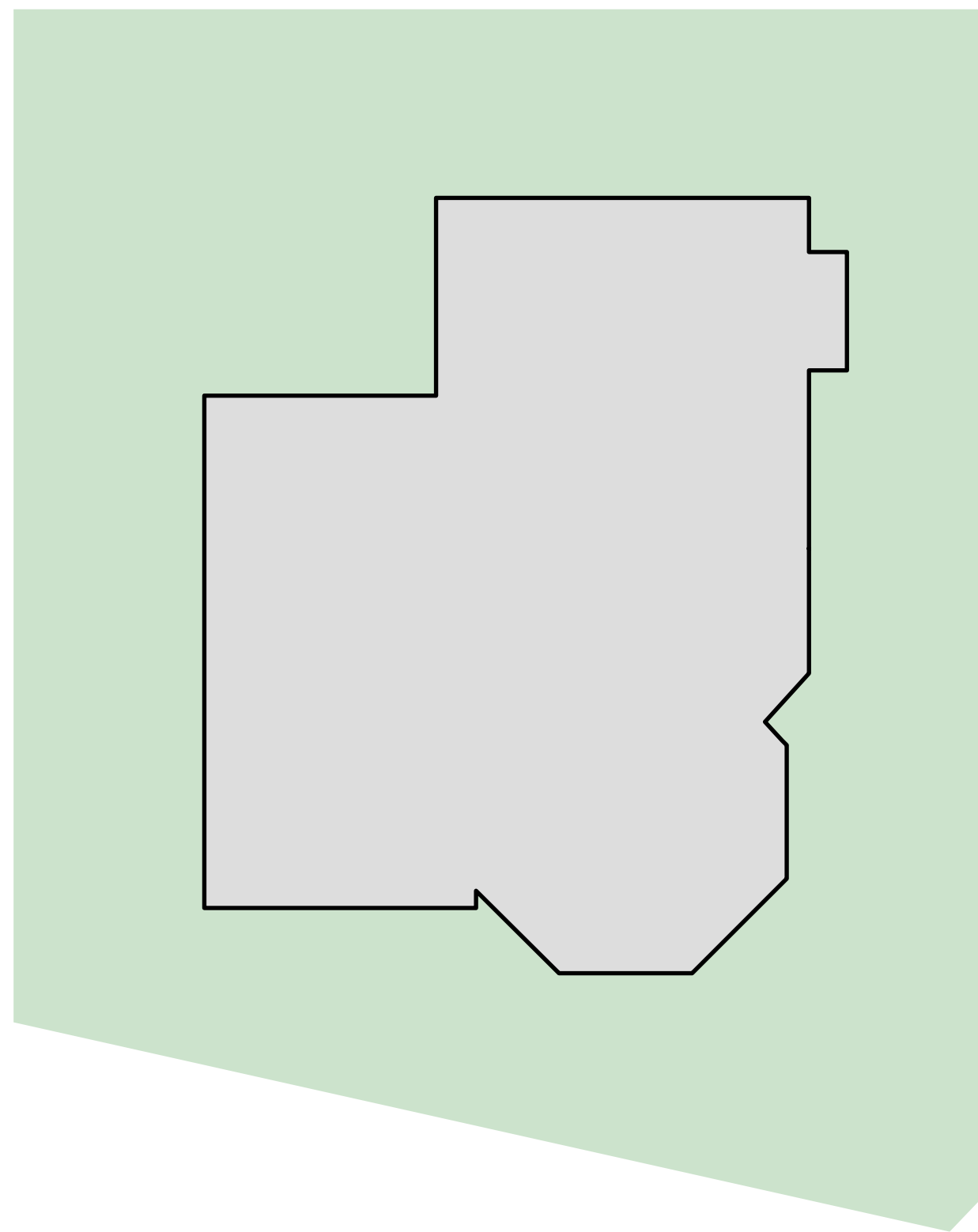
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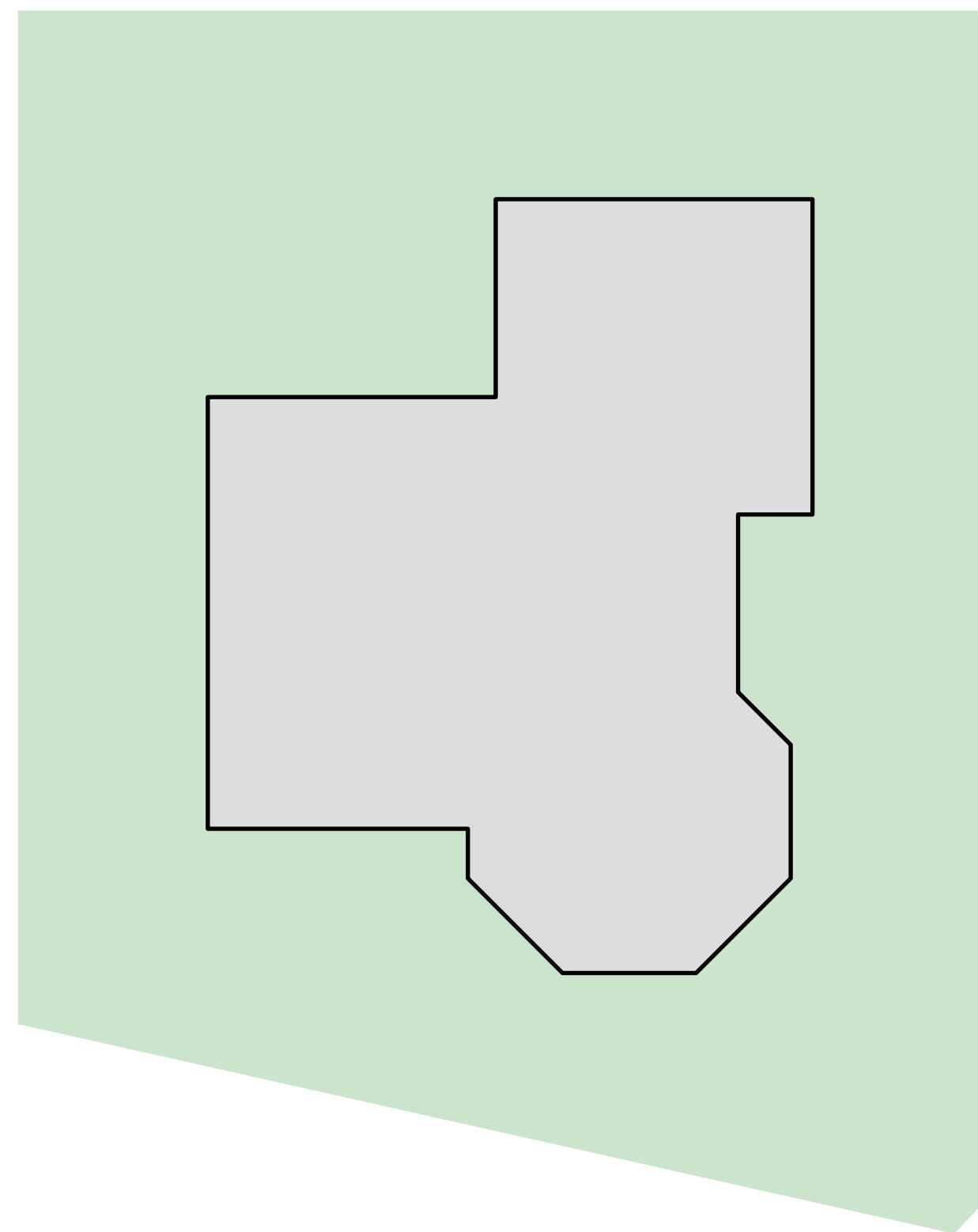
