

March 2, 2020

Building Department
7 Maple Ave
Hastings on Hudson, NY 10706

Re: 59 Tompkins Avenue
Parcel ID 4.140-149-20
Ref No. 208

To Whom It May Concern:

Please consider our attached application to add a two-story, 16'x20' extension to our home located at the address above. As you will see from the plans, the new proposed footprint will extend 1' 7" past the allowed rear setback of 30'. Therefore, we are humbly requesting a zoning variance to complete the construction of this extension to our one family home. We were careful to plan the finished look of the project to be in line with the current contemporary style of the house so as not to impart a negative visual impact on our neighborhood. The proposed extension doesn't affect side setbacks, nor would it have a significant effect on the building or developmental coverage of our lot.

We want to begin construction soon and hope the zoning board can consider this request at the earliest possible date.

Thank you in advance for your consideration regarding this matter,

Nathaniel Kessman

A handwritten signature in black ink, appearing to read 'Nathaniel Kessman', with a stylized, flowing script.

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: NATHANIEL KESSMAN

Property address: 59 TOMPKINS AVE.

Name all streets on which the property is located:

Sheet: 4.140 Block: 149 Lot/Parcel: 20 Zoning District:

Applicant: NATHANIEL KESSMAN

Standing of applicant if not owner:

Address: 59 TOMPKINS AVE HASTINGS ON HUDSON NY

Daytime phone number: 347-249-3062 Fax number:

E-mail address: nkessman79@gmail.com

ZBA action requested for (See §295-146B & C :

☐

Use Variance/s;
Interpretation;

☒

Area Variance/s;
View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68F1b	REAR YARD 30' 30"	31.08'	28.42'

*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	30'	26' 6"	NO CHANGE
REAR	30'	31' 1"	28' 5"
SIDE ONE	12'	32' 7"	NO CHANGE
SIDE TWO	12'	21' 9"	20' 6"
TOTAL OF TWO SIDES	30'	54' 4"	53' 1"

YARD SETBACKS
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2	2	NO CHANGE
FEET	35'	22' 10"	NO CHANGE

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,880	10,880	
*BLDG. COVERAGE/ % OF LOT AREA	3263 / 30.1.	1731 / 16.1.	1892 / 17.1.
*DEVELOPMENT COVERAGE / % OF LOT AREA	4351 / 40.1.	2341 / 21.6.	2502 / 23.1.

*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, 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.

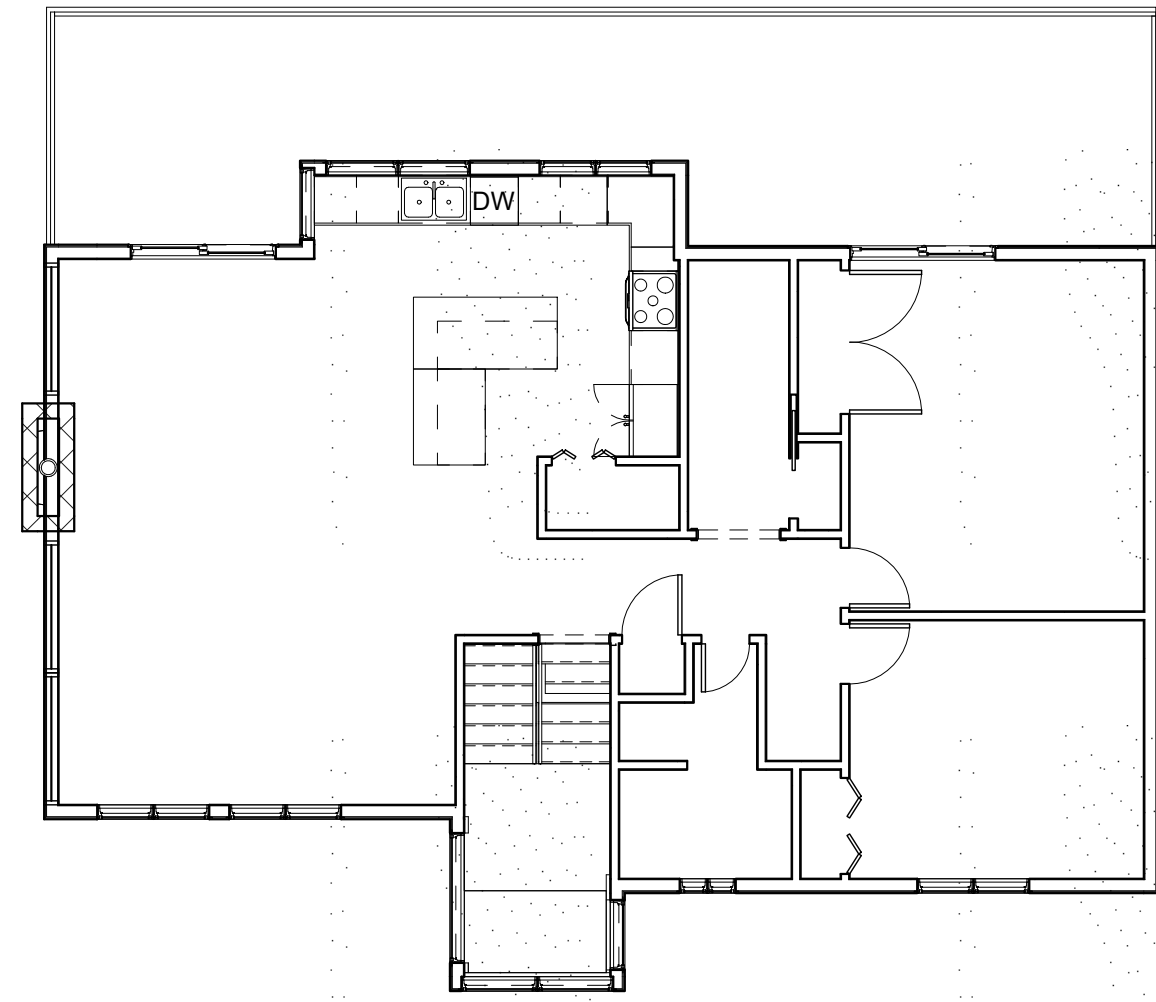
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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:

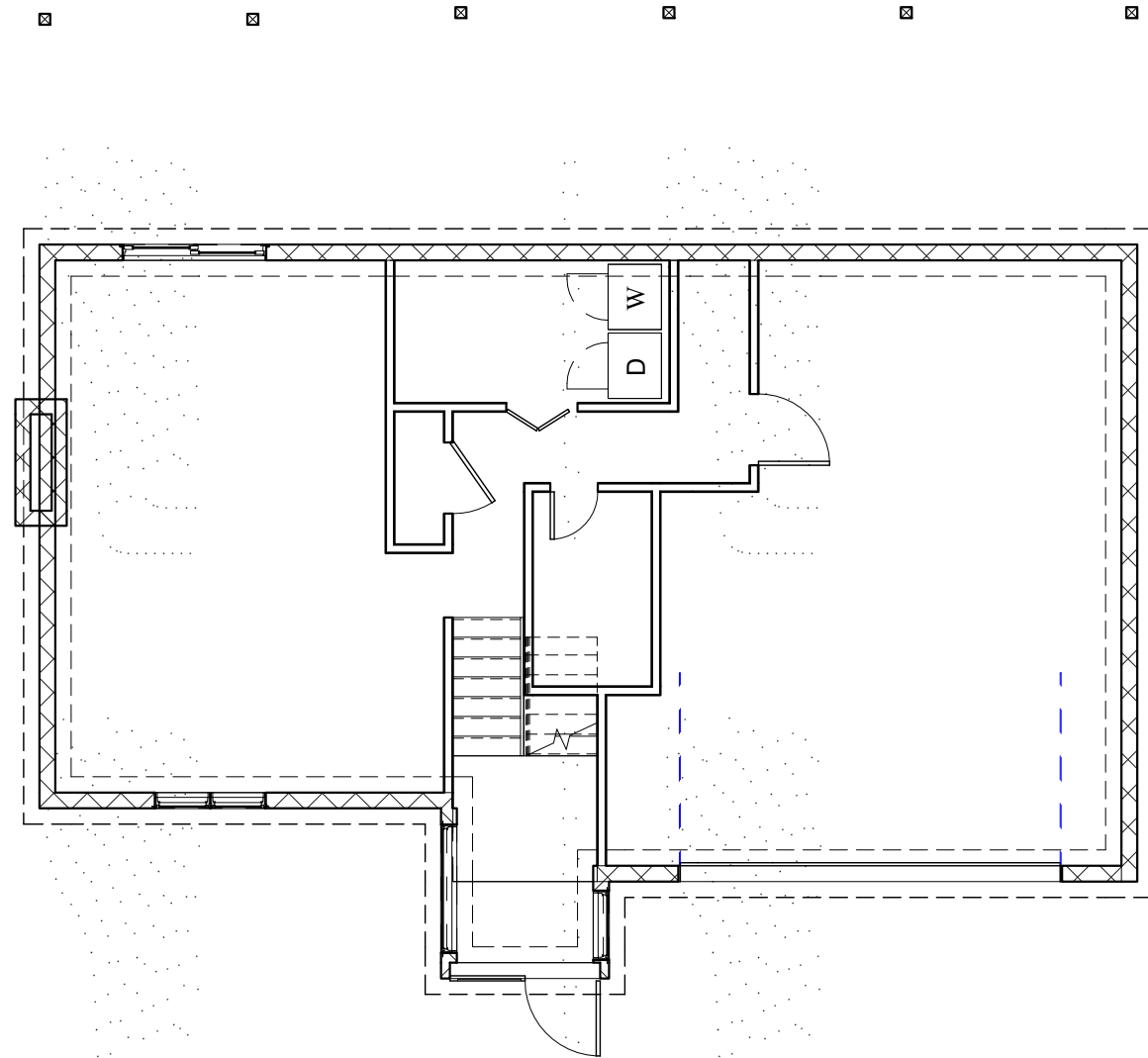
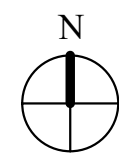

