

World Design Architecture, PLLC

Design – Planning - Zoning

1925 7th Avenue, Suite 2H

New York, NY 10026

C: 917.294.6946

O: 212.691.6946

will@aworldldesign.net

July 5, 2018

Re: 555 Warburton Ave.
Hastings-On-Hudson, NY 10706

ZONING BOARD OF APPEALS
HASTINGS-ON-HUDSON MUNICIPAL BUILDING
7 Maple Avenue, Hasting-on-Hudson, NY 10706
914-478-3400 Ext. 613

Dear Sirs:

We are the architects of record for the project referenced above. We have attached the following:

- A flash drive which includes a full set of drawings (including amended plans) and this letter.
- 8 copies of the full set View Preservation drawings, S-1, VP-1, VP-2, A-2.1, A-2.2, A-2.3, A-2.4, A-3.1 Dated July 2, 2018.

AMENDED PLANS:

VP-2	- Changed bulkhead height.	- dated 7/2/18
A-2.1	- Elevation, changed bulkhead height	- dated 7/2/18
A-2.2	- Elevation, changed bulkhead height	- dated 7/2/18
A-2.3	- Elevation, changed bulkhead height	- dated 7/2/18
A-2.4	- Elevation, changed bulkhead height	- dated 7/2/18
A-3.1	- Section, changed bulkhead height	- dated 7/2/18

Please let us know if you have any additional comments or need any additional information.

Sincerely,



William A. Alicea, RA, Principle
For World Design Architecture, PLLC

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number:..... Date of application:..... 6/25/18

Property owner: PAM realty LLC
 Property address: 555 Warburton ave
 Name all streets on which the property is located: Warburton ave, spring street
 Sheet: 430 Block: 22 Lot/Parcel: 1 Zoning District: CC

Applicant: D'Wayne Prieto
 Standing of applicant if not owner:.....
 Address: 81 Main Street Dobbs Ferry New York 10522
 Daytime phone number: (212) 203-7868 Fax number:.....
 E-mail address: DP@wardcm.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*
.....			
.....			
.....			
.....			
.....			
.....			

*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	0	0	0
REAR	0	0	0
SIDE ONE	0		
SIDE TWO			
TOTAL OF TWO SIDES			

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	7	2.576	2500
REAR	10' At ground 20' Above	18.04'	18.04
SIDE	0	0	0

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	3	3	3
FEET	MAX 40	47.5'	51.9'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	7500	4,216 / 0.968 Acre	4216 / 0.968 Acre
BLDG. COVERAGE/ % OF LOT AREA			
DEVELOPMENT COVERAGE / % OF LOT AREA			

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Commercial	Commercial Rest Residential	Restaurant Residential

** 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 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.:

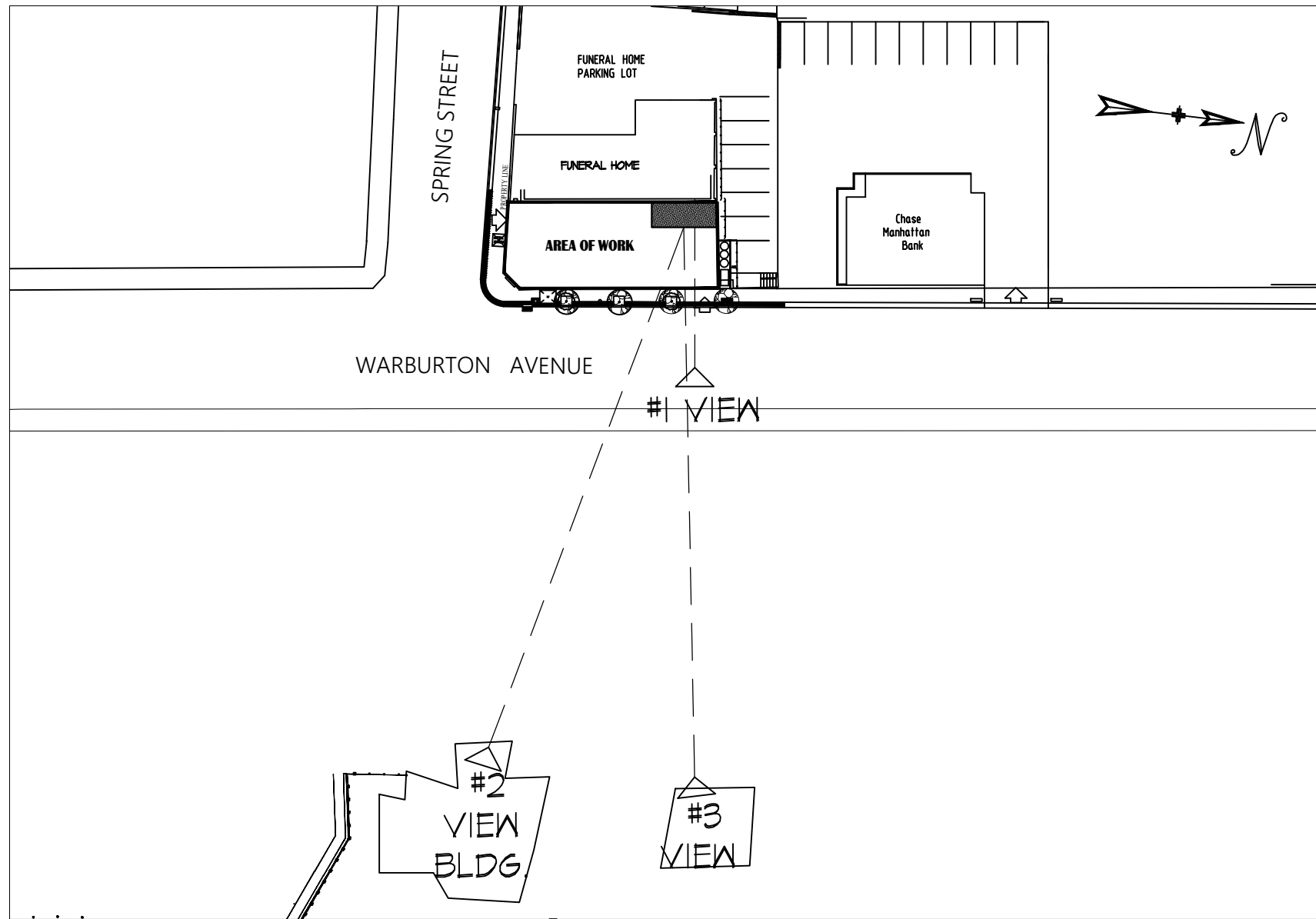
I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

Applicant

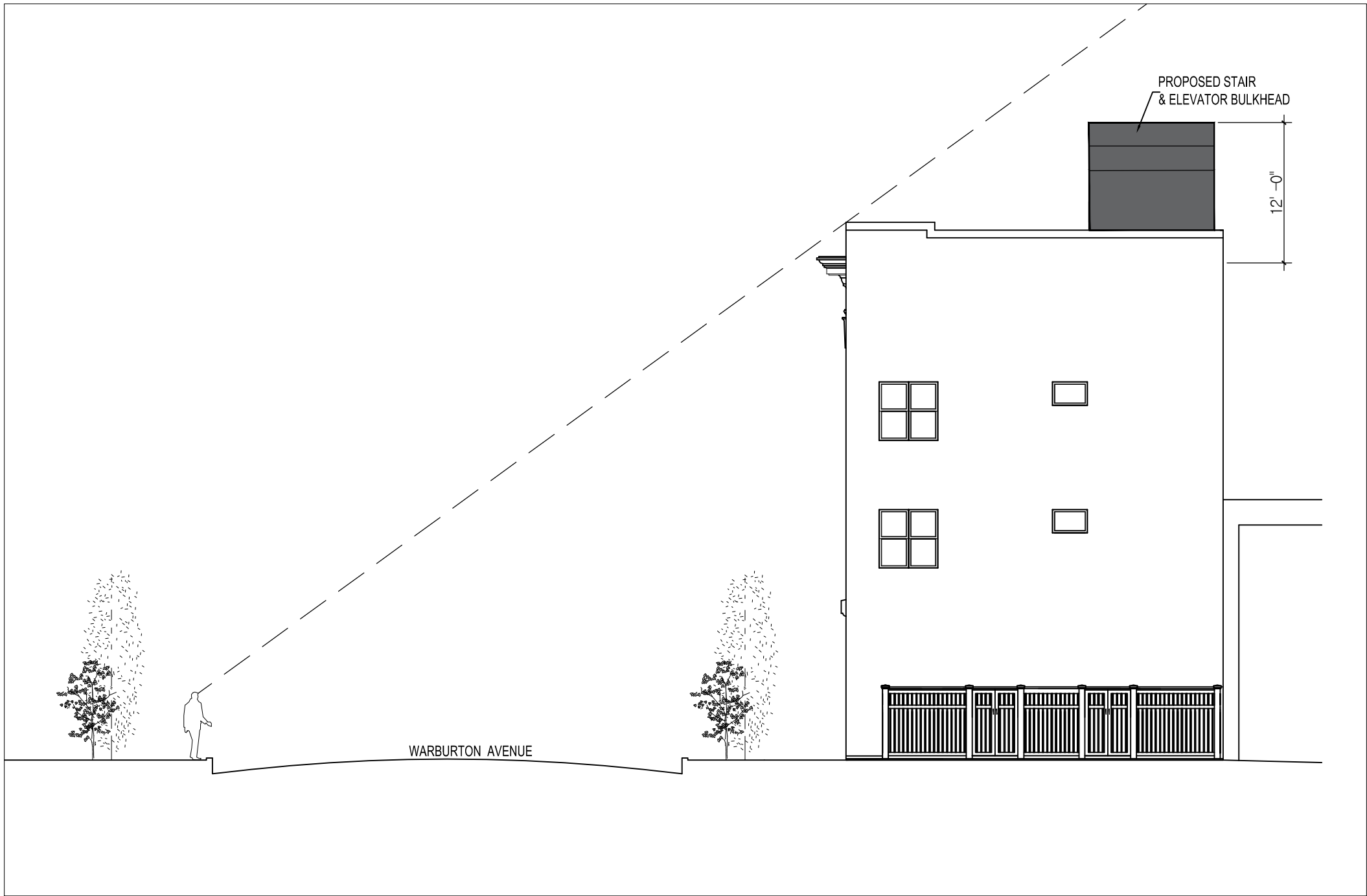
Sworn to before me this 26th day
of June, 2018

Notary Public

MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA6278291
Qualified in Westchester County
Commission Expires 3/25/2021



LOCATION MAP



#(1) VIEW ACROSS WarBURTON AVE.