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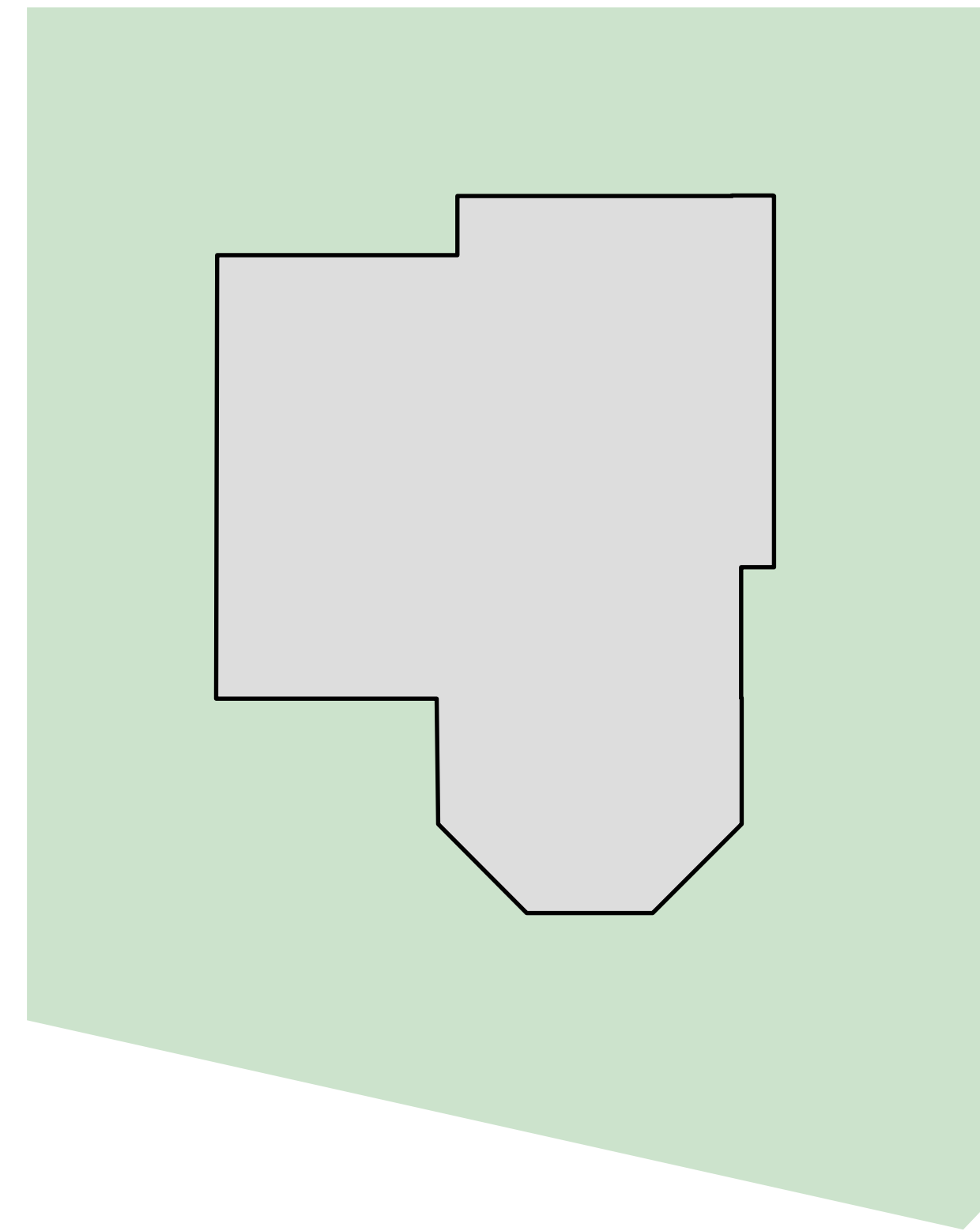
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