Applicant

Sworn to before me this 26th day
of February 2020


Notary Public
MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA8278291
Qualified in Westchester County
Commission Expires 3/25/2021



1A EXISTING FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"



1B EXISTING LOWER LEVEL PLAN
SCALE : 1/8" = 1'-0"



2 EX WEST ELEVATION
SCALE : 1/4" = 1'-0"



3 EX NORTH ELEVATION
SCALE : 1/4" = 1'-0"



4 EX EAST ELEVATION
SCALE : 1/4" = 1'-0"



A1

REVISION	
CLIENT REVIEW	
2/25/20 BUILDING PERMIT	
CONSTRUCTION SET	

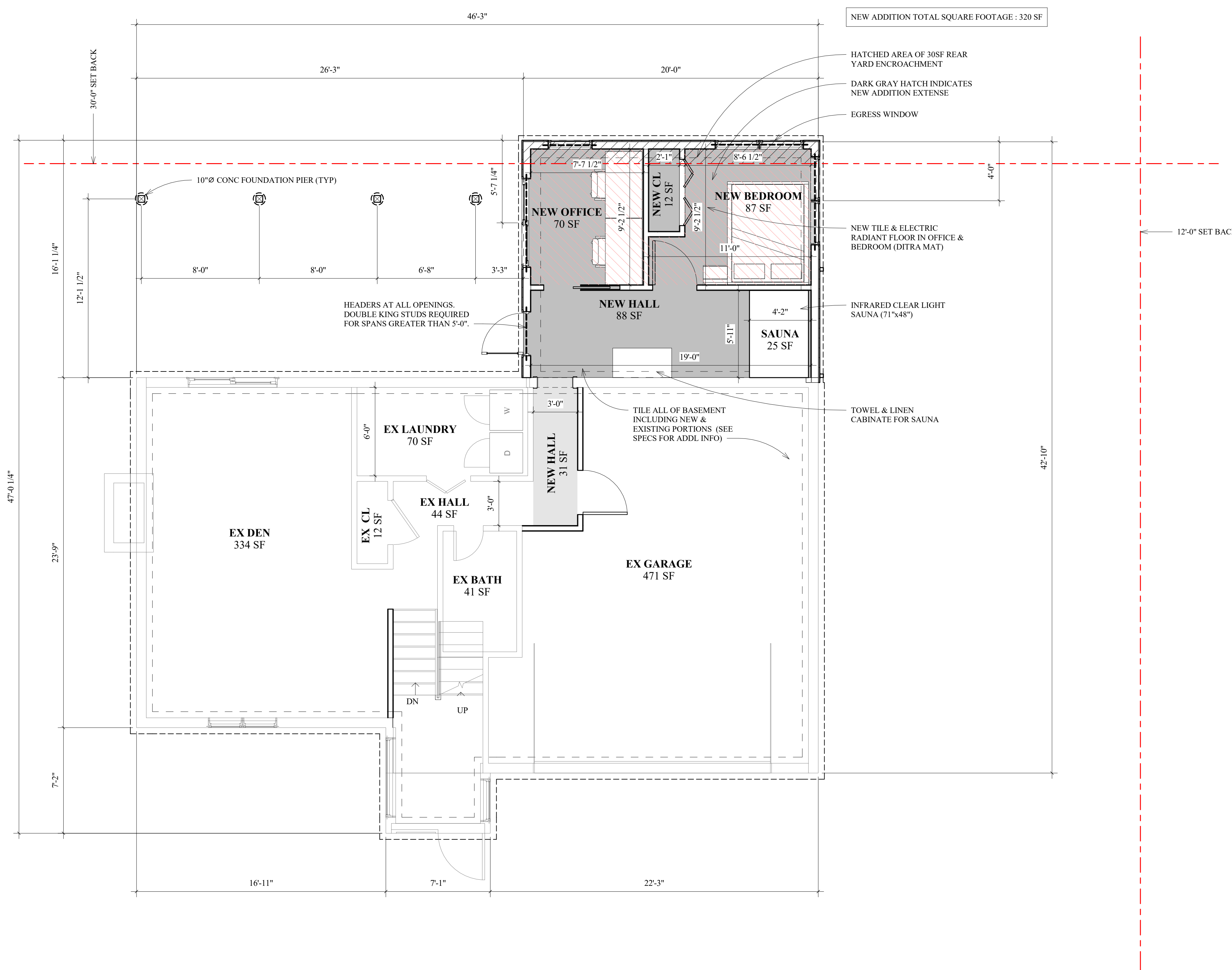


PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com

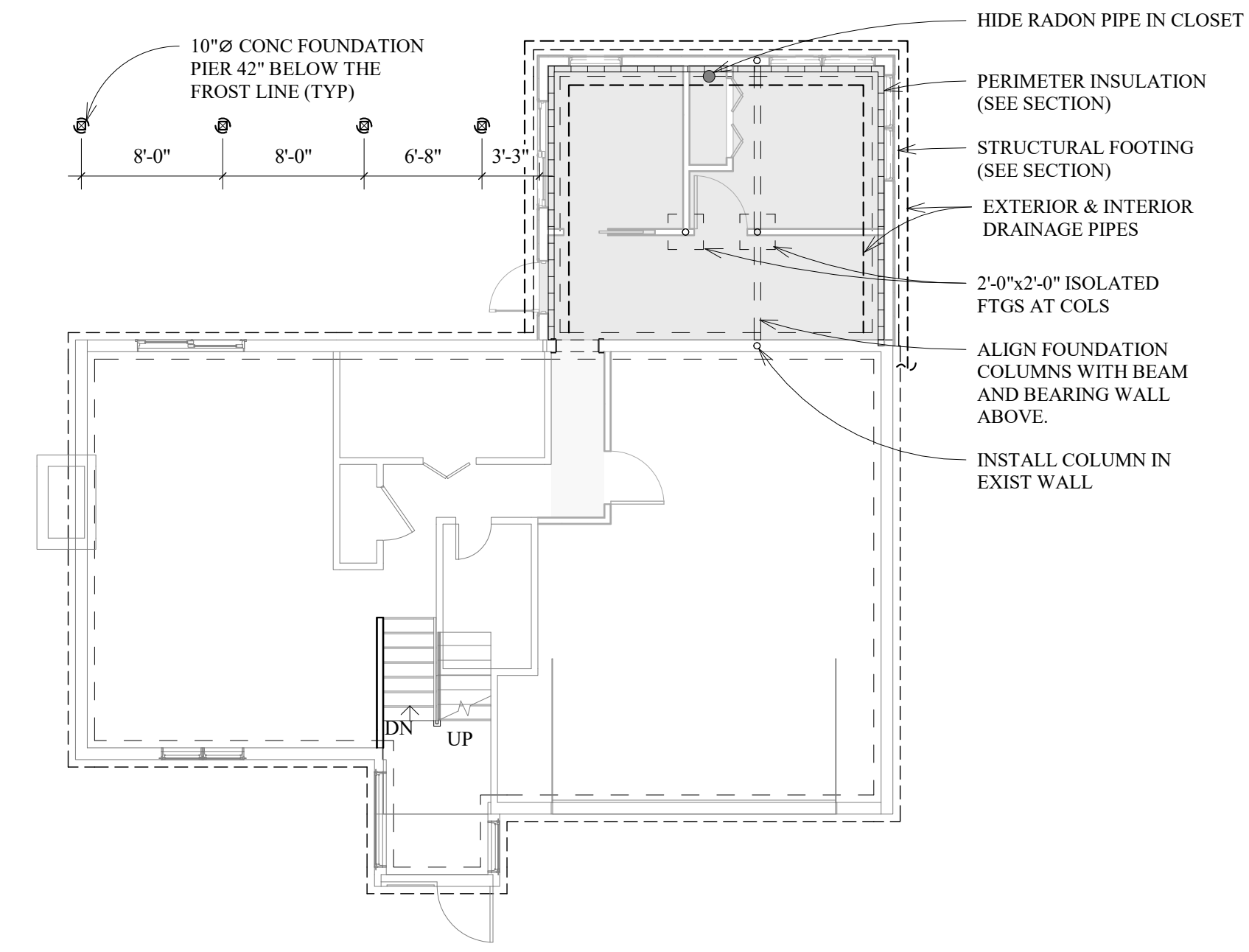


ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

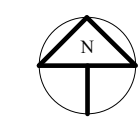
EXISTING EXTERIOR ELEVATIONS
STATUS: PERMIT SET
SCALE: As indicated
DATE: 02.21.2020