**#(2) VIEW: FROM 2ND FLOOR OF UFW BUILDING
EXTG BUILDING WITH PROPOSED DEVELOPMENT.**



**#(3) VIEW
PHOTO TAKEN FROM 41 WHITMAN STREET**

PROJECT TITLE:
**ALTERATIONS TO
555 WarBURTON AVENUE**
HASTINGS-ON-HUDSON, NY 10706

REVISIONS:

NOTES:

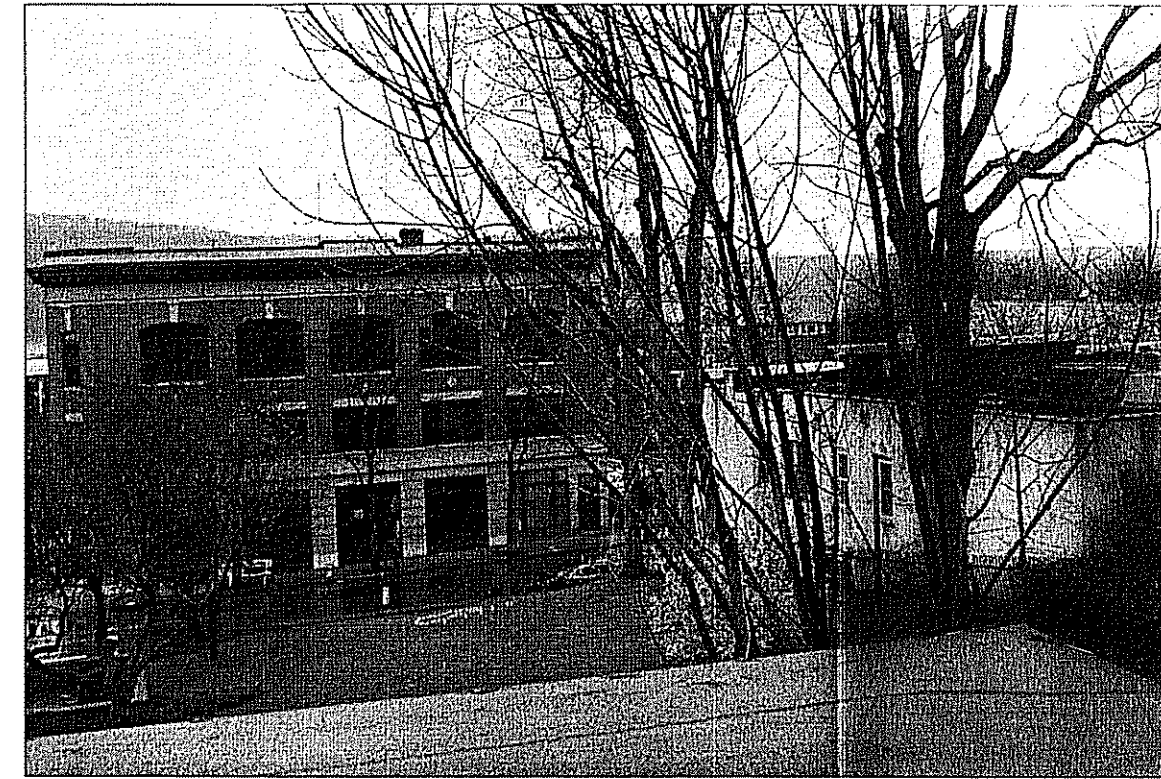
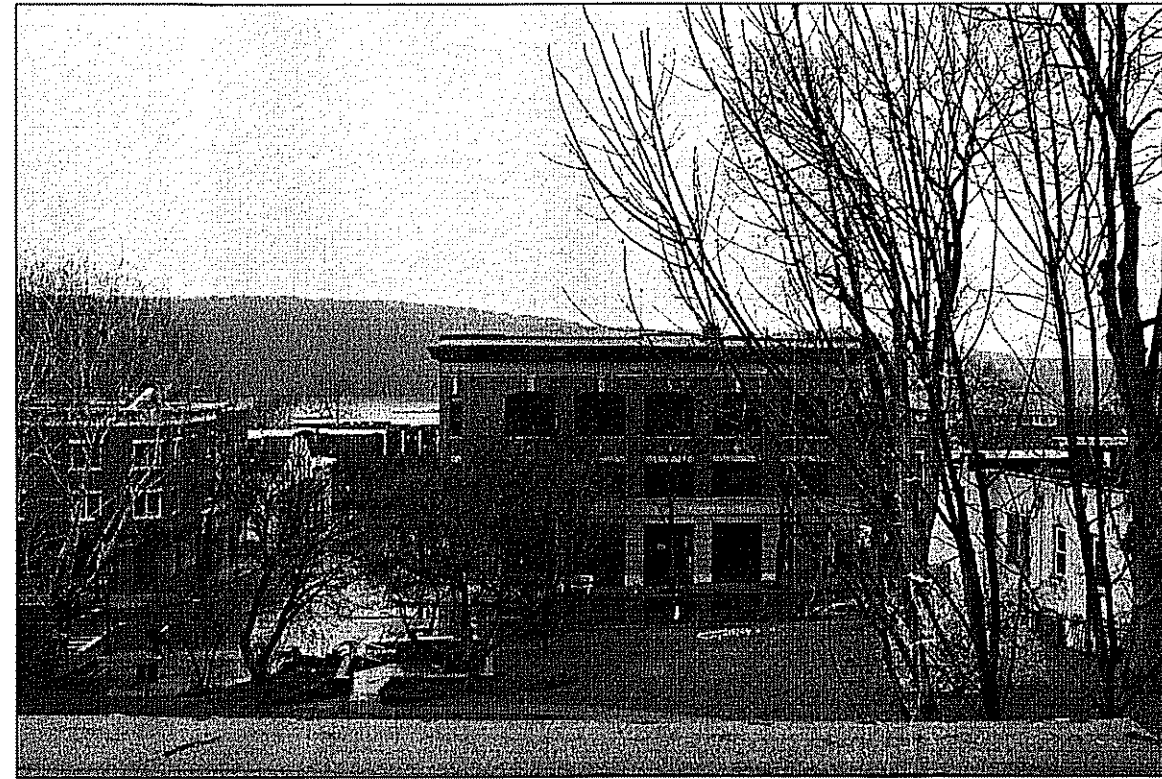
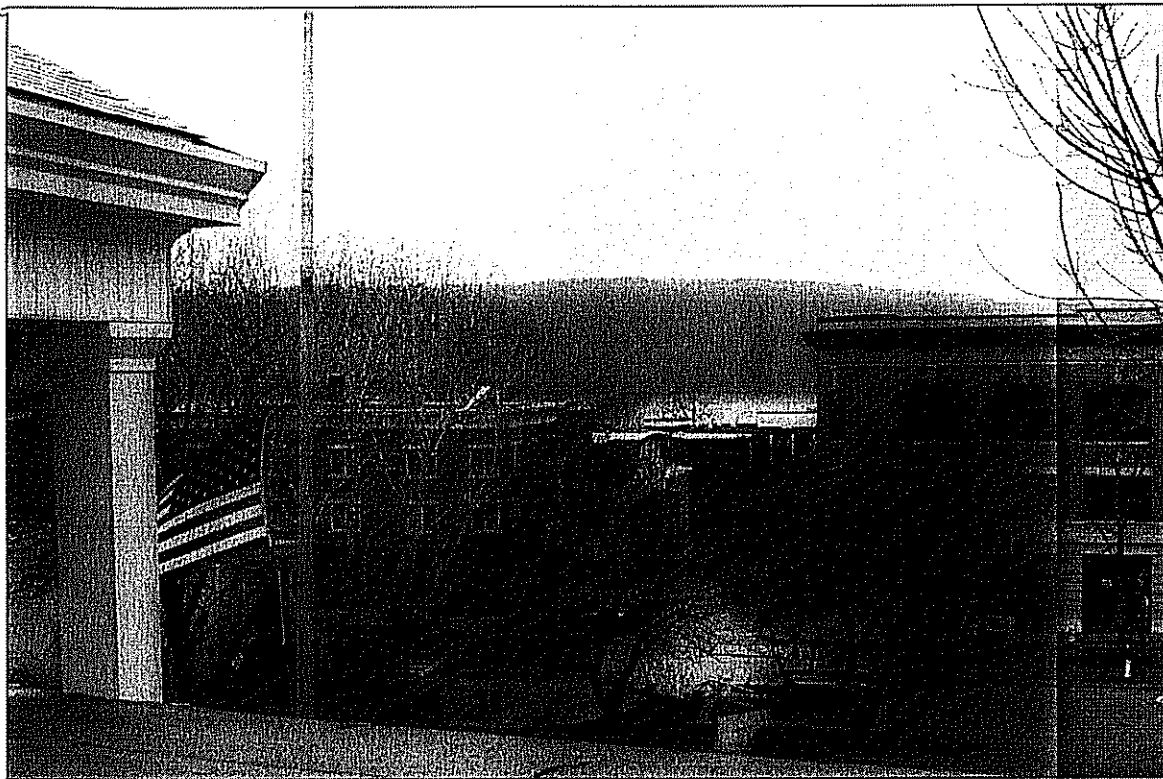
WORLD DESIGN ARCHITECTURE
William A. Alicea RA
1925 7th Ave., Suite 2H
New York, New York 10026
T.: 212.691.6946
E.: will@aworlddesign.net