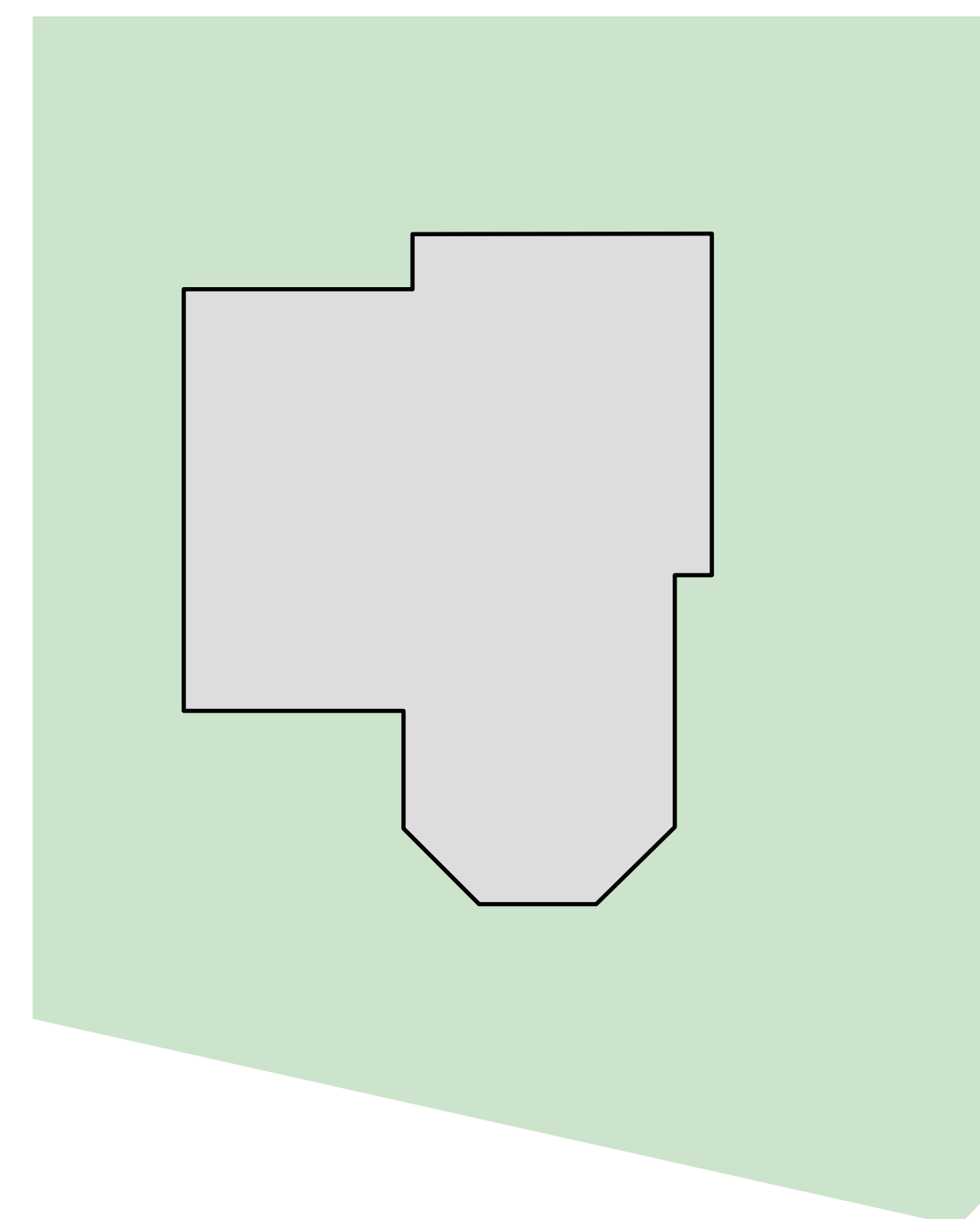
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Scale: 1/8" = 1'-0"