1 LOWER LEVEL PLAN
SCALE : 1/4" = 1'-0"



2 FOUNDATION PLAN
SCALE : 1/8" = 1'-0"



A2

REVISION	
CLIENT REVIEW	
2/25/20 BUILDING PERMIT	
CONSTRUCTION SET	



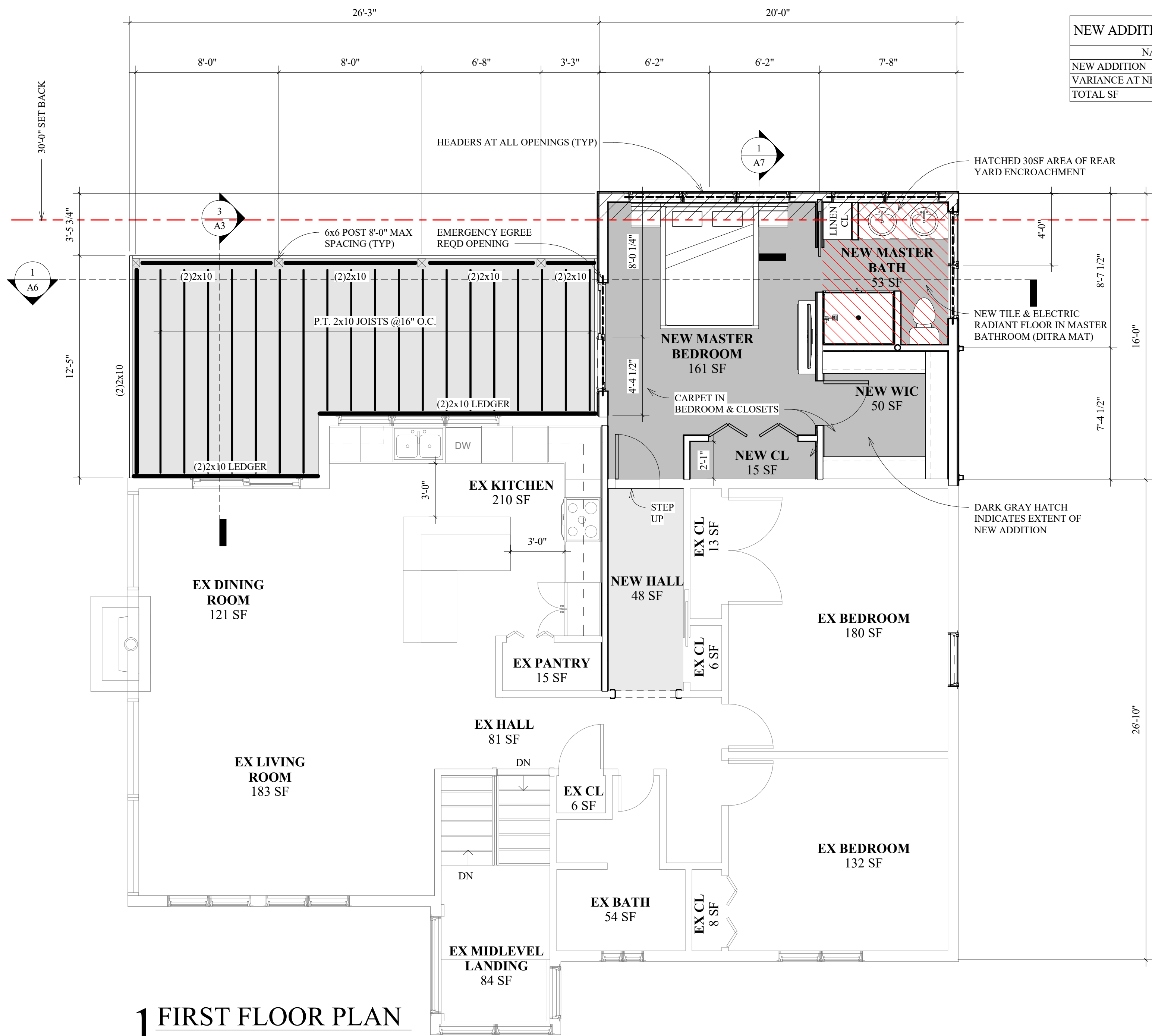
MOTTRAM
ARCHITECTURE

PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com

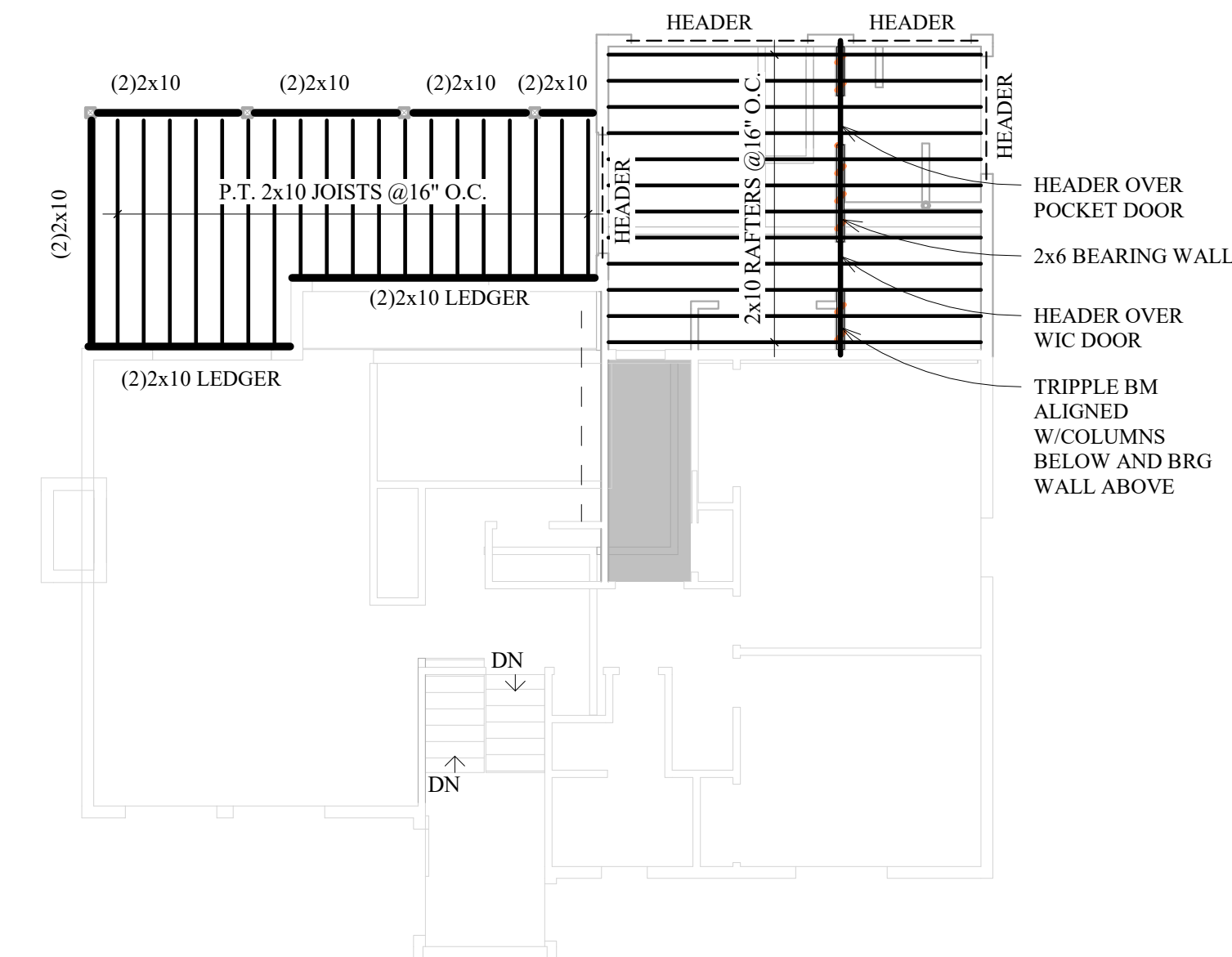


ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

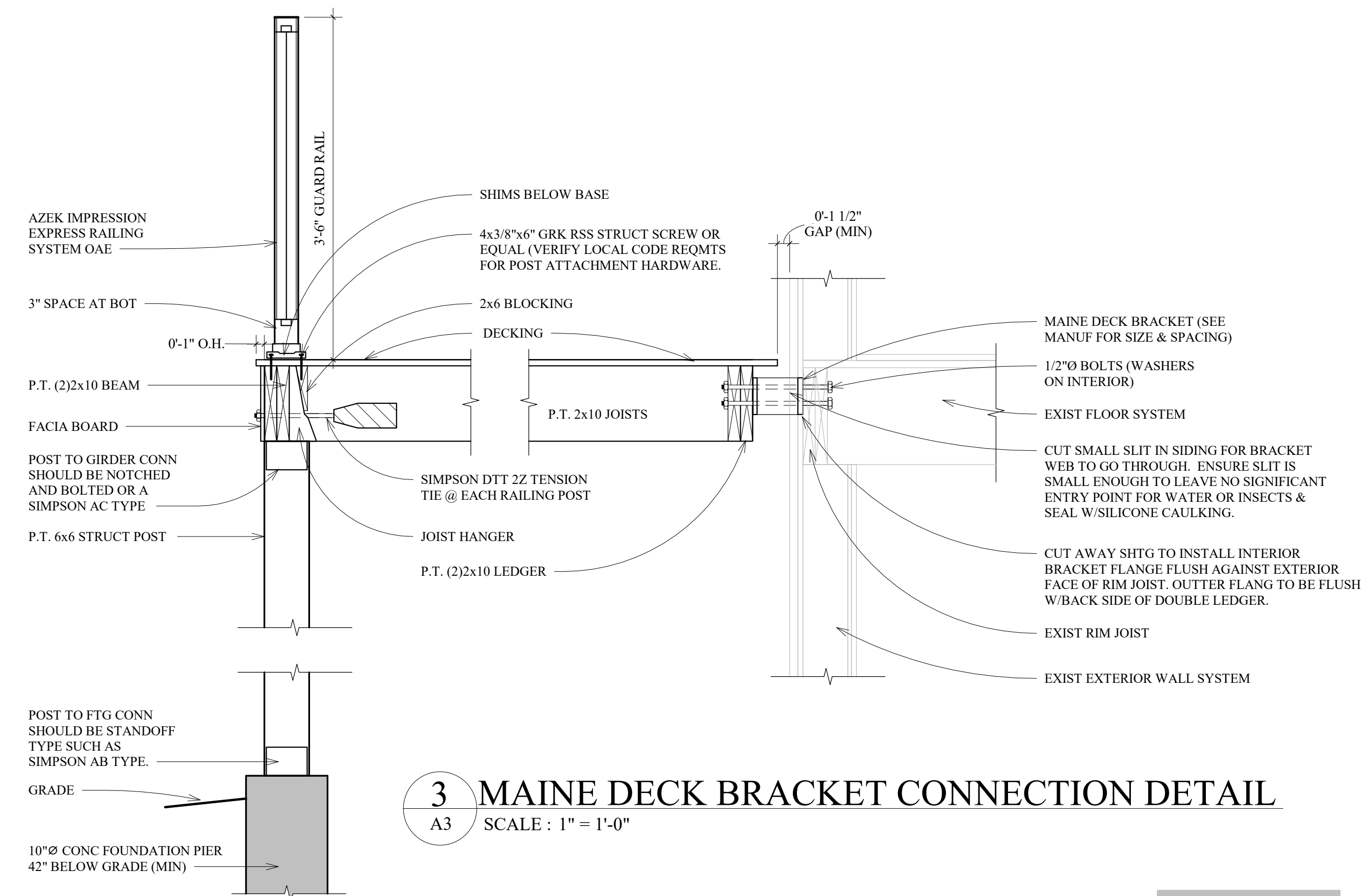
LOWER LEVEL PLAN
STATUS: PERMIT SET
SCALE: As indicated
DATE: 02.21.2020