Seal: Architect William Alicea



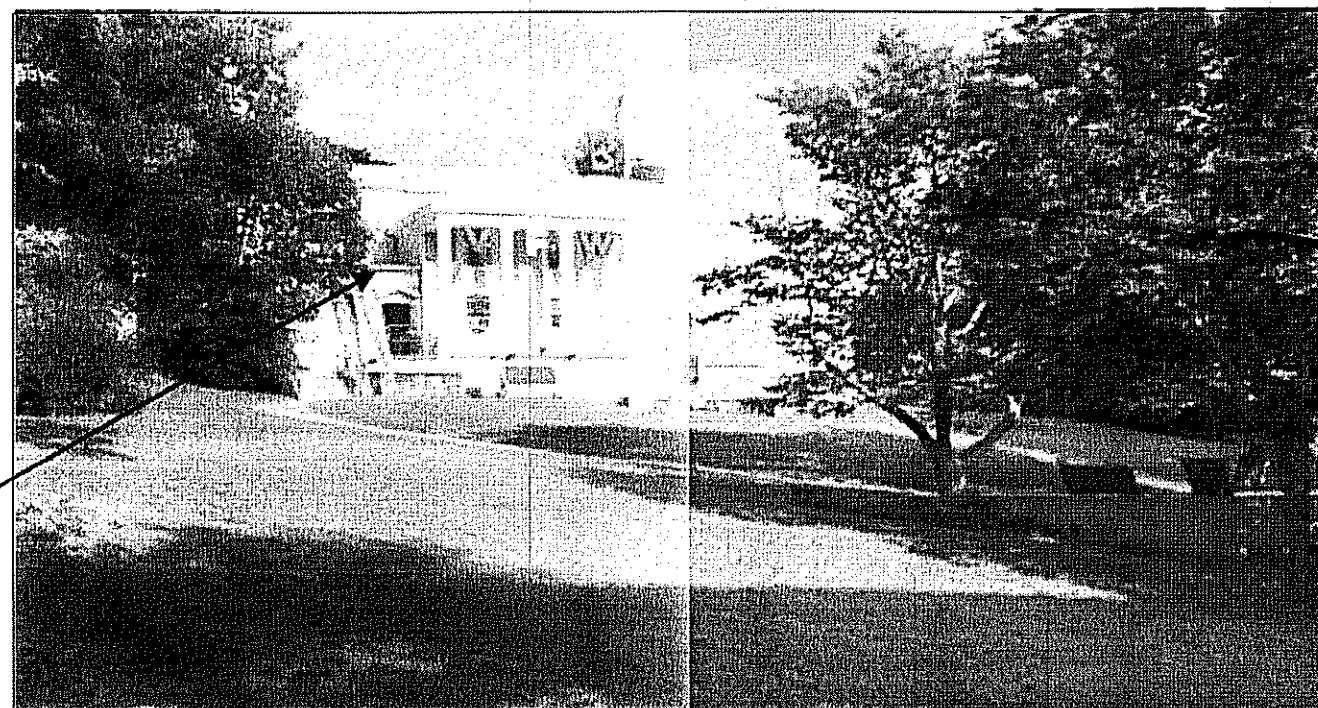
**VIEW
PRESERVATION
DWG.**

DRAWN BY: R.T.	DRAWING NO.: VP.2
CHECKED BY: W.A.	
DATE: 1.17.2018	JOB NUMBER: 2018-01
REV.: 4.23.18/7.2.18	



PHOTOGRAPHS FROM VARIOUS VANTAGE POINTS WITHOUT PROPOSED DEVELOPMENT.

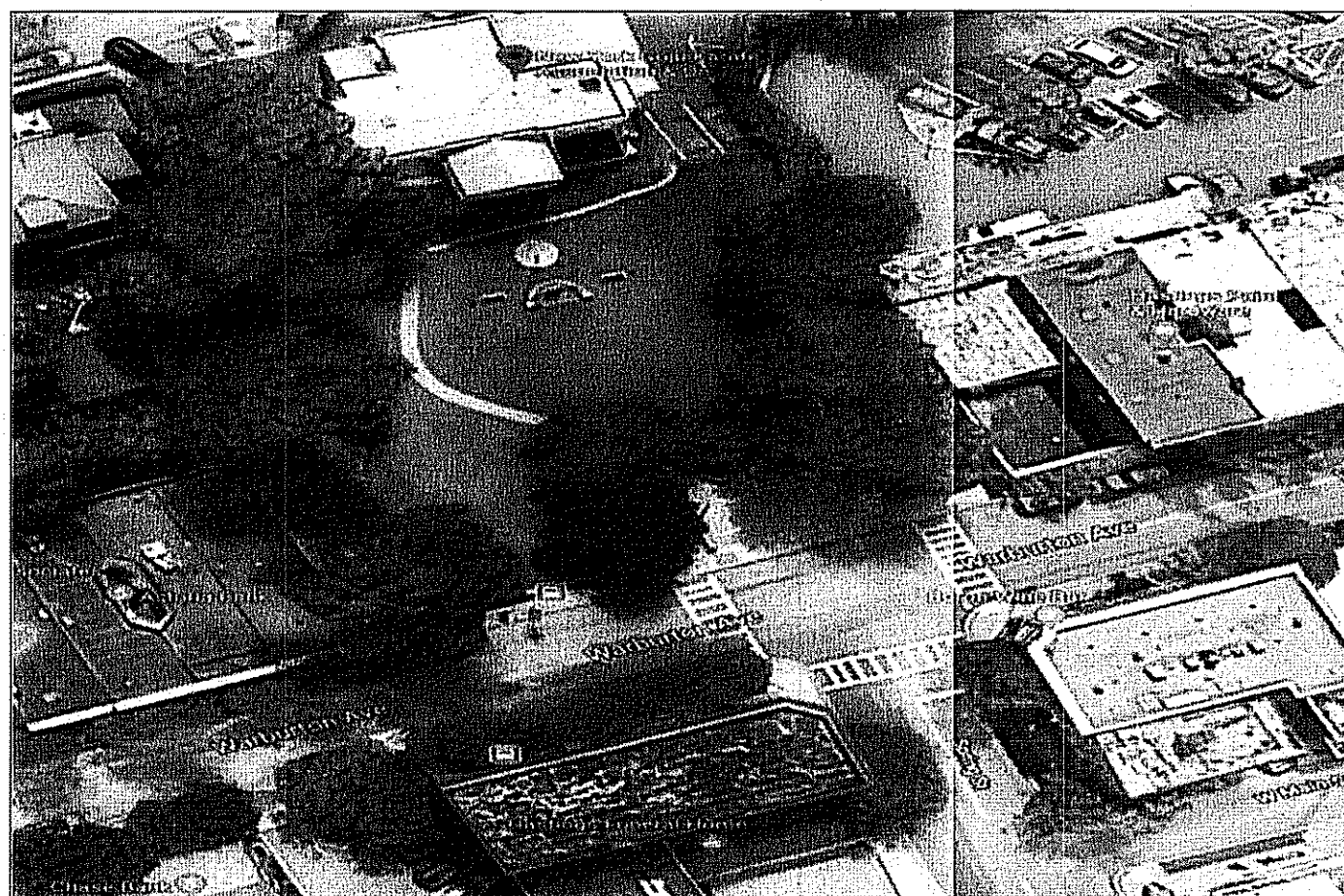
Location
from
where
Photos
were
taken
from VFW
Building.
(Front View)