2 SITE PLAN (SCHEME 2)
Scale: 1/8" = 1'-0"



2 SITE PLAN (SCHEME 3)
Scale: 1/8" = 1'-0"



2 SITE PLAN (SCHEME 4)
Scale: 1/8" = 1'-0"

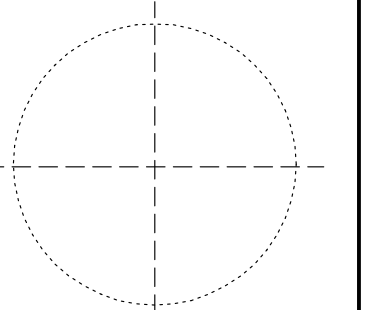
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3	ZBA REMARKS: 3.9.14
2	ZBA REMARKS: 1.9.14
1	LOVER STR. 8.21.13

NO. REV. DATE

OWNER:



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SEAL

KEY PLAN

PROPOSED
ONE FAMILY RESIDENCE

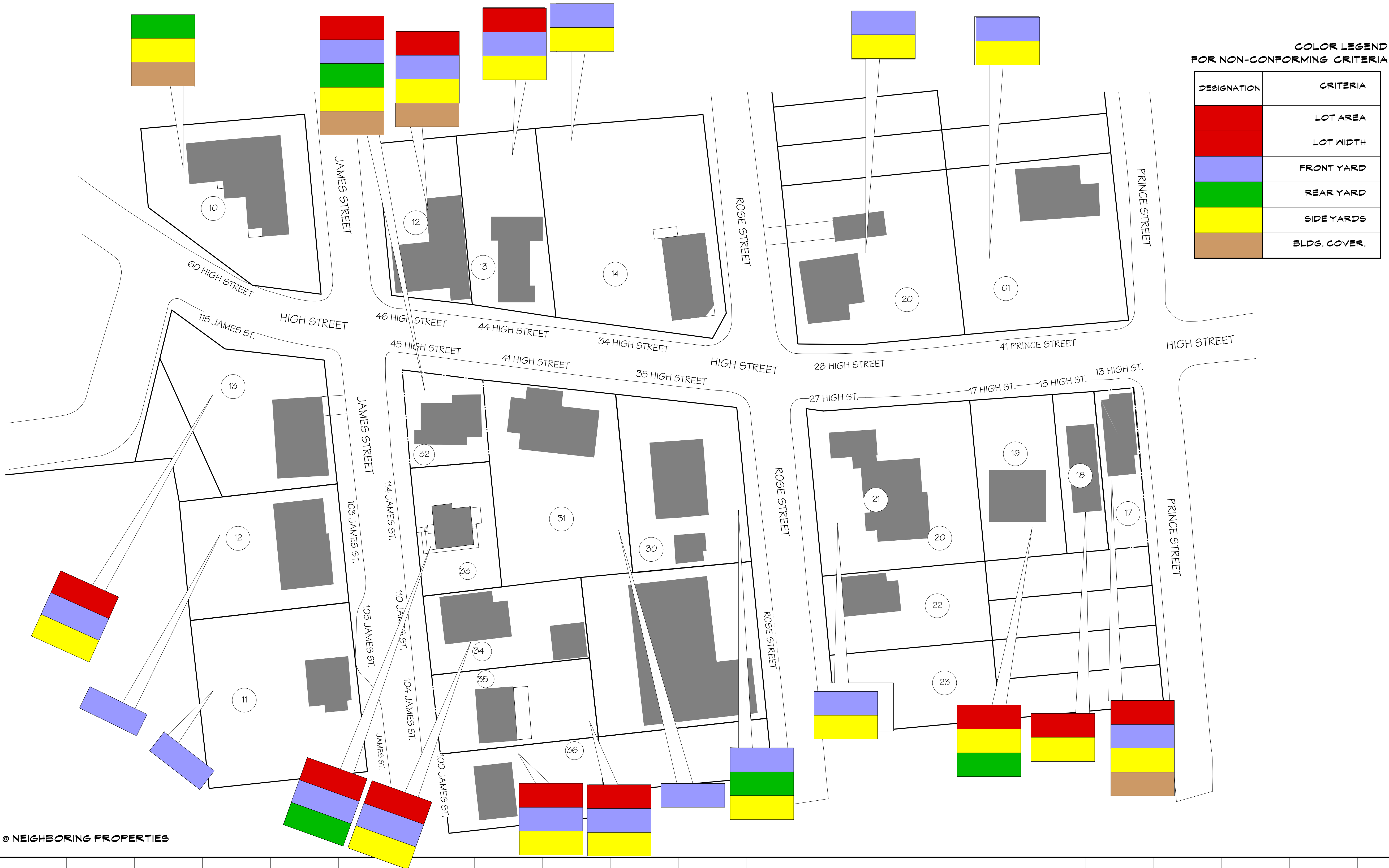
45 HIGH ST
HASTINGS ON HUDSON, NY

HISTORY

Project ID / DATE: 1412 / 4.27.14
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Plot Date: JUNE 19, 2014