1 FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
SCALE : 1/8" = 1'-0"



3 MAINE DECK BRACKET CONNECTION DETAIL
SCALE : 1" = 1'-0"



A3

REVISION	
CLIENT REVIEW	
2/25/20 BUILDING PERMIT	
CONSTRUCTION SET	

MOTTRAM
ARCHITECTURE

PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com



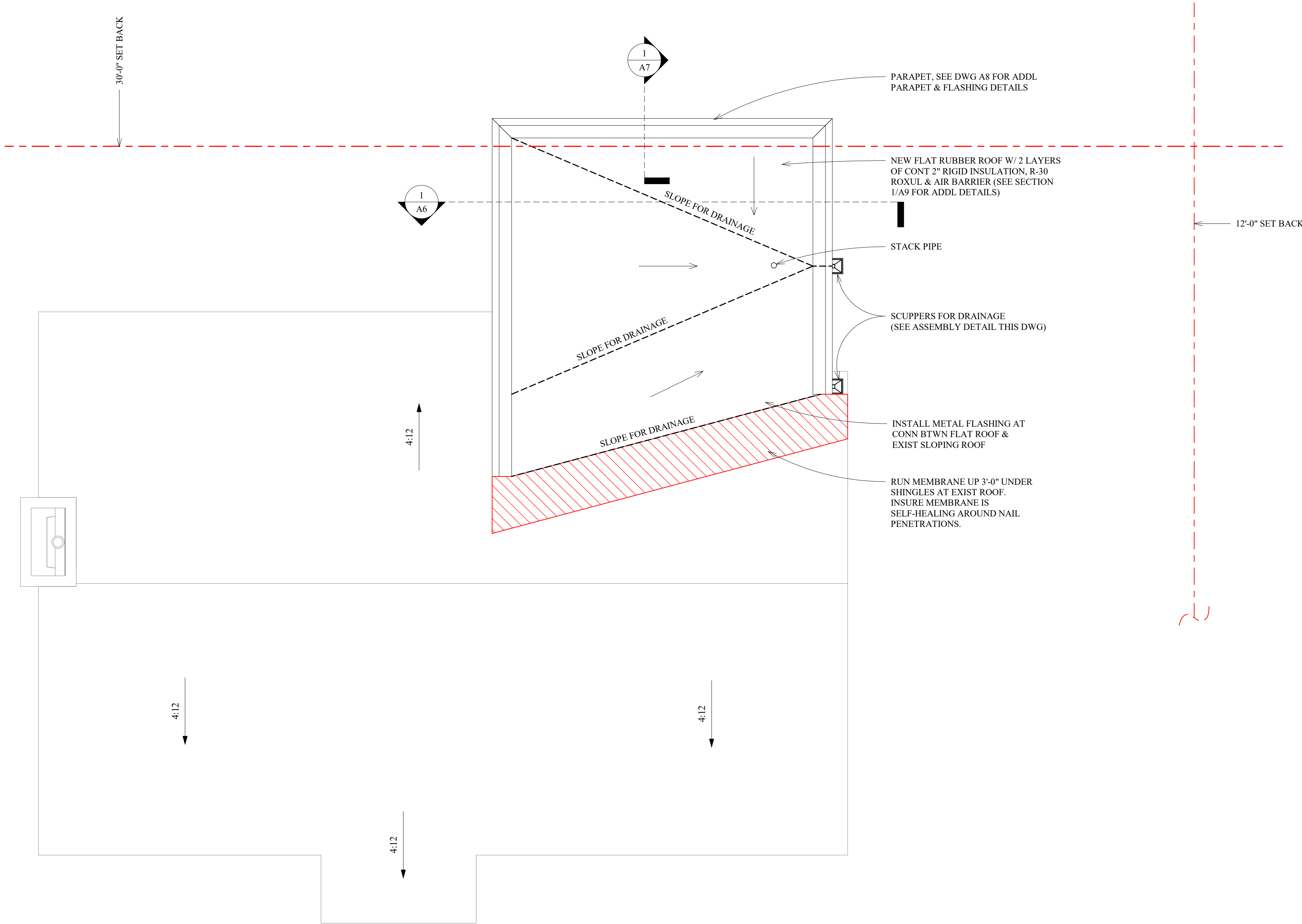
ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

FIRST FLOOR PLAN

STATUS: PERMIT SET
SCALE: As indicated
DATE: 02.21.2020

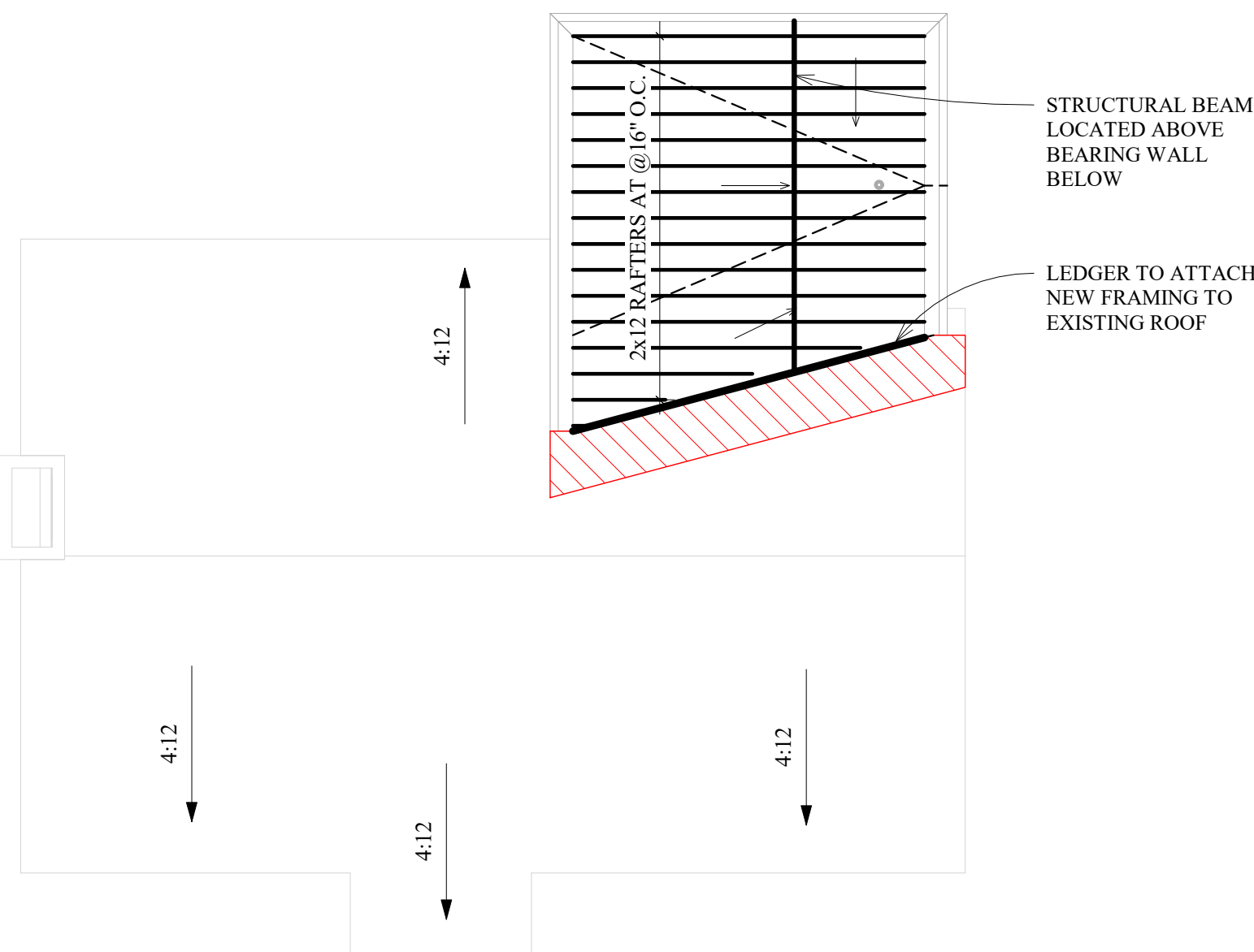
1 ROOF PLAN

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



2 ROOF FRAMING PLAN

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



1 WORK INCLUDED

(1) Air or Vapour Control Layers
If required by design authority.