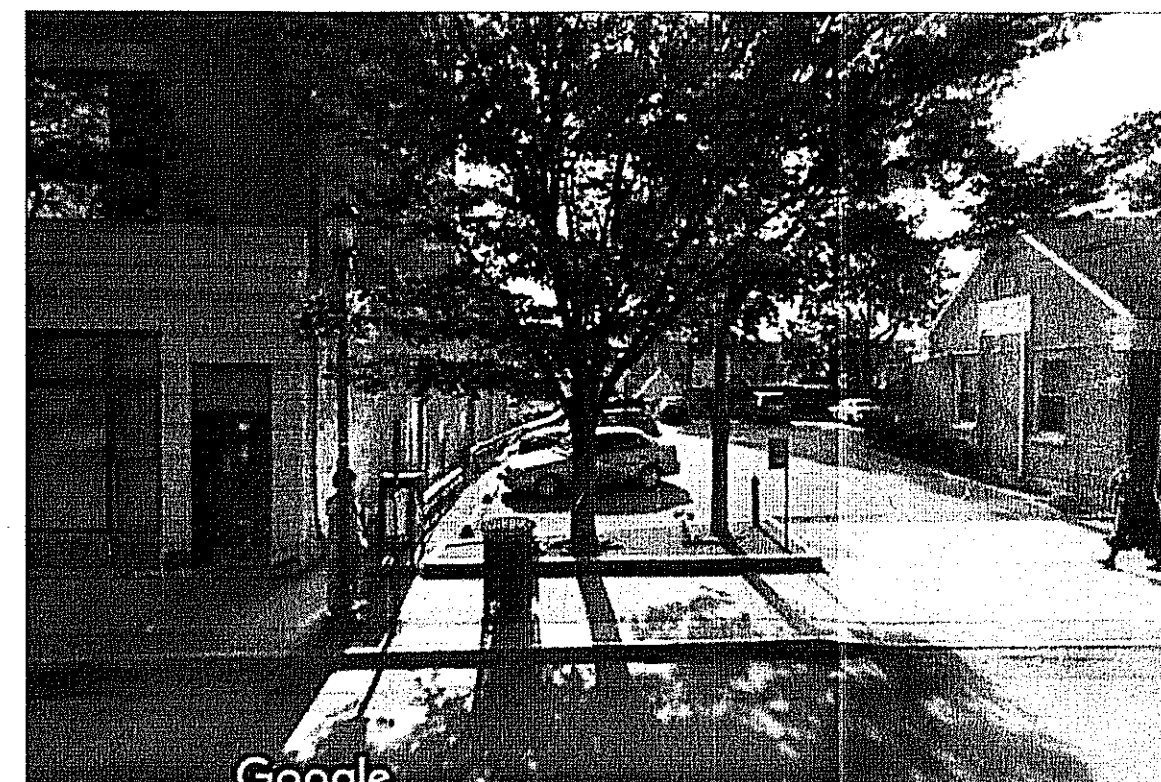
The photos of 555 Warburton Ave Hastings-On-Hudson were taken on the upper right side second floor of the VFW Building across the street. 555 Warburton Ave building faces the VFW building.

VFW
Building

Location
from
Where
Photos
were
taken
from VFW
Building.
(Above
View)



555 Warburton Ave



EXISTING MAIL BOX LOCATION

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REVISIONS:

NOTES:

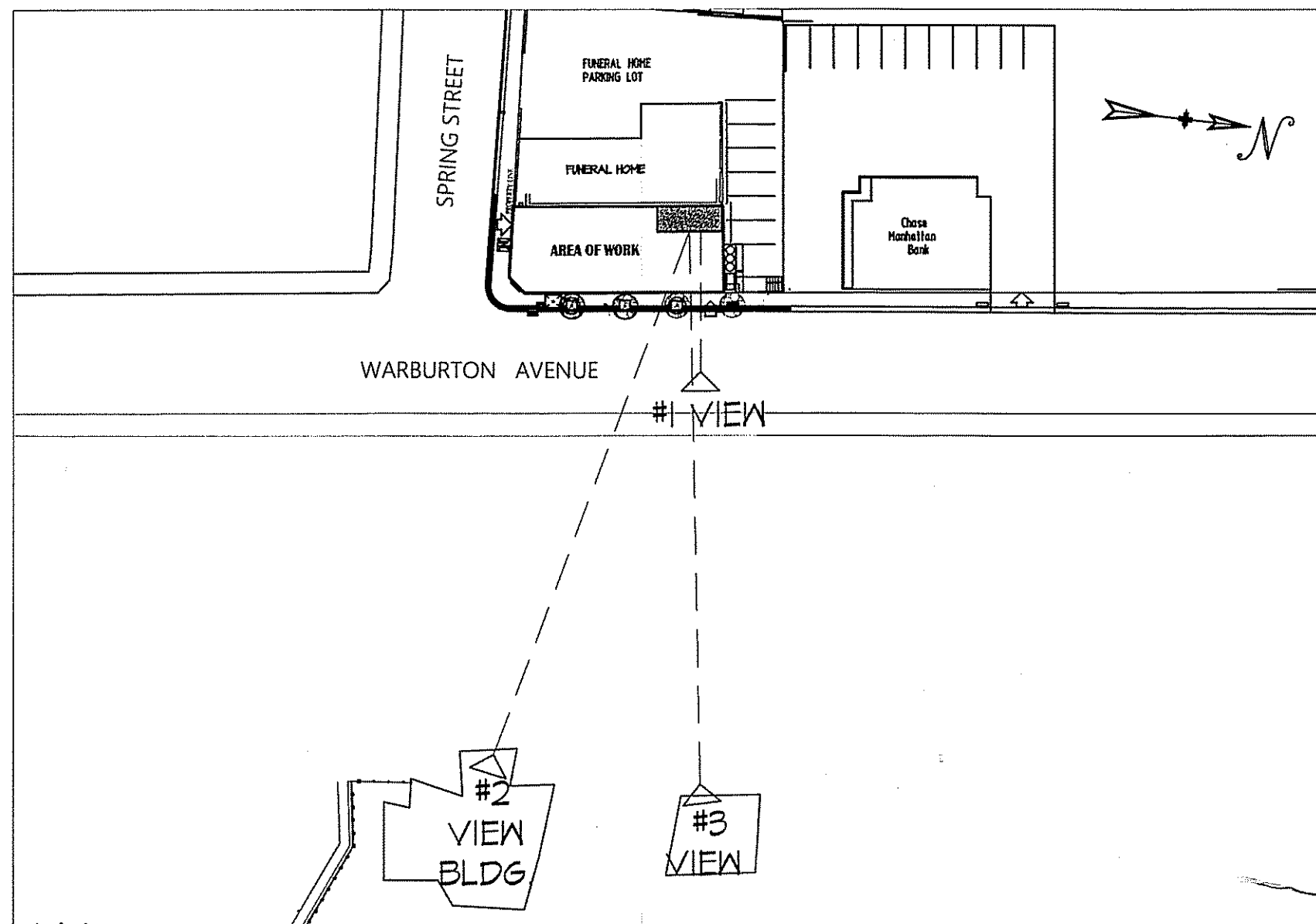
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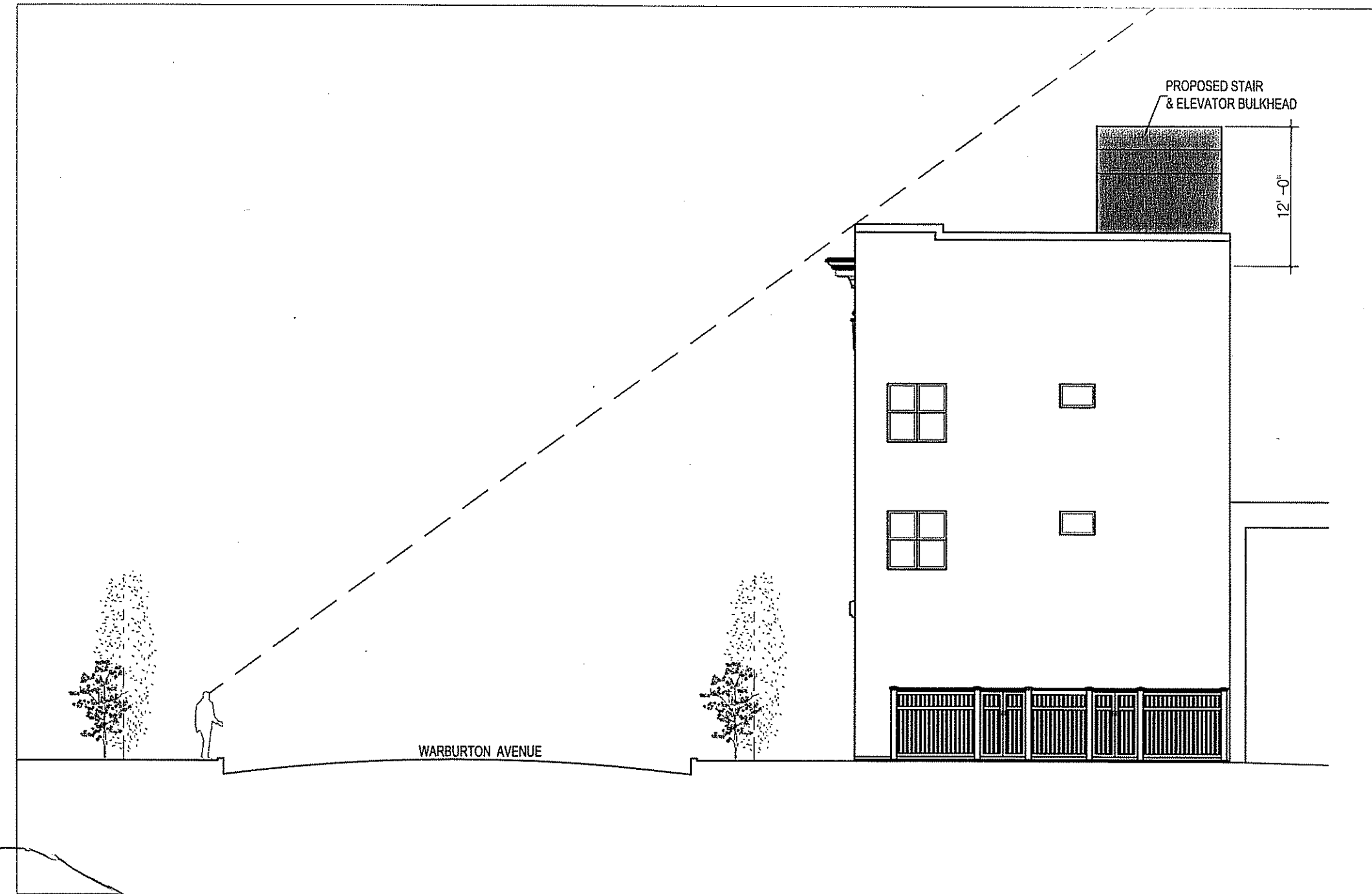


