

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number:..... Date of application: October 31, 2019

Property owner: PRYSCHLAK, PETER/STEPHEN/ROMAN

Property address: 60 MAPLE AVENUE

Name all streets on which the property is located: MAPLE, NORTH, Warburton

Sheet: 4130 Block: 22 Lot/Parcel: 14 Zoning District: 21R

Applicant: PRYSCHLAK, PETER/STEPHEN/ROMAN

Standing of applicant if not owner: GIBBONS ENGINEERING, P.C.

Address: 60 MAPLE AVENUE, HASTINGS ON HUDSON

Daytime phone number: 914-447-6889 Fax number:

E-mail address: PPRYSC1057@AOL.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*
295-70D	Lot size 10,000 sq ft	7500 sq ft	7500 sq ft
295-70D	Lot width 100'	75'	75'
295-70E3B	Lot Coverage 25	29.48	29.48 OR 4.48% over
295-E2A	Front yard 30	16.75'	16.75'
295-E2C	Side yard one/ba 12/30	7.66/35.96'	7.66/35.96'
295-E2b	Rear yard Acc 8'	0.89'	0.89'
295-E2c	Side yard Acc 8'	3.75'	3.75'
295-36	Off street parking 4	2	2

*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'	16.75'	16.75'
REAR	30'	48.2'	48.2'
SIDE ONE	12	7.66'	7.66'
SIDE TWO	18'	28.3'	28.3'
TOTAL OF TWO SIDES	30	35.96'	35.96

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	8'	25'	25'
REAR	8'	0.89'	0.89'
SIDE	8'	3.75'	3.75'

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2.5	2.5
FEET	35'	34.58	34.58

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	7500	7500
*BLDG. COVERAGE/ % OF LOT AREA	25	29.48	29.48
*DEVELOPMENT COVERAGE / % OF LOT AREA	25	29.51	29.51

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Two Family	ONE Family TWO FAMILY	Two Family

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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- 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:

X [Signature]
Applicant

Sworn to before me this 25 day
of Oct, 2019

[Signature]
Notary Public

LYDIA MERCURIO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01 ME4769385
Qualified in Putnam County
Commission Expires July 31, 2022

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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Name: PRISCILLA, PETER/STEPHEN/ROMAN, being duly sworn, deposes and says that he/she resides at 10 MAPLE AVENUE 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 4.30 Block 27 and Lot 14 of the tax map, and that he/she hereby authorized GIBBONS ENGINEERING to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

Priscilla P. Pichlak
Owner

SWORN TO BEFORE ME THIS 25 DAY
OF OCT. 2019

Lydia Mercurio
Notary Public

NOTARY LYDIA MERCURIO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01ME4769385
Qualified in Putnam County
Commission Expires July 31, 2022