(2) Insulation
Mechanically fastened. See available insulation products in the **Accepted Materials** section of this Manual.

(3) Insulation Overlay
Where required.

(4) Primary Membrane and Membrane Protection

(5) Metal Scupper with Hopper
The outside face of scupper to be 37.7mm (1½") **lower** than the box height with a 12.7mm (½") drip edge. Installed in a thin bed of compatible mastic. Interface between outside wall and scupper should be caulked with appropriate sealant. Installed when wall finish is complete prior to completion of roofing or sheet metal (e.g.: re-roofing).

(6) Scupper Membrane Flashing

(7) Membrane Flashing

(8) Base Metal Flashing
Mechanically fastened. Optional on flexible membrane systems. Required on assemblies using gravel ballast filter mats.

(9) Metal Cap Flashing
Fasten with continuous concealed clip-type fasteners or cladding screws evenly spaced between seams. Flashing 8 and 9 may be one piece.

SCUPPER ASSEMBLY DETAIL



A4

REVISION	
CLIENT REVIEW	
BUILDING PERMIT	
CONSTRUCTION SET	



PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com



ADDITIONS AND ALTERATIONS

KESSEMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL: 4.140-149-20

ROOF PLAN

STATUS: PERMIT SET
SCALE: As indicated
DATE: 02.21.2020



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



2 WEST ELEVATION
SCALE : 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



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

A5

REVISION	
CLIENT REVIEW	
BUILDING PERMIT	
CONSTRUCTION SET	



PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com



ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

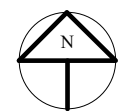
EXTERIOR ELEVATIONS

STATUS: PERMIT SET
SCALE: 1/4" = 1'-0"
DATE: 02.21.2020

mitchell koch architects 20 marble terrace hastings on hudson new york 10706 tel 914.623.0230 fax 914.219.1929 email mail@mkastudio.com