**VIEW
PRESERVATION
DWG.**

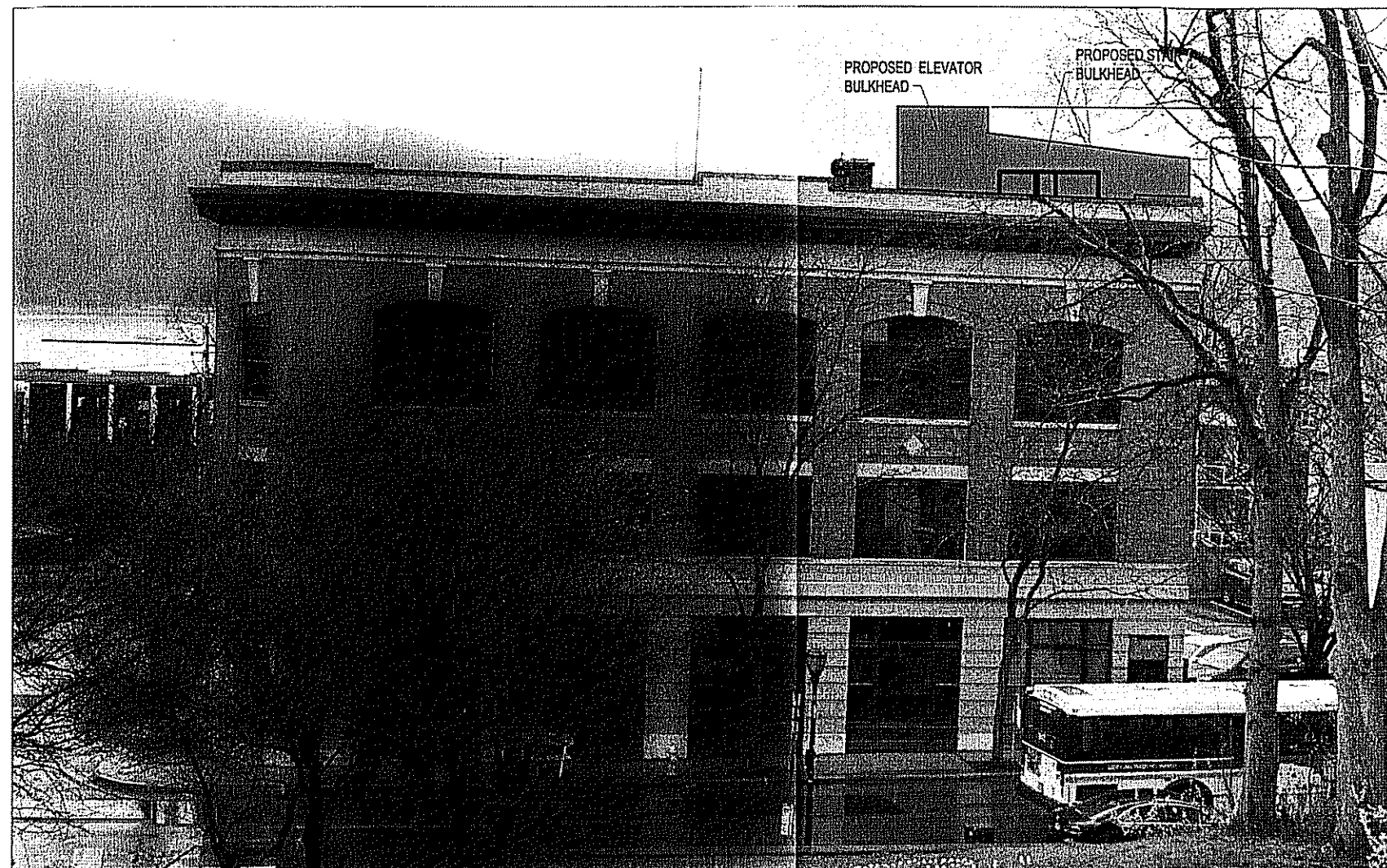
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CHECKED BY: W.A.	JOB NUMBER: 2018-01
DATE: 1.17.2018	REV: 4.23.18



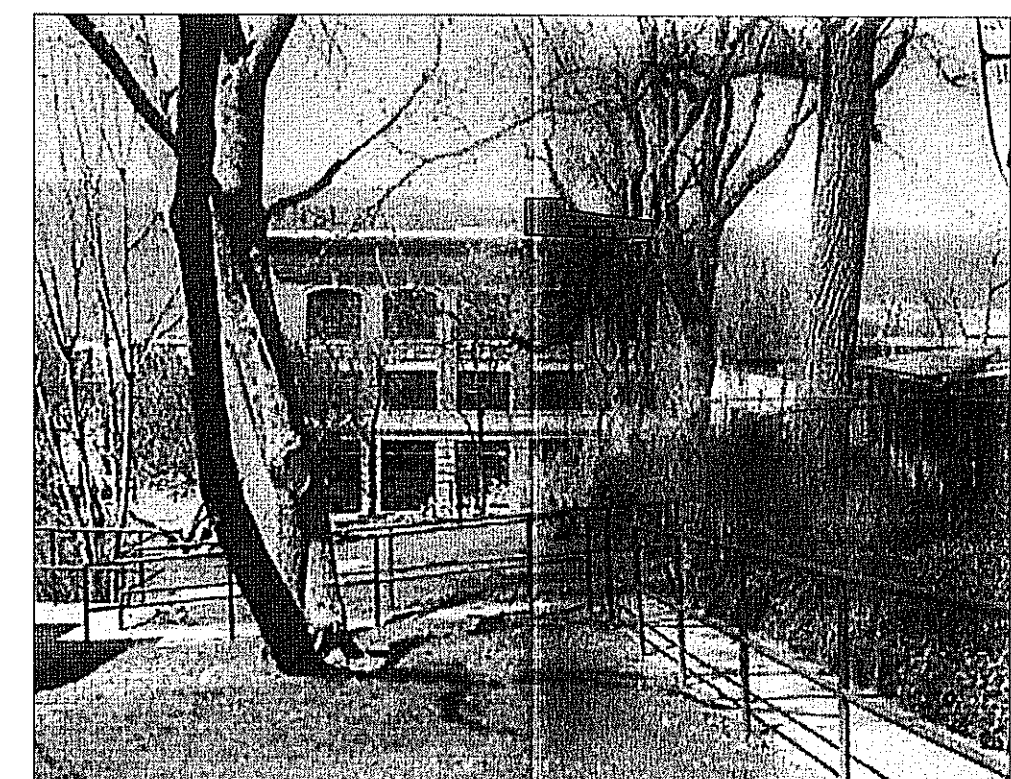
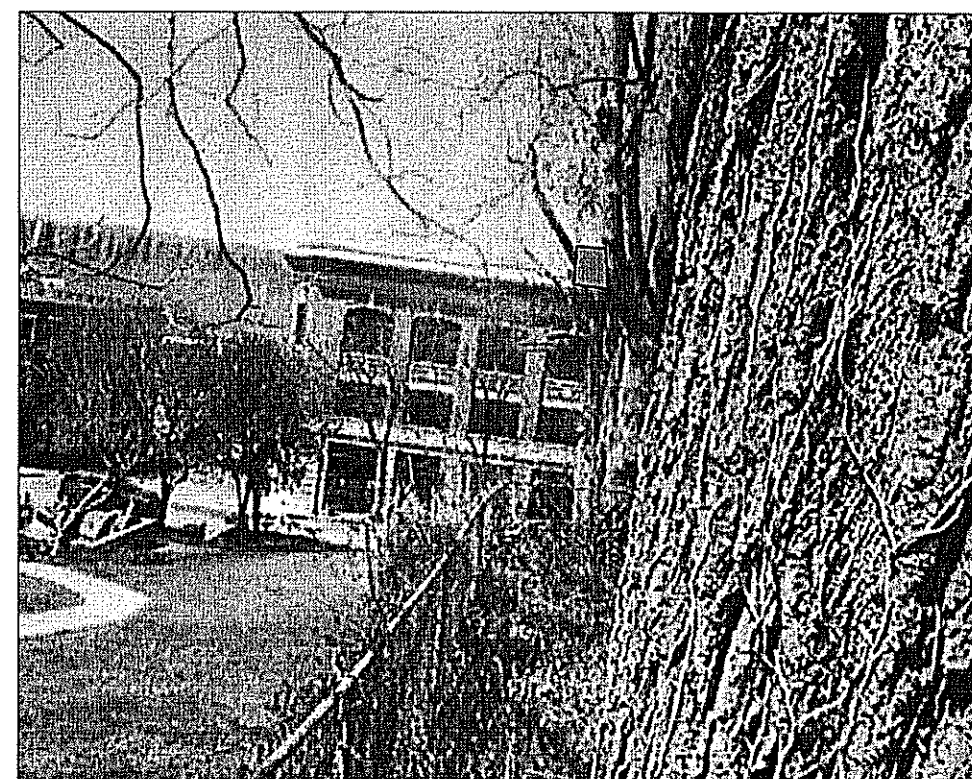
LOCATION MAP



#(1) VIEW ACROSS WARBURTON AVE.