NON-CONFORMING DIMENSIONS @ NEIGHBORING PROPERTIES

ADDRESS	45 HIGH ST	41 HIGH ST	60 HIGH ST	46 HIGH ST	44 HIGH ST	15 HIGH ST	13 HIGH ST	27 HIGH ST	34 HIGH ST	17 HIGH ST	35 HIGH ST	103 JAMES ST	115 JAMES ST	100 JAMES ST	104 JAMES ST	110 JAMES ST	114 JAMES ST	28 HIGH ST	41 PRINCE	105 JAMES ST		
LOT AREA	2857.5 SF	8521.87 SF	8240 SF	5062.5 SF	5836.6 SF	2500 SF	2808 SF	10,075 SF	12,750 SF	5,000 SF	7800 SF	7500 SF	7500 SF	5,000 SF	5,000 SF	5,000 SF	5,150 SF	10,000 SF	10,000 SF	7500 SF		
LOT WIDTH	50/75 FT	75/75 FT	87/75 FT	51/75 FT	48/75 FT	25/75 FT	28.08/75 FT			50/75 FT		75/75 FT	74.7/75 FT	50/75 FT	50/75 FT	50/75 FT	75/75 FT	100/75 FT		75/75 FT		
FRONT YARD	15.85/25 FT	6/25 FT	26.5 FT/25 FT	1.85/25 FT	5/25 FT	25/25 FT	9.25/25 FT	11.5/25 FT	9.8/25 FT		22.5/25 FT	9.25/25 FT	10/25 FT	20/25 FT	25/25 FT	20/25 FT	11.8/25 FT	12.5/25 FT	10/25 FT	9.25/25 FT		
REAR YARD	5.6/25 FT		11/25 FT	40 FT/25 FT						22.5/25 FT	22.5/25 FT		50/25 FT				14.87 FT/25 FT	40 FT/25 FT				
SIDE YARDS	19.5/33 FT	26/16 FT	15/25 FT	1.88/33 FT	6/25 FT	10/16 FT	5.7/33 FT	30/40 FT	8.5/30 FT	18.5/16 FT	26/33 FT	20.5/16 FT	18.5/25 FT	6/8 FT	2/8 FT	2/8 FT		12.5/25 FT	2/8 FT			
BLDG. COVER.	870-90.6%	1483-17%	2360-29%	1830-36%			930-35%	2508-25%	1421-13.5%	1044-20%	1894-24%						978-26%					

SITE VISIBILITY OBSTRUCTION @ NEIGHBORING CORNER LOTS

ADDRESS	31 JAMES ST	39 JAMES ST	1 CROSS BAR	47 JAMES ST	46 HIGH ST	34 HIGH ST	35 HIGH ST	27 HIGH ST	28 HIGH ST	15 HIGH ST	45 HIGH ST	115 JAMES	46 HIGH ST									
OBSTRUCTION (50FT-50FT)	30-31 FT	30-32 FT	30-32 FT	30-31 FT	10-10 FT	10-10 FT		20-20 FT	20-20 FT	15-15 FT	20-20 FT	30-20 FT	10-10 FT									

5	ZBA REMARKS	6.12.19																				
4	ZBA REMARKS	4.9.19																				
3	ZBA REMARKS	3.9.19																				
2	ZBA REMARKS	1.9.19																				
1	LOVER STR.	8.21.18																				
NO.	REV.	DATE																				

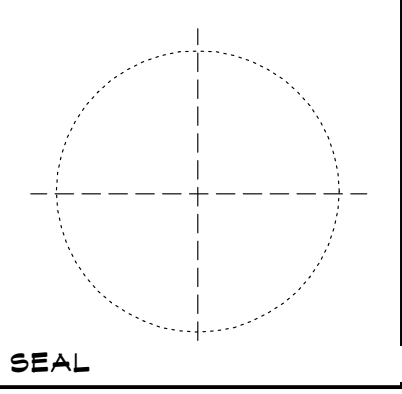
OWNER:



Tom
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KEY PLAN



PROPOSED
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45 HIGH ST
HASTINGS ON HUDSON, NY

BULK ANALYSIS
OF NEIGHBORING
PROPERTIES

Project ID / DATE: 1412 / 4.27.14
Sheet Scale:

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Drawn By: AM Checked By: TPA
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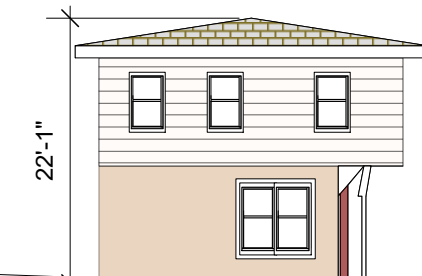
60 HIGH ST