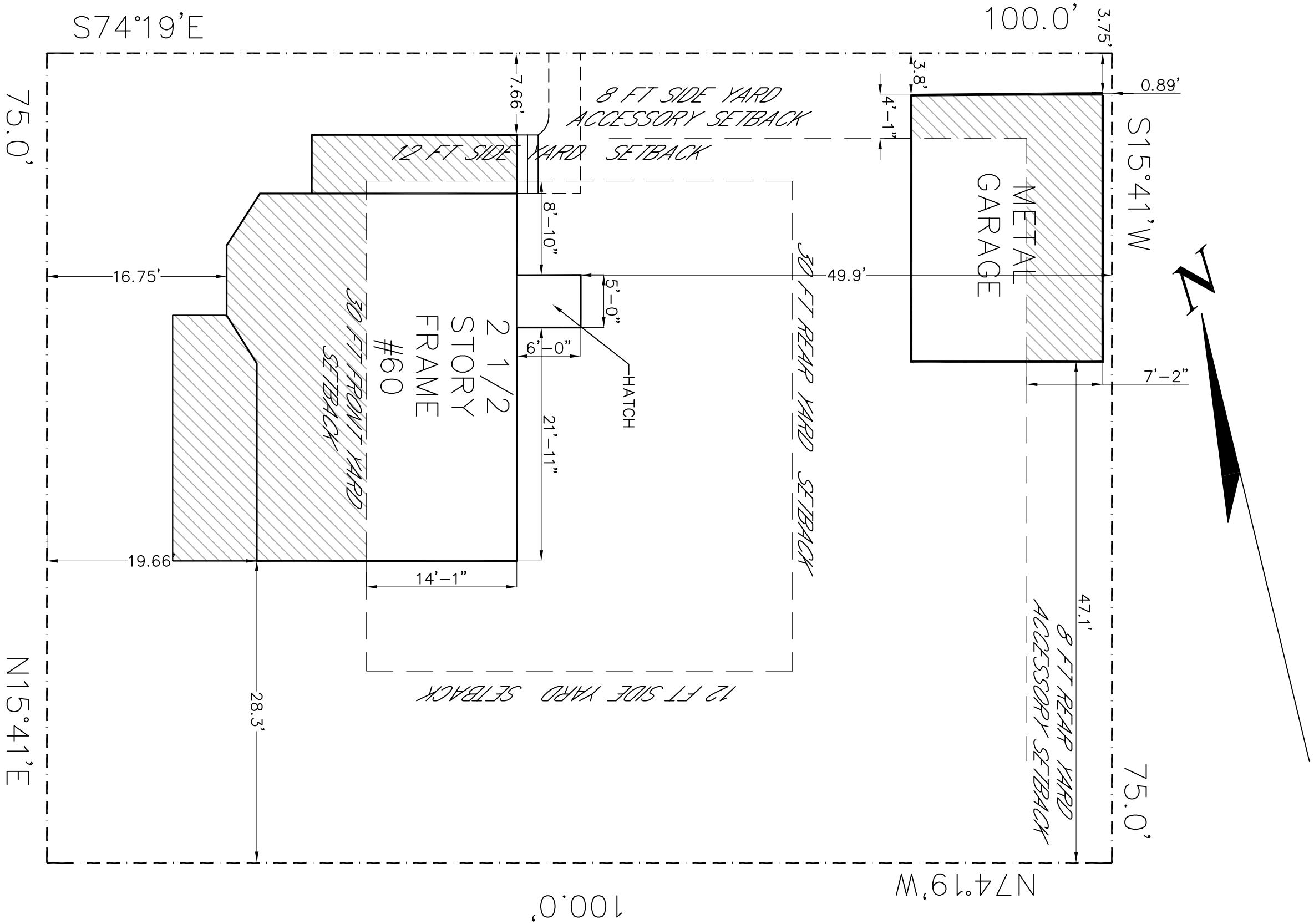
NOTICE

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.

EXIST. SITE PLAN

SCALE: 1" = 10'-0"