**#(2) VIEW: FROM 2ND FLOOR OF UFW BUILDING
EXTG BUILDING WITH PROPOSED DEVELOPMENT.**



**#(3) VIEW
PHOTO TAKEN FROM 41 WHITMAN STREET**

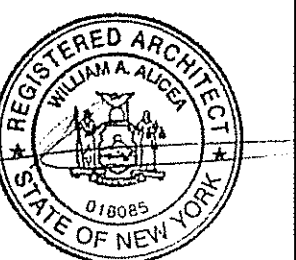
PROJECT TITLE:
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REVISIONS:

NOTES:

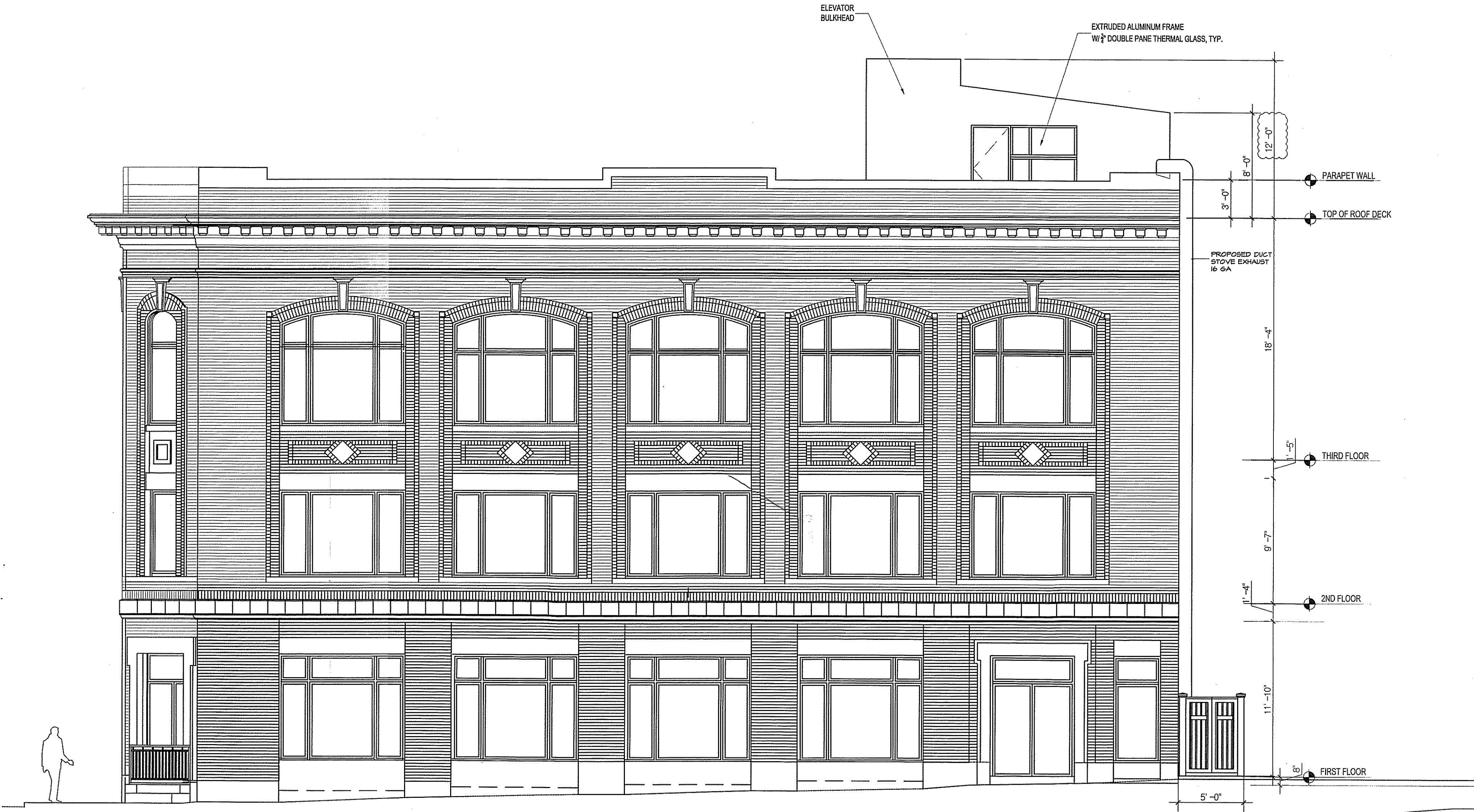
WORLD DESIGN ARCHITECTURE
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9031: Architect William Alicea



**VIEW
PRESERVATION
DWG.**

DRAWN BY: R.T.	DRAWING NO.: VP.2
CHECKED BY: W.A.	
DATE: 1/17/2018	5
REV.: 4/21/18/7/2/18	16



1 EAST ELEV.
SCALE: 1/8" = 1'-0"

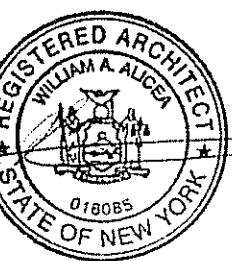
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REVISIONS:

NOTES:

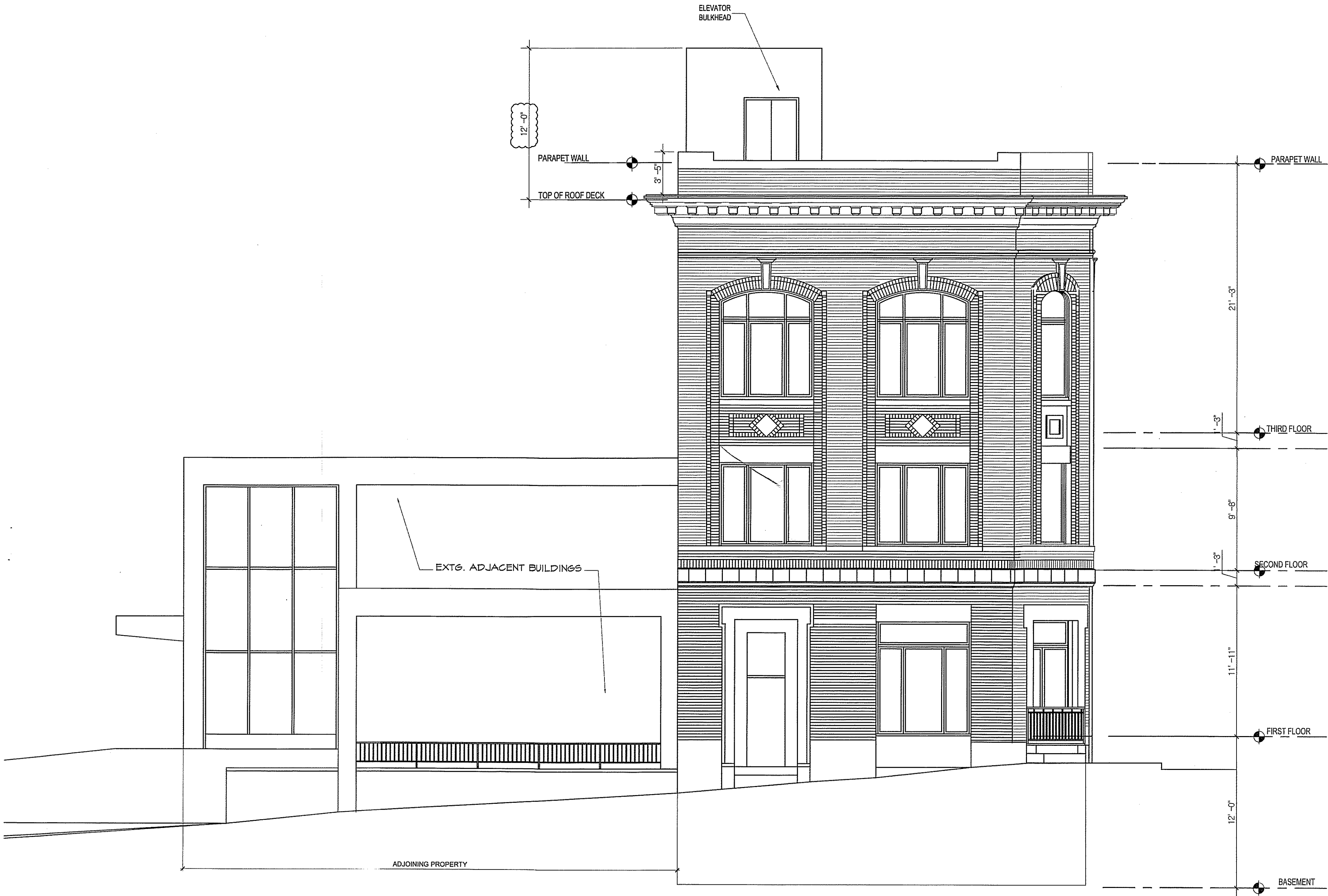
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T.: 212.691.6946
E.: wil@aworlddesign.net