1 SECTION AT NEW ADDITION
A3 SCALE : 1/2" = 1'-0"



A6

REVISION	
CLIENT REVIEW	
BUILDING PERMIT	
CONSTRUCTION SET	



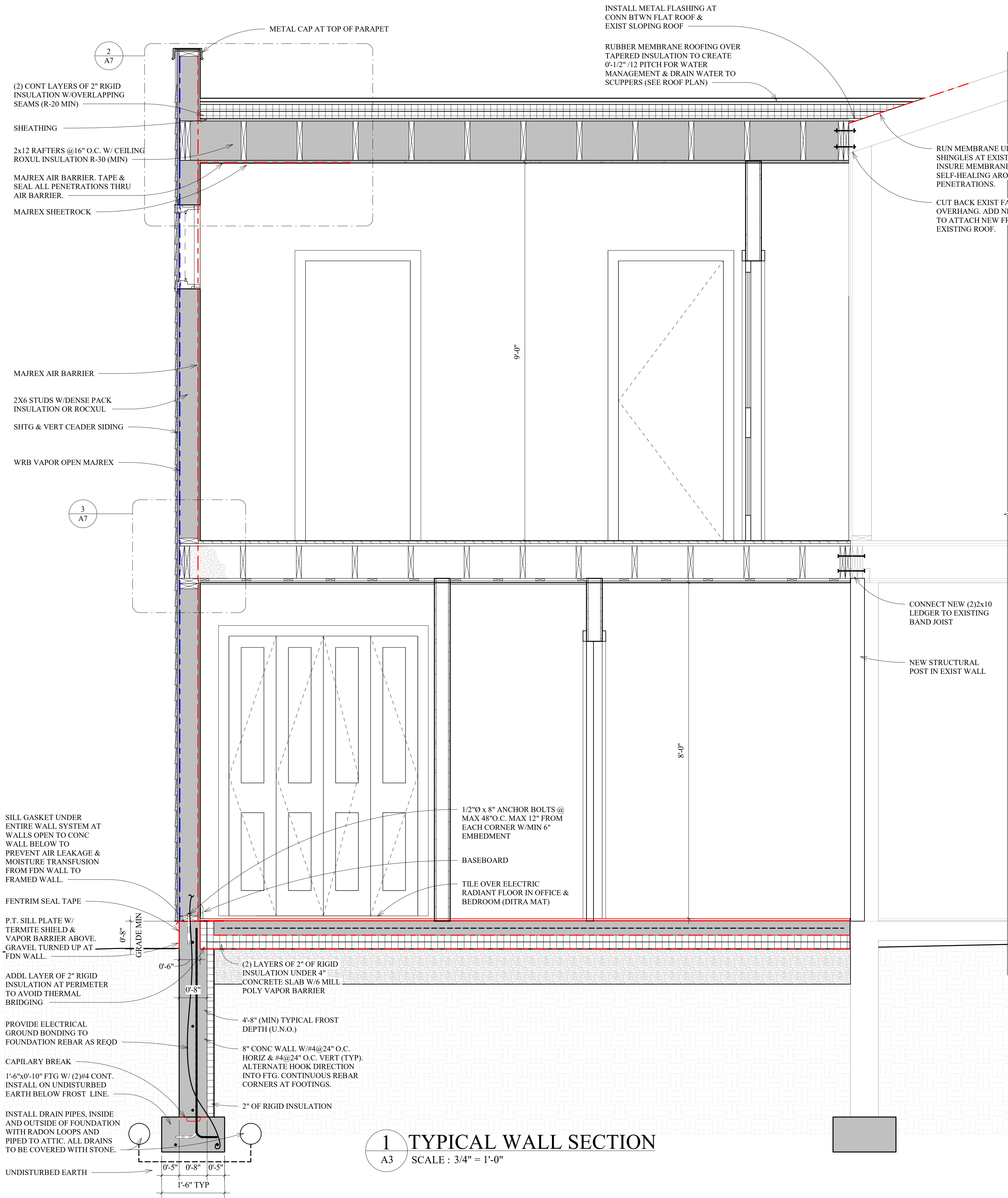
MOTTRAM
ARCHITECTURE

PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com

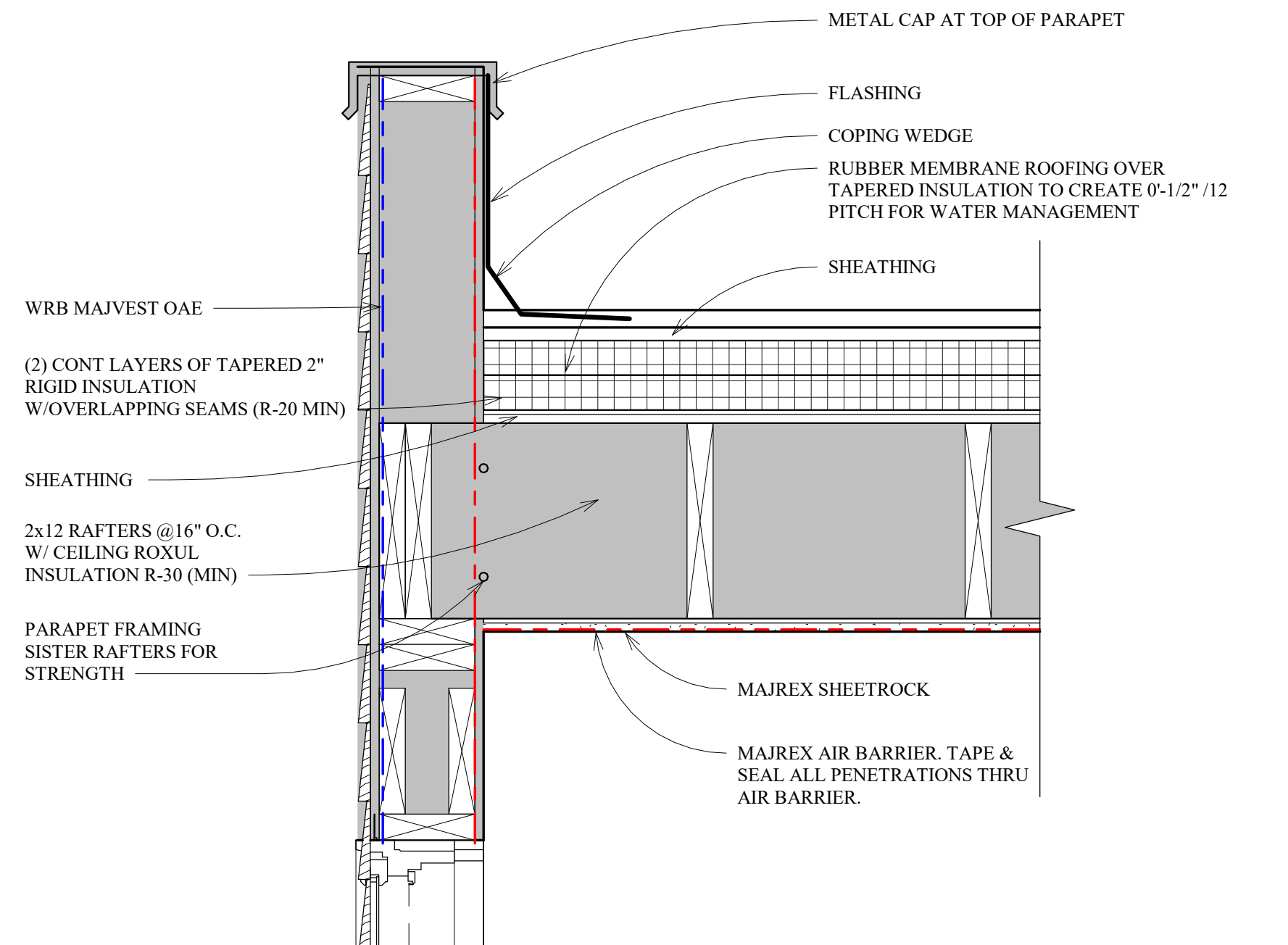


ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

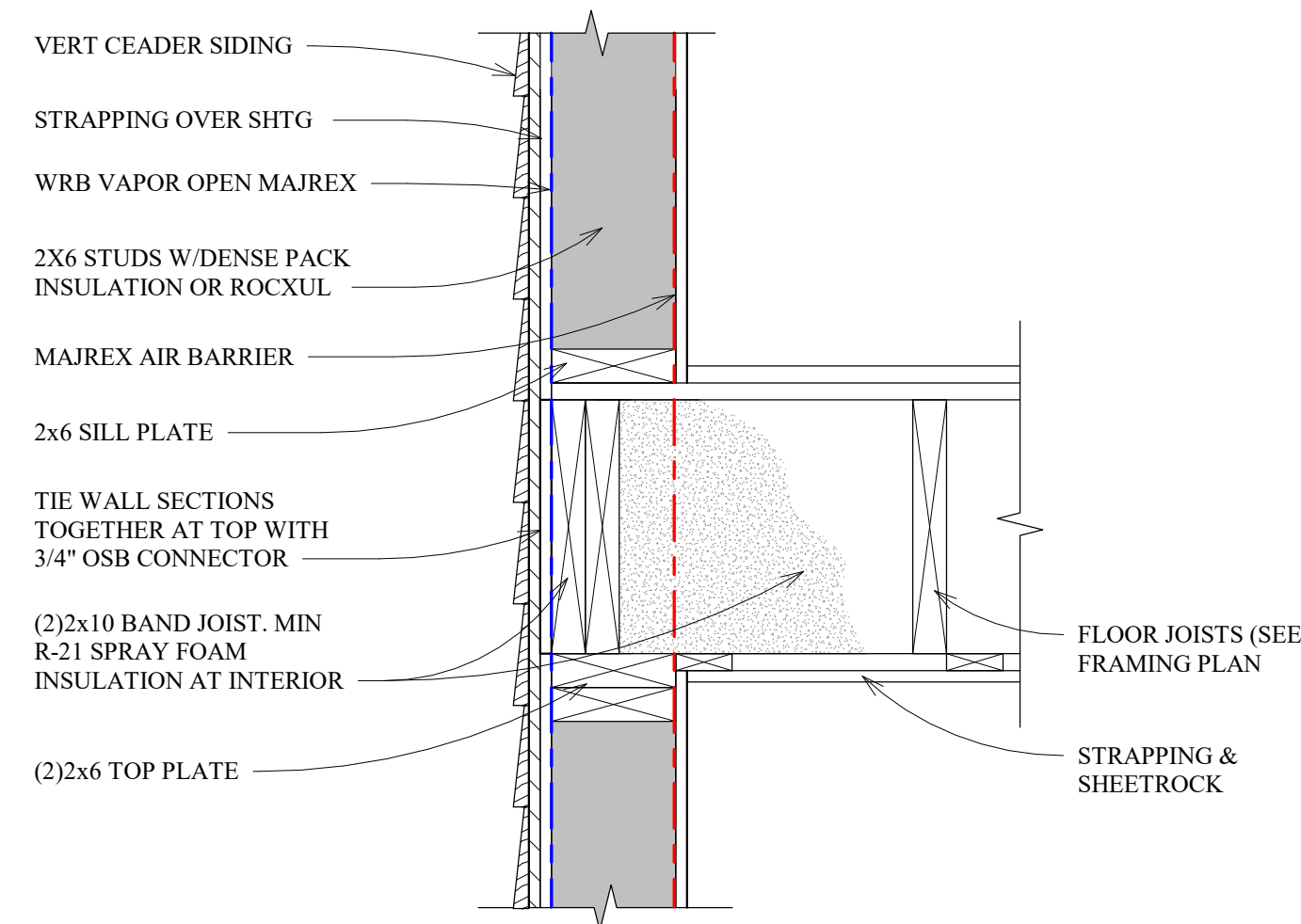
SECTIONS & DETAILS
STATUS: PERMIT SET
SCALE: 1/2" = 1'-0"
DATE: 02.21.2020



1 TYPICAL WALL SECTION
A3 SCALE : 3/4" = 1'-0"



2 TYPICAL PARAPET SECTION
A7 SCALE : 1 1/2" = 1'-0"



3 TYPICAL FLOOR TO FLOOR CONN
A7 SCALE : 1 1/2" = 1'-0"



A7

REVISION	
CLIENT REVIEW	
2/25/20 BUILDING PERMIT	
CONSTRUCTION SET	



PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com



ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

SECTIONS & DETAILS

STATUS: PERMIT SET
SCALE: As indicated
DATE: 02.21.2020

REVISION	
	CLIENT REVIEW
2/25/20	BUILDING PERMIT
	CONSTRUCTION SET



MOTTRAM
ARCHITECTURE

PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com




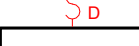

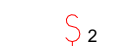

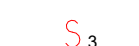
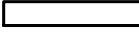








ADDITIONS AND ALTERATIONS
KESSMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

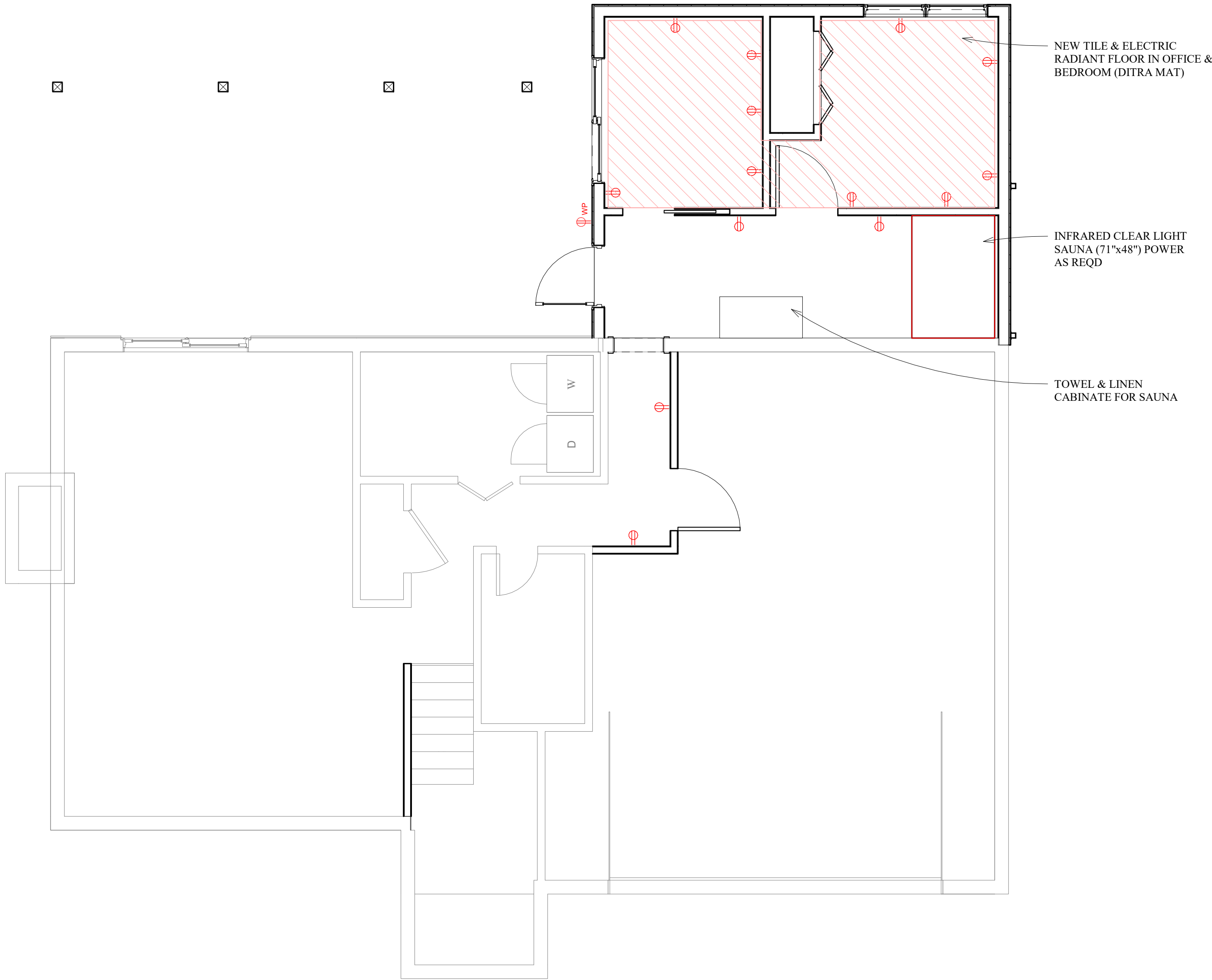
LOWER LEVEL ELECTRICAL & LIGHTING PLANS

STATUS: PERMIT SET
SCALE: 1/4" = 1'-0"
DATE: 02.21.2020


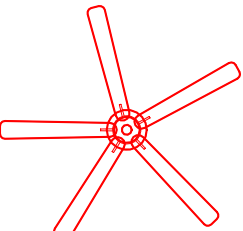


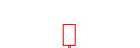

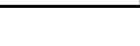

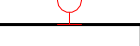



mittchell koch architects 20 marble terrace new york 10706 tel 914.623.0230 fax 914.219.1929 email mail@mkastudio.com