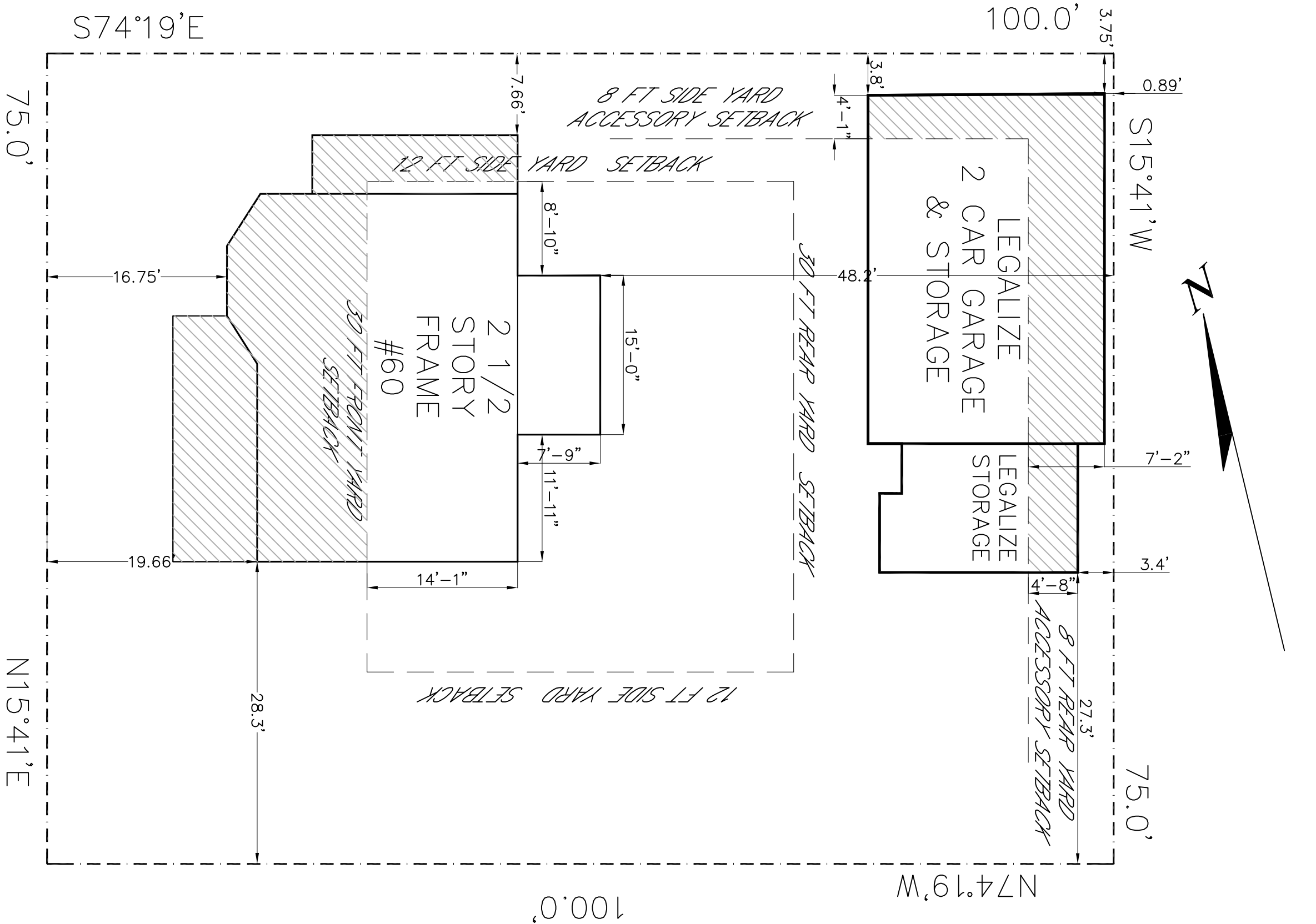
MAPLE AVENUE



NEW SITE PLAN

SCALE: 1" = 10'-0"

MAPLE AVENUE



GIBBONS ENGINEERING
1 CENTRAL AVENUE, SUITE 308
TARRYTOWN, NY 10591
(914) 524-9740

SEAL & SIGNATURE

IT IS A VIOLATION OF N.Y. STATE LAWS