46 HIGH ST



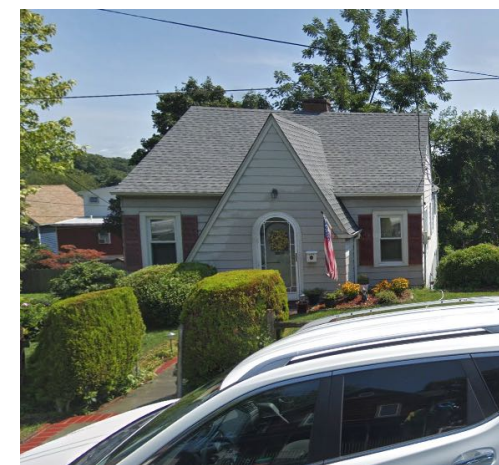
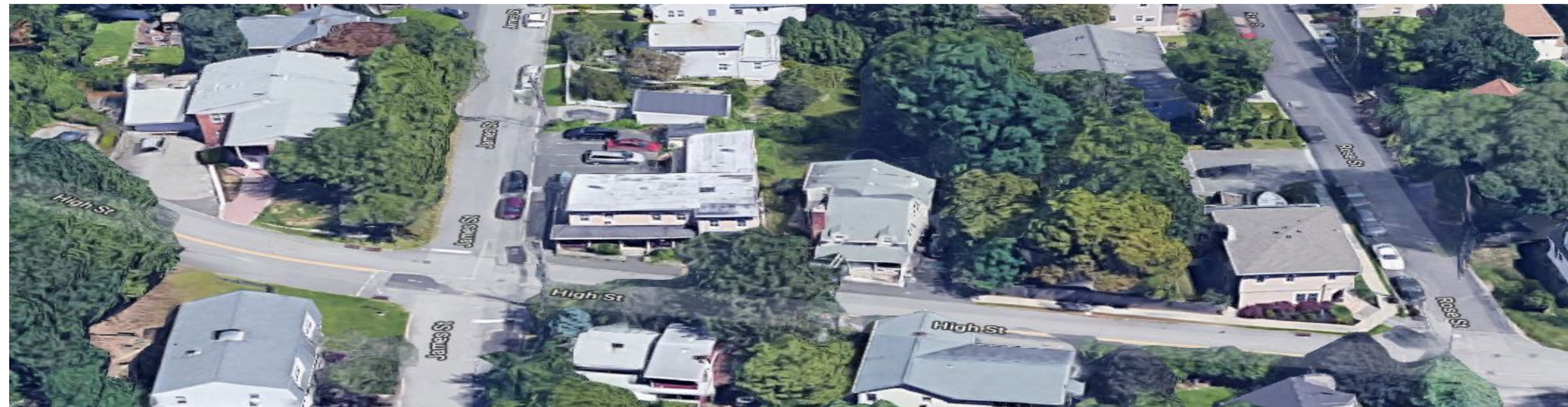
44 HIGH ST



36 HIGH ST



46 HIGH ST



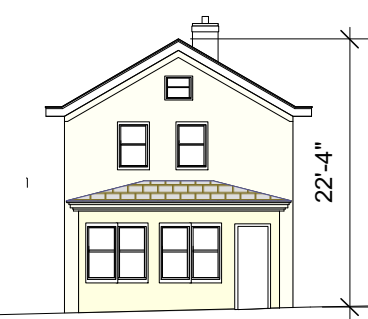
154 james street



143 james street



140 james street



136 james street



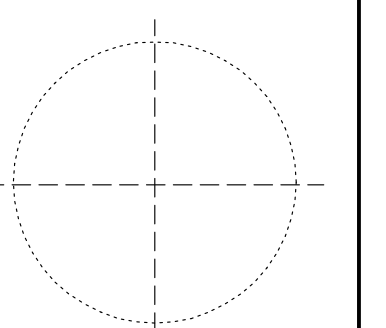
46 HIGH ST

	ZBA REMARKS	6.12.14
	ZBA REMARKS	4.9.14
	ZBA REMARKS	3.9.14
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SEAL