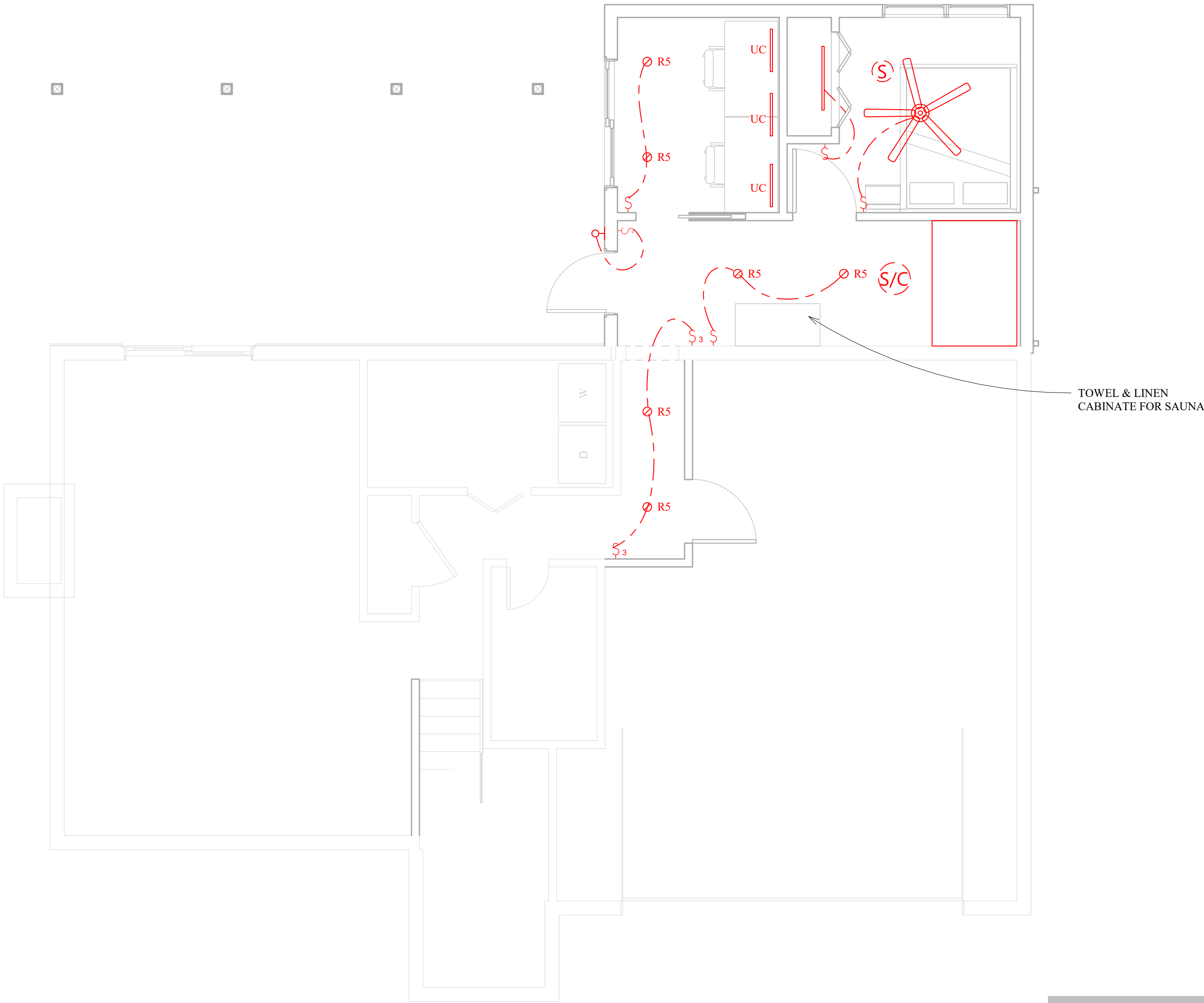
ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GFI OUTLET		SINGLE SWITCH
	STANDARD OUTLET		SINGLE SWITCH W/DIMMER (TYP U.N.O.)
	RANGE OUTLET		DOUBLE SWITCH
	DISHWASHER OUTLET		THREE WAY SWITCH
	WEATHER PROOF OUTLET		ELECTRICAL PANEL
	220 VOLT OUTLET		SMOKE DETECTOR
	IN FLOOR OUTLET		SMOKE / CO COMBO DETECTOR
	DATA TERMINAL		

- NOTES:
- ALL SWITCHES AND ABOVE COUNTER OUTLETS SHALL ALIGN.
 - ELECTRICIAN SHALL DO A FINAL WALK THROUGH WITH HOMEOWNER TO VERIFY ALL SWITCH, OUTLET AND LIGHT FIXTURE PLACEMENT.
 - ELECTRICIAN IS RESPONSIBLE FOR MEETING ALL NATIONAL, STATE AND LOCAL CODE REQUIREMENTS.
 - ALL FIXTURES AND BULBS SHALL BE LED UNLESS NOTED OTHERWISE.
 - VERIFY ALL DATA LOCATIONS WITH OWNER.
 - ELECTRICIAN IS RESPONSIBLE FOR COORD WITH SOLAR INSTALLATION.



1 LOWER LEVEL ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"

LIGHTING LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	5" RECESSED LIGHT		CEILING FAN W/ LIGHT
	4" RECESSED LIGHT		PENDANT LIGHT
	WALL VANITY LIGHT		SURFACE MOUNTED LIGHT
	WALL EXTERIOR LIGHT/EXTENSION LIGHT		CHANDELER
	UNDER CABINATE/CLOSET LED STRIP LIGHT		GOOSENECK EXTERIOR LIGHT
	WHISPER GREEN BATHROOM FAN W/LED LIGHT		
	WALL SCONCE		



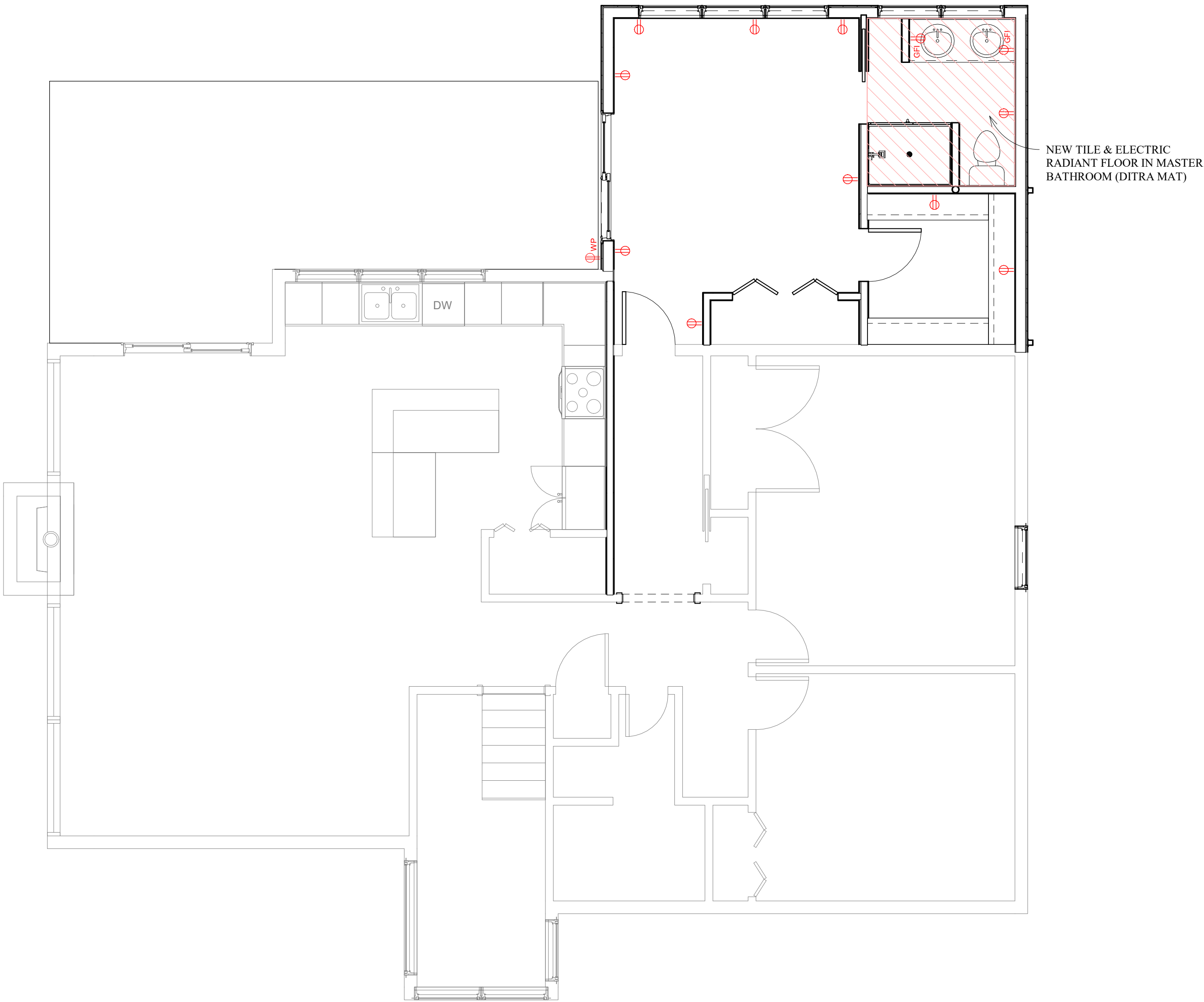
2 LOWER LEVEL LIGHTING PLAN
SCALE : 1/4" = 1'-0"