FOR ANY PERSON, UNLESS DIRECTED
BY A REGISTERED ARCHITECT OR
PROFESSIONAL ENGINEER TO ALTER
ANY ITEM IN ANY WAY

ISSUE DATES:

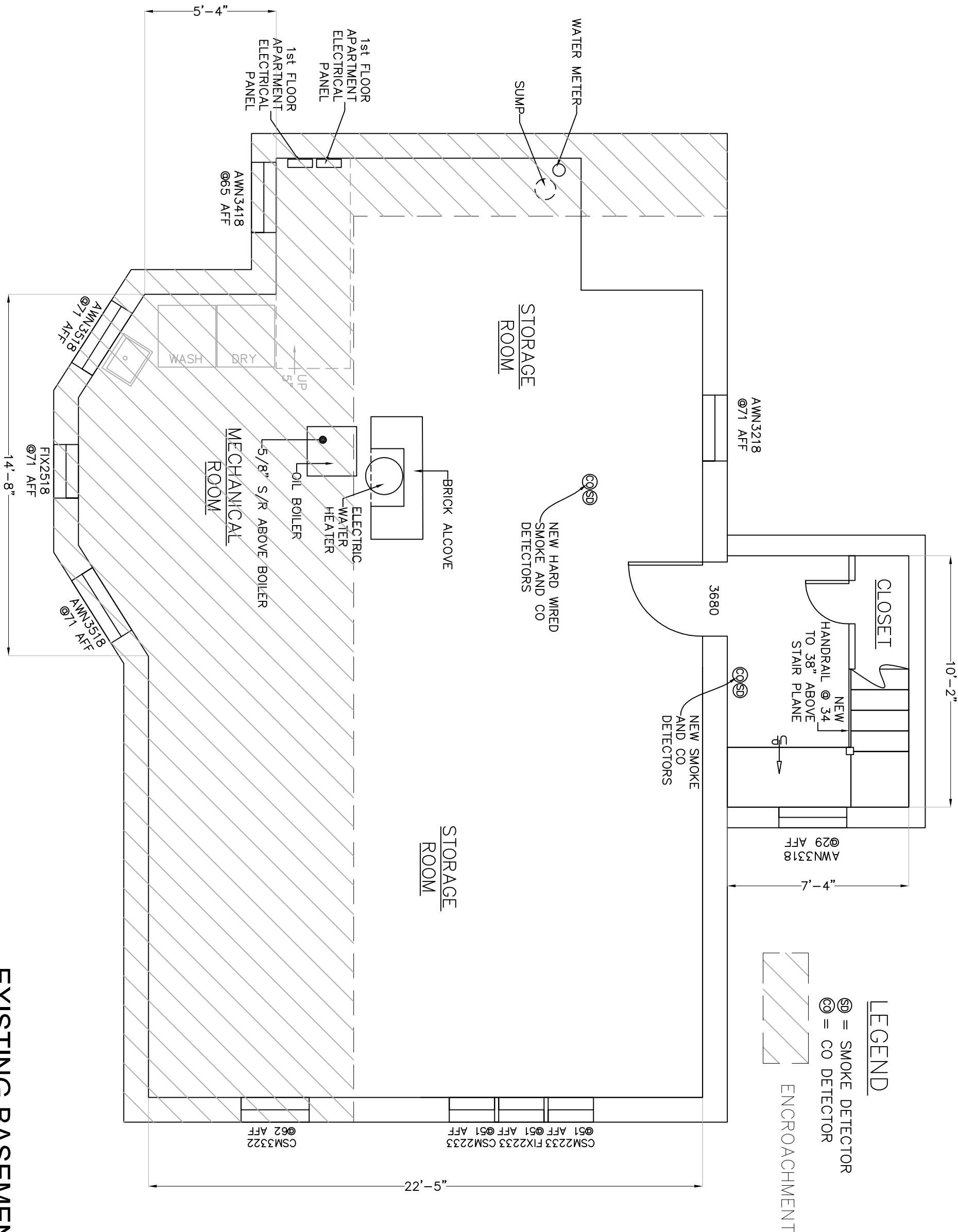
No.	DATE	DESCRIPTION
1	10.11.19	SUBMISSION
2	10.21.19	ZBA SUBMISSION