SEAL: Architect William Alicea



EAST ELEVATION

DRAWN BY: R.T. DRAWING NO.:
CHECKED BY: W.A. **A-2.1**
DATE: 1.17.2018 12 JOB NUMBER:
REV.: 4.23.18/7.2.18 18 2018-01



SOUTH ELEVATION

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

PROJECT TITLE:
ALTERATIONS TO

555 Warburton Avenue

HASTINGS-ON-HUDSON, NY 10706

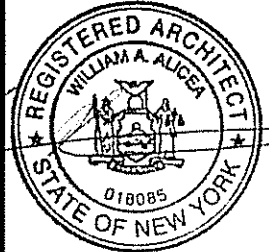
REVISIONS:

NOTES:

WORLD DESIGN ARCHITECTURE

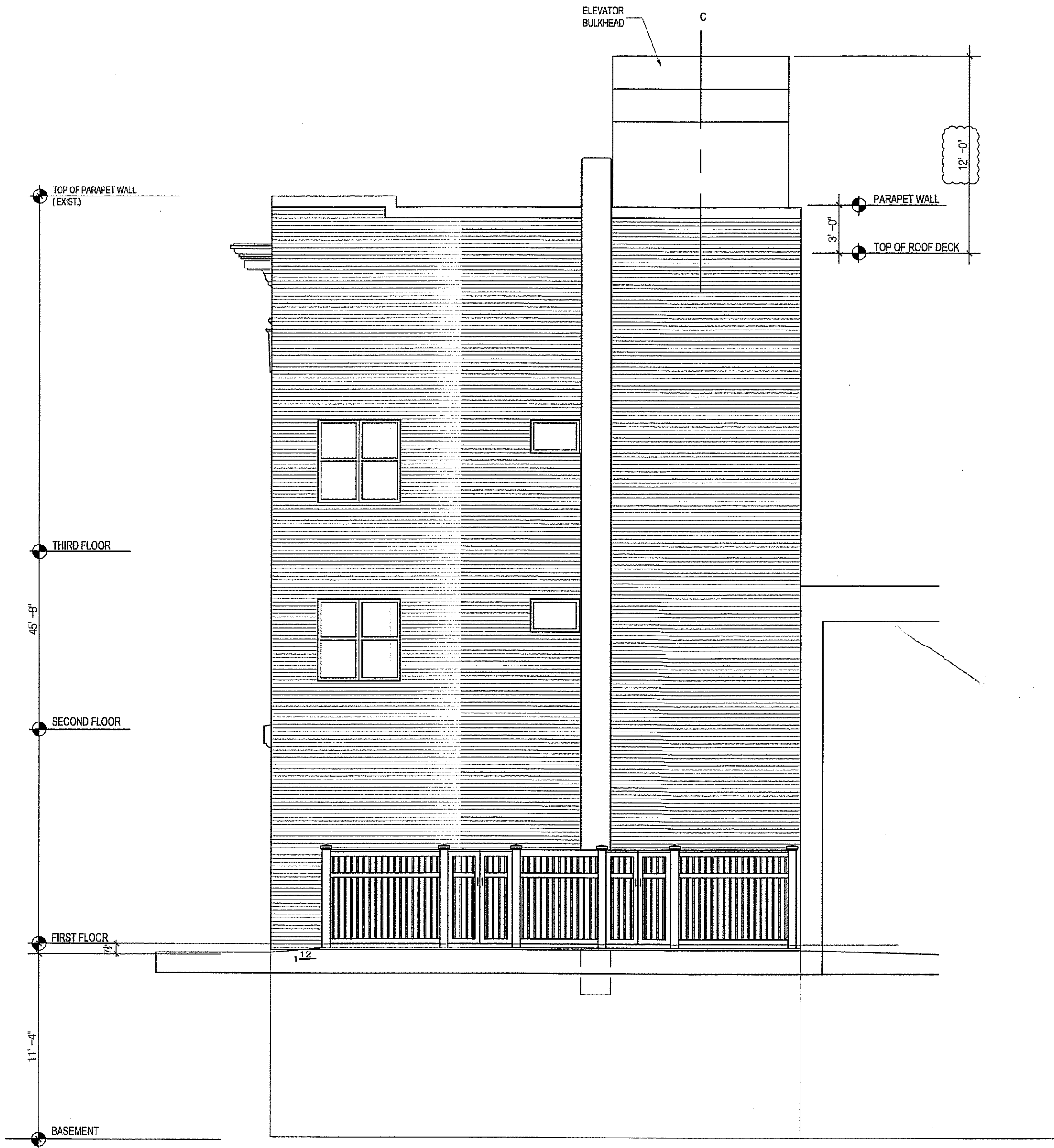
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5831: Architect William Alicea