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ONE FAMILY RESIDENCE

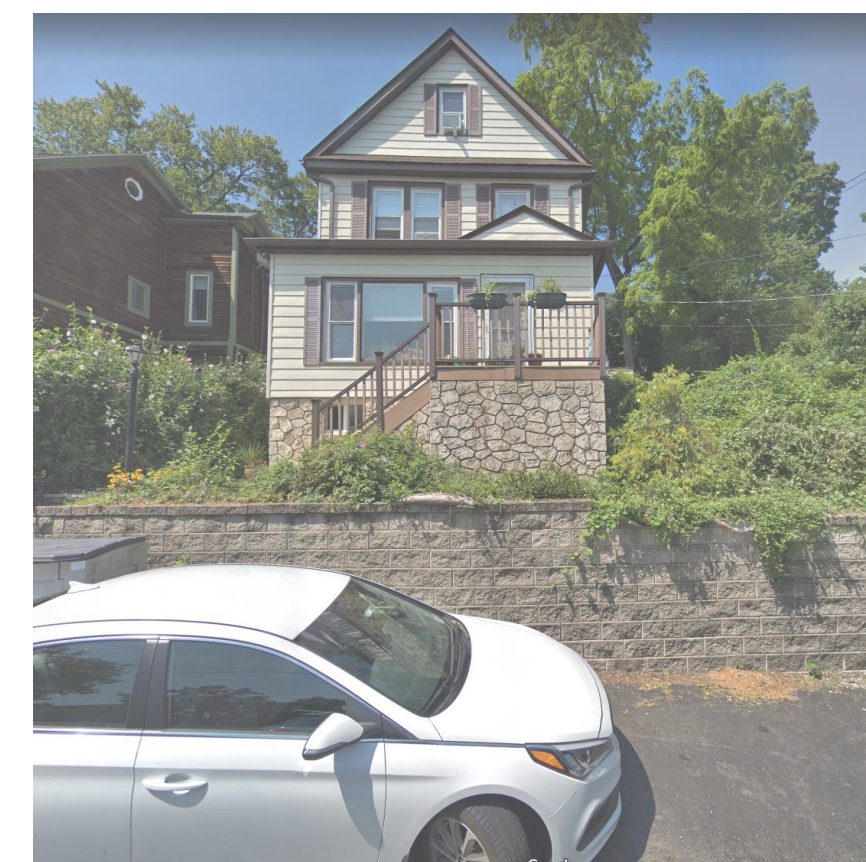
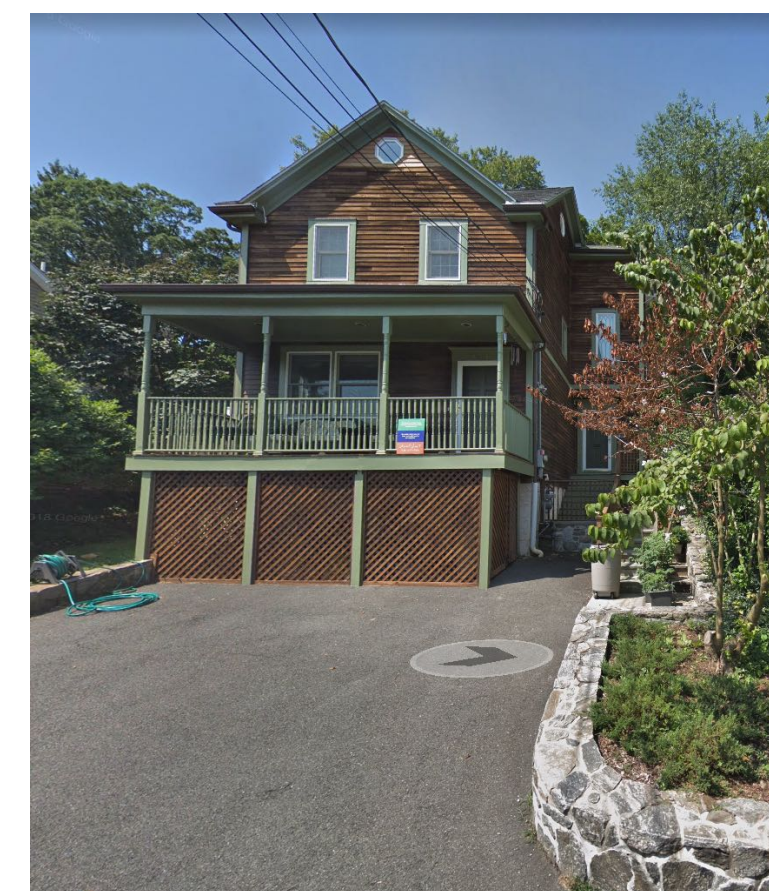
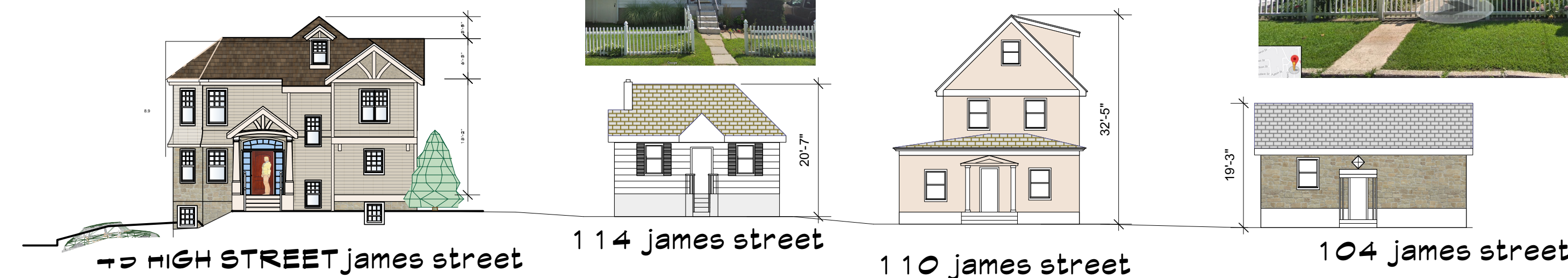
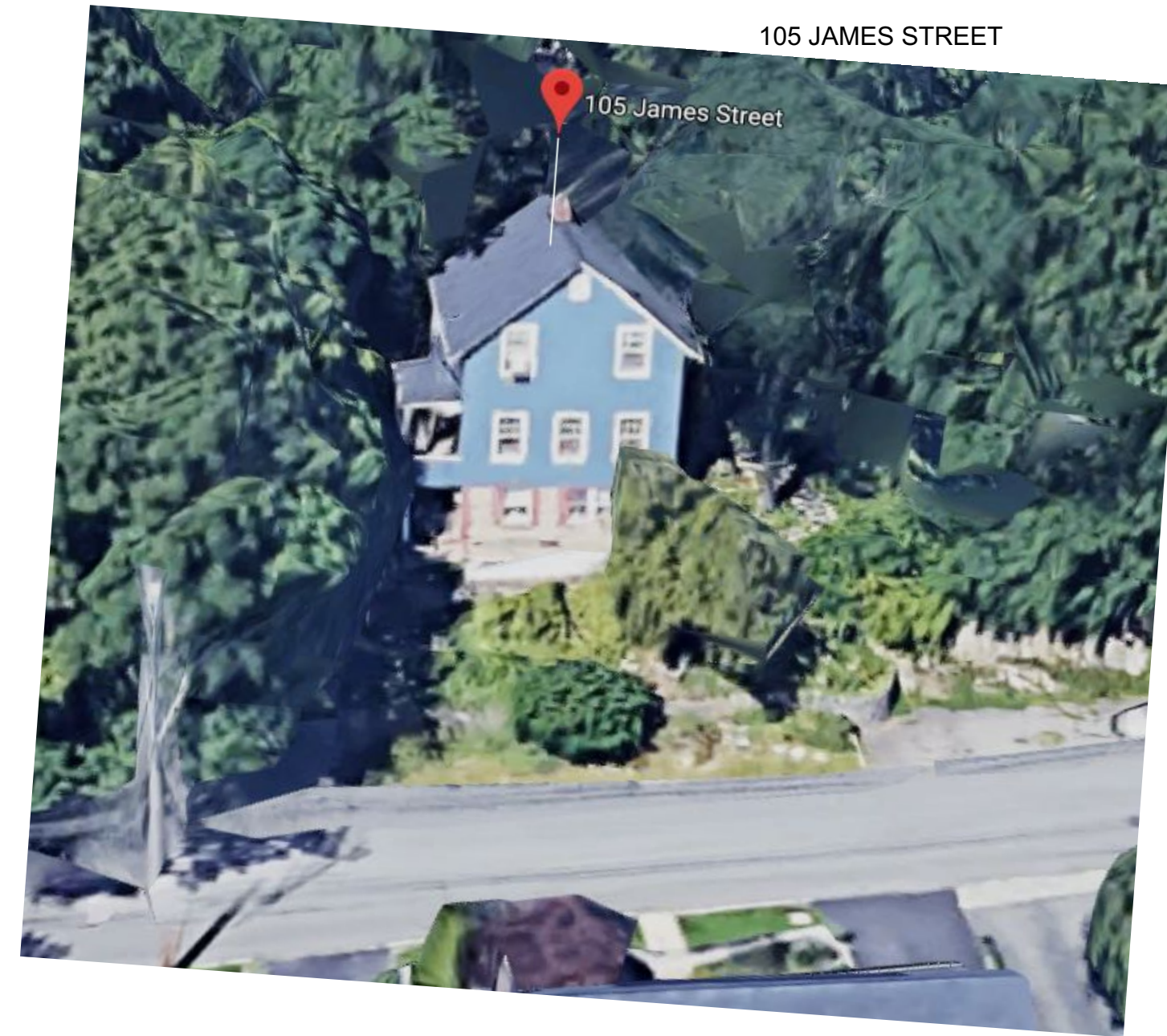
45 HIGH ST
HASTINGS ON HUDSON, NY