E1

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GFI OUTLET		SINGLE SWITCH
	STANDARD OUTLET		SINGLE SWITCH W/DIMMER (TYP U.N.O.)
	RANGE OUTLET		DOUBLE SWITCH
	DISHWASHER OUTLET		THREE WAY SWITCH
	WEATHER PROOF OUTLET		ELECTRICAL PANEL
	220 VOLT OUTLET		SMOKE DETECTOR
	IN FLOOR OUTLET		SMOKE / CO COMBO DETECTOR
	DATA TERMINAL		

- NOTES:
- ALL SWITCHES AND ABOVE COUNTER OUTLETS SHALL ALIGN.
 - ELECTRICIAN SHALL DO A FINAL WALK THROUGH WITH HOMEOWNER TO VERIFY ALL SWITCH, OUTLET AND LIGHT FIXTURE PLACEMENT.
 - ELECTRICIAN IS RESPONSIBLE FOR MEETING ALL NATIONAL, STATE AND LOCAL CODE REQUIREMENTS.
 - ALL FIXTURES AND BULBS SHALL BE LED UNLESS NOTED OTHERWISE.
 - VERIFY ALL DATA LOCATIONS WITH OWNER.
 - ELECTRICIAN IS RESPONSIBLE FOR COORD WITH SOLAR INSTALLATION.



1 FIRST FLOOR ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"

LIGHTING LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	5" RECESSED LIGHT		CEILING FAN W/ LIGHT
	4" RECESSED LIGHT		PENDANT LIGHT
	WALL VANITY LIGHT		SURFACE MOUNTED LIGHT
	WALL EXTERIOR LIGHT/EXTENSION LIGHT		CHANDELER
	UNDER CABINATE/CLOSET LED STRIP LIGHT		GOOSENECK EXTERIOR LIGHT
	WHISPER GREEN BATHROOM FAN W/LED LIGHT		
	WALL SCONCE		



2 FIRST FLOOR LIGHTING PLAN
SCALE : 1/4" = 1'-0"



E2

REVISION	
	CLIENT REVIEW
2/25/20	BUILDING PERMIT
	CONSTRUCTION SET

MOTTRAM
ARCHITECTURE

PO BOX 253
MINOT, MAINE 04258
(207)713-4591
info@mottramarch.com



ADDITIONS AND ALTERATIONS

KESSEMAN RESIDENCE
59 TOMPKINS AVENUE
HASTINGS ON HUDSON, NY
SBL:4.140-149-20

FIRST FLOOR ELECTRICAL & LIGHTING PLANS

STATUS: PERMIT SET
SCALE: 1/4" = 1'-0"
DATE: 02.21.2020

TITLE SURVEY OF LOT NUMBER 2

AS SHOWN ON MAP ENTITLED "MAP OF CROSSBAR ACRES, OWNED AND DEVELOPED BY A & D CONSTRUCTION CORP.", SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON AUGUST 21, 1962 AS MAP NUMBER 13392

SITUATED IN THE VILLAGE OF HASTINGS ON HUDSON
TOWN OF GREEBURGH
COUNTY OF WESTCHESTER
STATE OF NEW YORK

PREPARED BY:

THE OFFICE OF EDWARD G. MIHALCZO LAND SURVEYOR LLC
24 BERSHIRE ROAD
YONKERS, NEW YORK 10710
(914) 676-1453 (914) 968-2341 FAX

EDWARD G. MIHALCZO, L.S.
N.Y.S. LICENSE # 36181

DATE: MAY 14, 2013

TITLE # OR-2973W
GUARANTEED TO:

FIRST MERIDIAN MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
NATHANIEL KESSMAN AND JACQUELINE KESSMAN

ALL CERTIFICATIONS HEREBY ARE VALID FOR THE MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
GLARIFIED OR REAFFIRMATION ARE NOT VALIDABLE FOR ADDITIONAL CERTIFICATIONS OR REAFFIRMATIONS OF THE SURVEYOR'S PROFESSIONAL OPINION OR THE VALIDITY OF THE SURVEYOR'S PROFESSIONAL OPINION.
THE SURVEYOR'S PROFESSIONAL OPINION IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND THE SURVEYOR'S PROFESSIONAL OPINION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEYOR'S PROFESSIONAL OPINION.
ALL RIGHTS RESERVED IN THE SURVEYOR'S PROFESSIONAL OPINION.

THIS SURVEY WAS PREPARED FOR THE PURPOSES ONLY OF THE MAP AND COPIES THEREOF AND NOT FOR ANY OTHER PURPOSES.
THIS SURVEY WAS NOT PREPARED FOR THE PURPOSES OF THE REMOVAL OF TREES, FENCES, ETC.
THIS SURVEY WAS NOT PREPARED FOR THE PURPOSES OF THE REMOVAL OF TREES, FENCES, ETC.
THIS SURVEY WAS NOT PREPARED FOR THE PURPOSES OF THE REMOVAL OF TREES, FENCES, ETC.

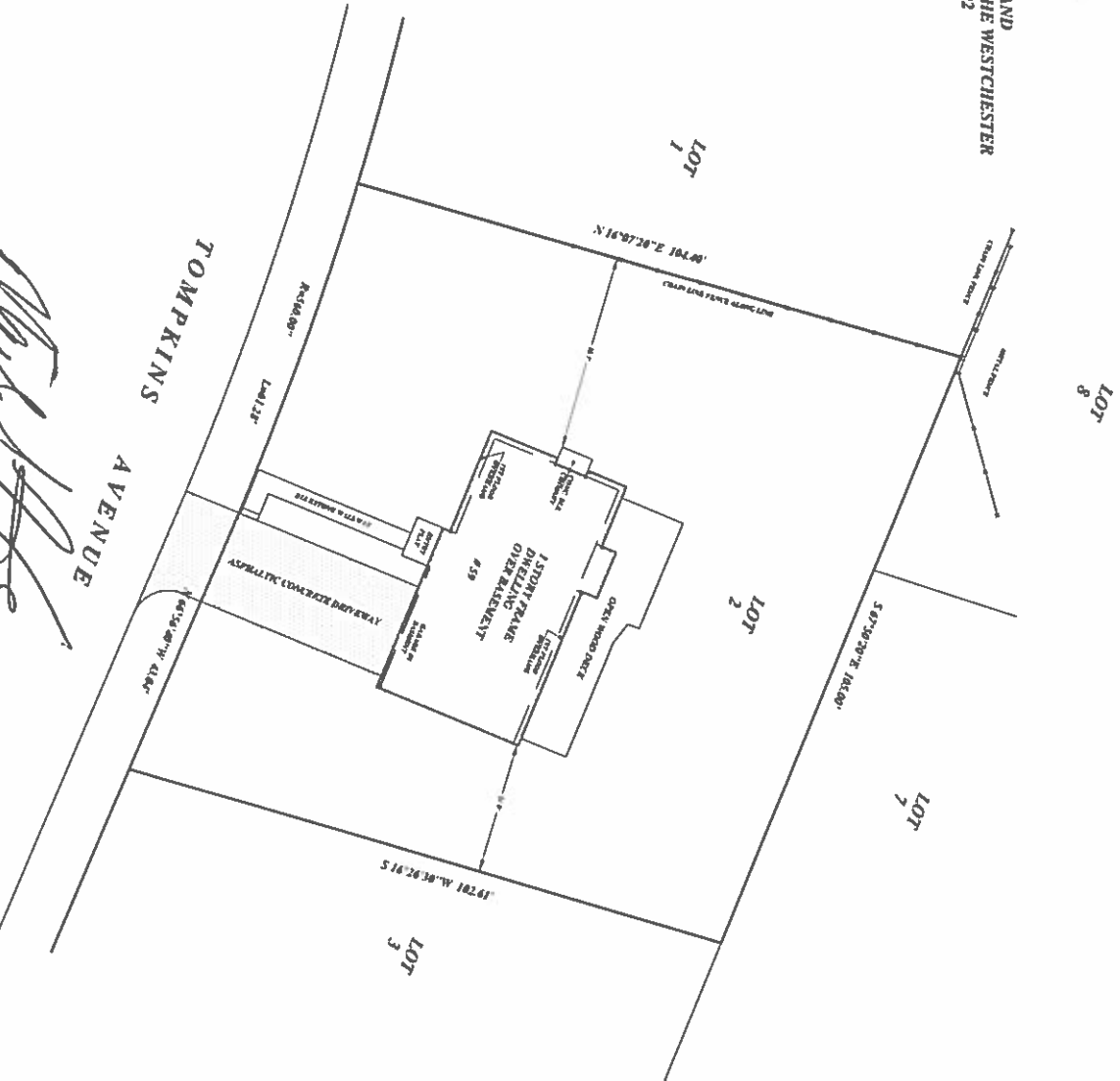
THIS SURVEY IS BASED UPON INFORMATION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
THE SURVEYOR'S PROFESSIONAL OPINION IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND THE SURVEYOR'S PROFESSIONAL OPINION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEYOR'S PROFESSIONAL OPINION.

THIS SURVEY IS BASED UPON INFORMATION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
THE SURVEYOR'S PROFESSIONAL OPINION IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND THE SURVEYOR'S PROFESSIONAL OPINION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEYOR'S PROFESSIONAL OPINION.

THIS SURVEY IS AS THE PROPERTY COMPANY EXISTS.

Michael H. H.

TOMPKINS AVENUE



FAX DESIGNATION
SECTION 4.100
LOT 2
LOT 30