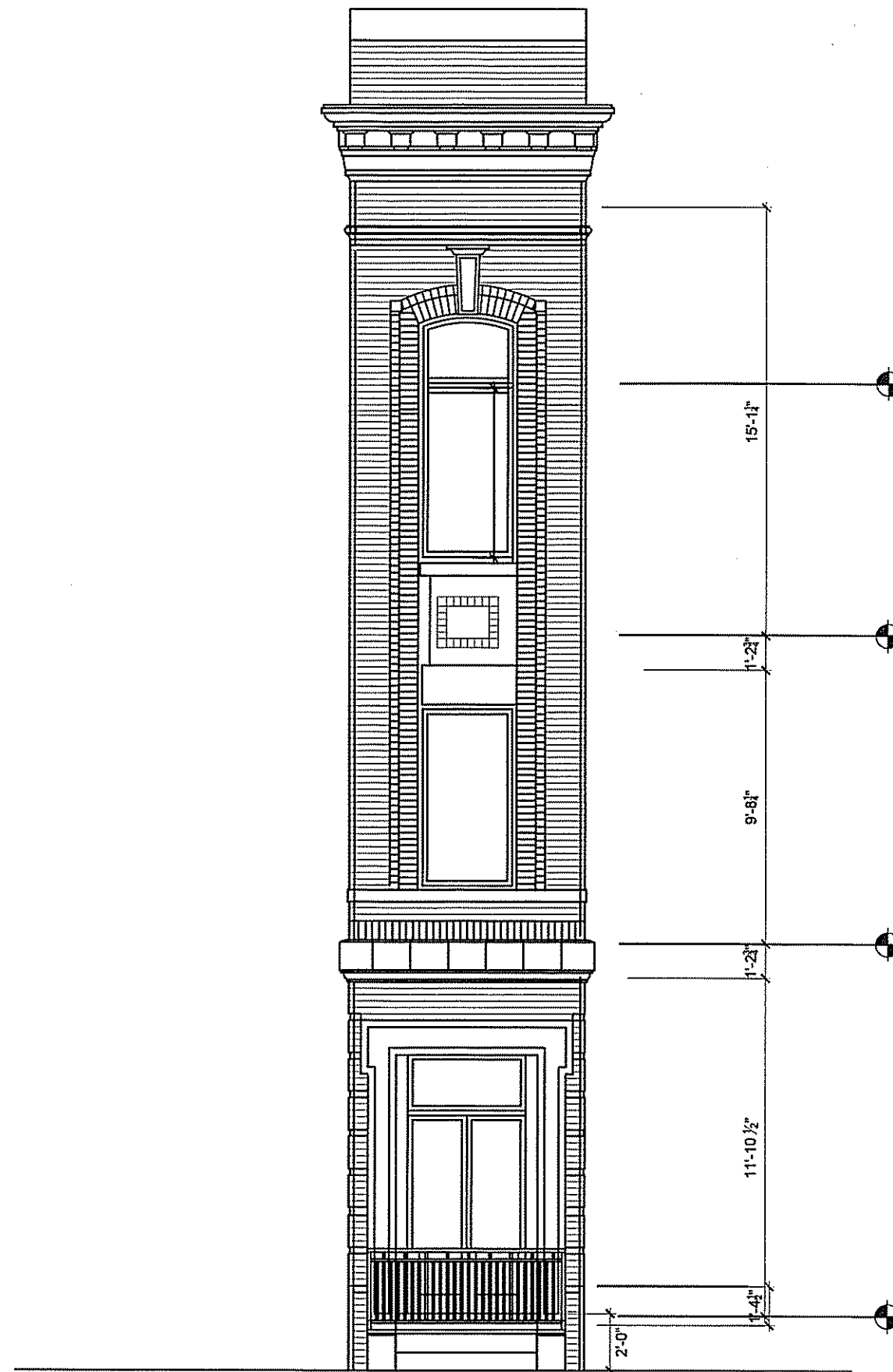


SOUTH ELEVATION

DRAWN BY: R.T.	DRAWING NO.: A-2.2
CHECKED BY: W.A.	JOB NUMBER: 2018-01
DATE: 1/7/2018	REV.: 4/23/16/7/2/18



1 **NORTH ELEVATION**
SCALE: $\frac{1}{8}" = 1'-0"$



2 **SOUTH EAST
CORNER ELEVATION**
SCALE: $\frac{1}{8}" = 1'-0"$

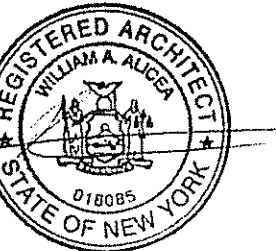
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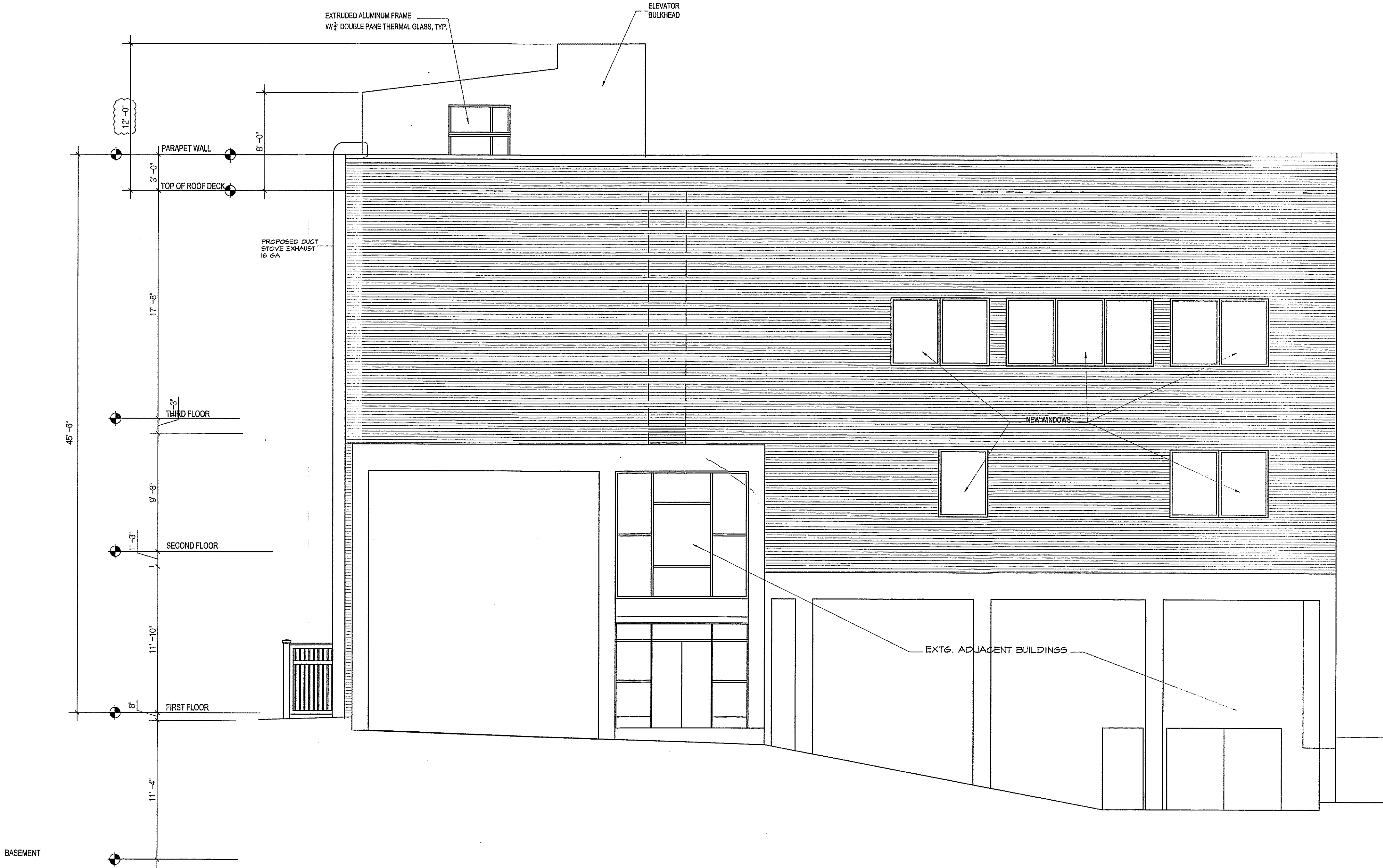
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E.: will@aworlddesign.net

SDGI: Architect William Alicea



**NORTH
ELEVATION**

DRAWN BY: R.T.	DRAWING NO.: A-2.3
CHECKED BY: W.A.	JOB NUMBER: 2018-01
DATE: 1/17/2018	REV: 4.23.18/7.2.18



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REVISIONS:

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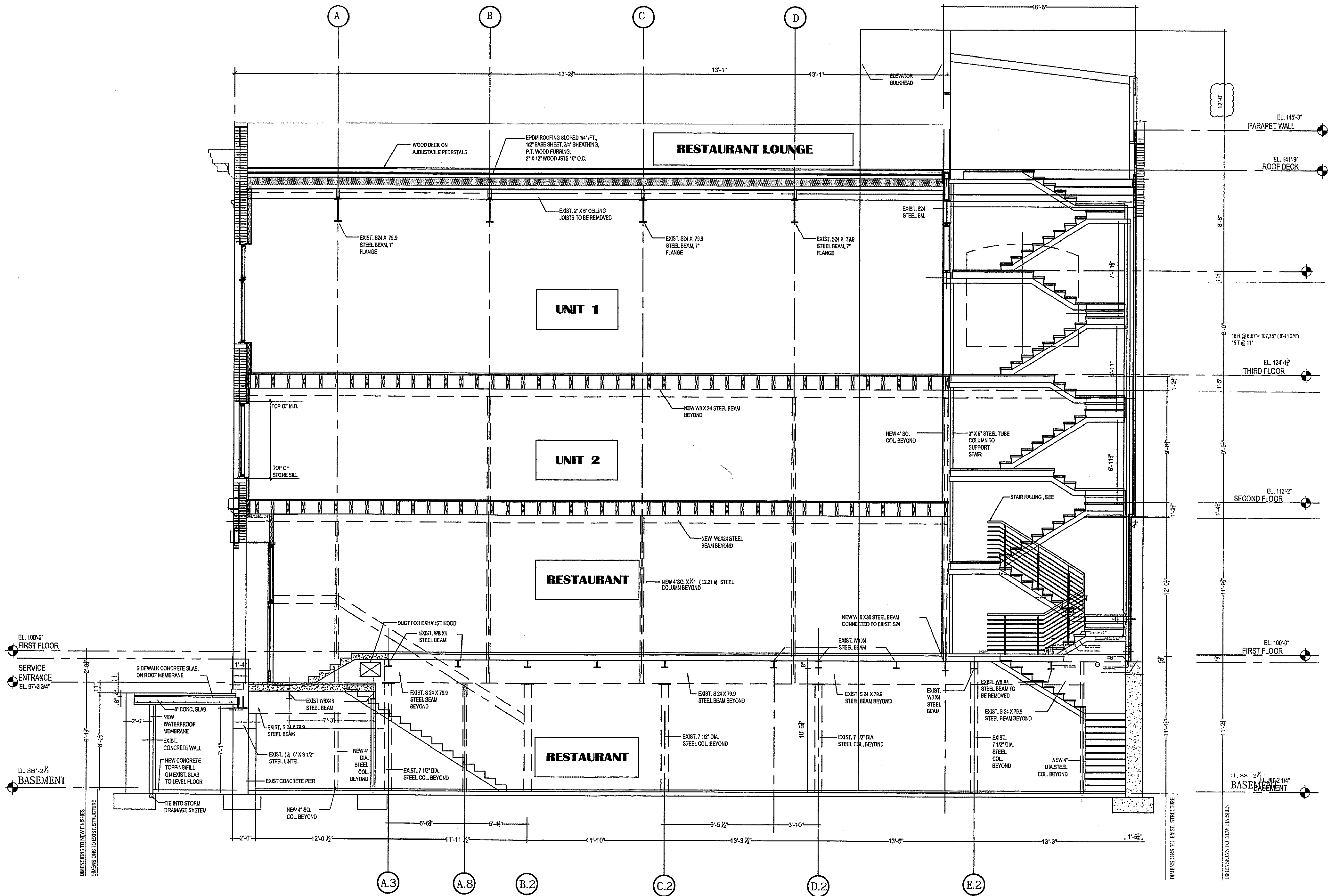
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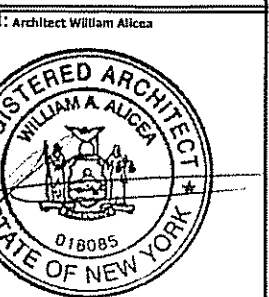
**WEST
ELEVATION**

DRAWN BY: R.T.	DRAWING NO.: A-2.4
CHECKED BY: W.A.	
DATE: 1/17/2018	JOB NUMBER: 2018-01
REV.: 4/23/18/7/2/18	



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SECTION

DRAWN BY: R.T.
CHECKED BY: W.A.
DATE: 1.17.2018
REV.: 4.23.18/7.2.18

DRAWING NO.:
A-3.1
JOB NUMBER:
2018-01