STREET VIEW 1

Project ID / DATE: 1412 / 4.27.14
Sheet Scale:

A.10.1

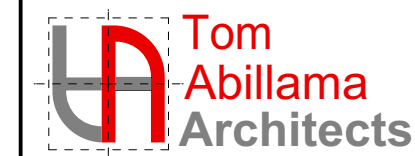
Drawn By: AM Checked By: TPA
Plot Date: JUNE 13, 2014



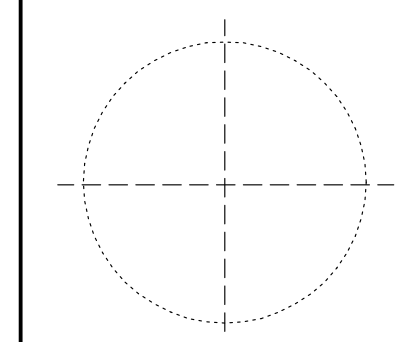
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4	ZBA REMARKS: 4.9.14
3	ZBA REMARKS: 3.9.14
2	ZBA REMARKS: 1.9.14
1	LOWER STR. 8.21.13

NO.	REV.	DATE
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OWNER:



1955 CENTRAL PARK AVENUE
YONKERS, NEW YORK
PHONE: 914 668 4678
FAX: 914 668 1881
EMAIL: FILESTFARA.COM



SEAL

KEY PLAN

PROPOSED
ONE FAMILY RESIDENCE

45 HIGH ST
HASTINGS ON HUDSON, NY

STREET VIEW 2

Project ID / DATE: 1412 / 4.27.14
Sheet Scale:

A.10.2

Drawn By: AM Checked By: TFA
Plot Date: JUNE 13, 2014