DRAWING TITLE:

SITE PLANS

DATE:	07/16/19
PROJECT No:	2019-71
DRAWING BY:	
CHK BY:	JAG
DWG No.:	
APPL. No.:	G2

- NOTES:
1. LICENSED ELECTRICIAN TO INSTALL HARD WIRED CO AND SMOKE DETECTORS IN THE BASEMENT.
 2. INDIRECT WATER HEATER TO BE LEGALIZED. LICENSED PLUMBER TO FILE
 3. SMOKE AND CO DETECTORS TO BE INSTALLED AT ALL LEVEL OF BACK PORCH
 4. NEW HANDRAIL TO BE INSTALLED IN STAIRCASE LEADING TO BASEMENT



EXISTING BASEMENT PLAN

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

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TARRYTOWN, NY 10591
(914) 524-9740

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ISSUE DATES:

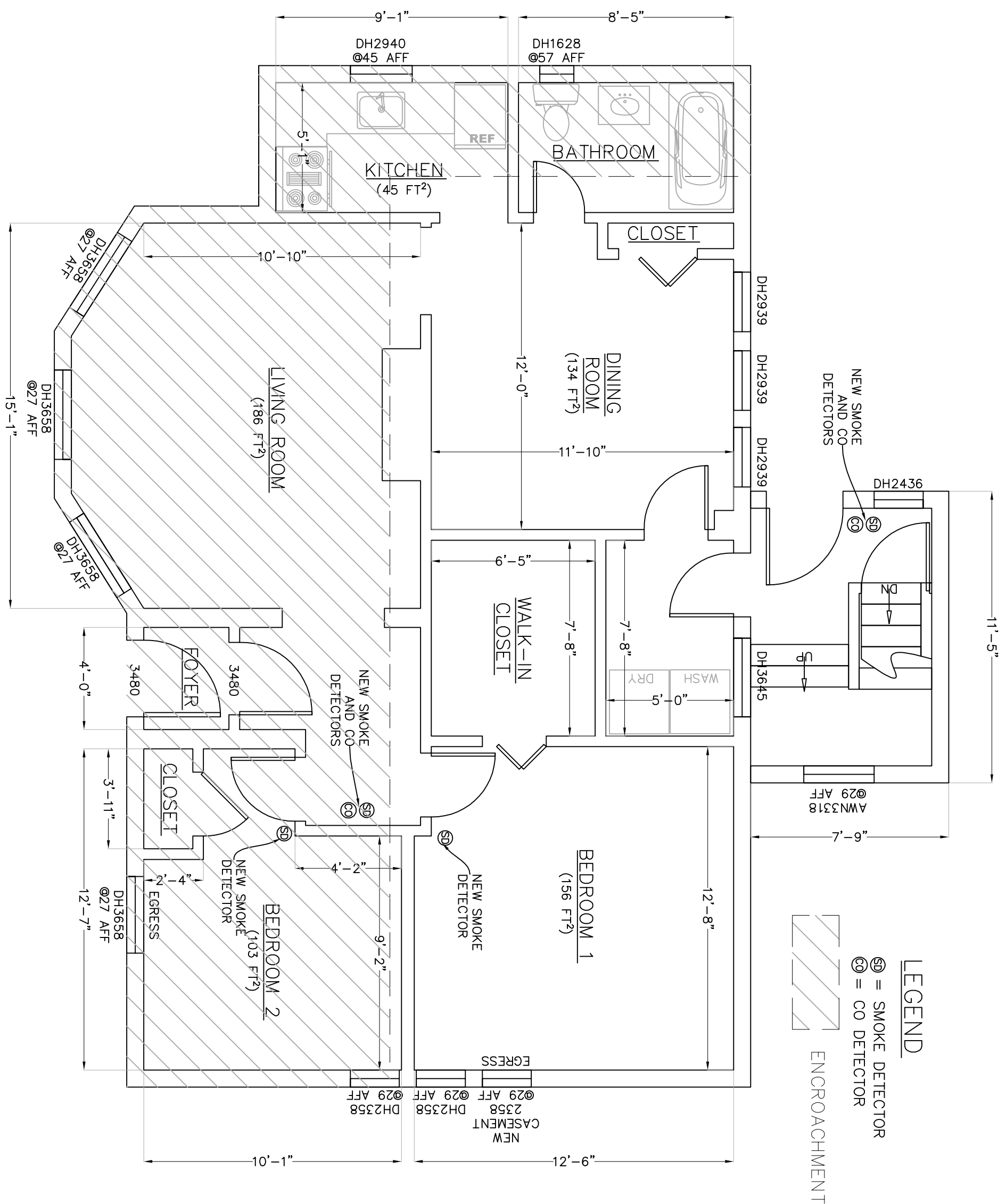
No.	DATE	DESCRIPTION
1	10.11.19	SUBMISSION
2	10.21.19	ZBA SUBMISSION

DRAWING TITLE:

BASEMENT PLAN

DATE:	07.16.19
PROJECT No:	2019-71
DRAWING BY:	
CHK BY:	JAG
DWG No.:	
APPL. No.:	A1

- NOTES:
1. SMOKE AND CO DETECTORS TO BE INSTALLED AT ALL LEVEL OF BACK PORCH
 2. SMOKE AND CO DETECTORS TO BE INSTALLED OUTSIDE SLEEPING AREA
 3. SMOKE DETECTOR TO BE INSTALLED IN EVERY BEDROOM
 4. OWNER/CONTRACTOR TO REPLACE ONE DOUBLE HUNG WINDOW WITH CASEMENT WINDOW OF EQUAL SIZE TO PROVIDE REQUIRED 5 FT² EGRESS OPENING.



EXISTING 1st FLOOR PLAN

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

LIGHT AND VENTILATION REQUIREMENTS					
ROOM	AREA (FT ²)	8% LIGHT (FT ²)	4% VENT. (FT ²)	EXIST. LIGHT (FT ²)	EXIST. VENT. (FT ²)
KITCHEN	45	3.6	1.8	5.59	3.42
DINING ROOM	134	10.72	5.36	16.48	10.01
LIVING ROOM	186	14.88	7.44	26.31	17.78
BEDROOM 1	156	12.48	6.24	12.9	7.84
BEDROOM 2	103	8.24	4.12	16.25	9.69

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ISSUE DATES:

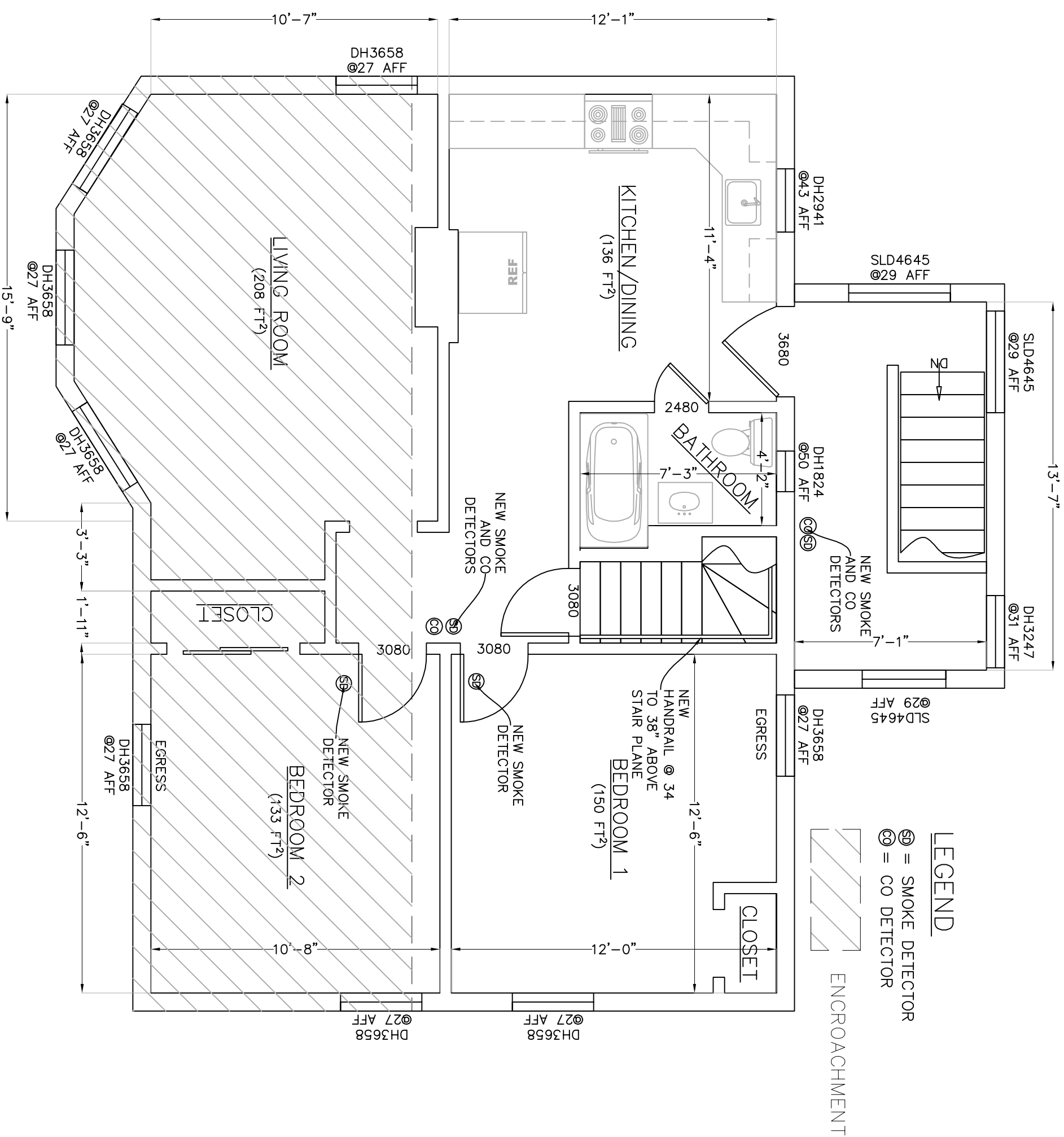
No.	DATE	DESCRIPTION
1	10.11.19	SUBMISSION
2	10.21.19	ZBA SUBMISSION

DRAWING TITLE:
1st
FLOOR
PLAN

DATE: 07.16.19
PROJECT No.: 2019-71
DRAWING BY:
CHK BY: JAG
DWG No.:

APPL. No.:
A2

- NOTES:
1. SMOKE AND CO DETECTORS TO BE INSTALLED AT ALL LEVEL OF BACK PORCH
 2. SMOKE AND CO DETECTORS TO BE INSTALLED OUTSIDE SLEEPING AREA
 3. SMOKE DETECTOR TO BE INSTALLED IN EVERY BEDROOM
 4. HANDRAIL TO BE INSTALL IN STAIRCASE LEADING TO THIRD FLOOR



PROPOSED 2nd FLOOR PLAN

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

LIGHT AND VENTILATION REQUIREMENTS					
ROOM	AREA (FT ²)	8% LIGHT (FT ²)	4% VENT. (FT ²)	EXIST. LIGHT (FT ²)	EXIST. VENT (FT ²)
KITCHEN/DINING	136	10.88	5.44	5.79	3.51
LIVING ROOM	208	16.64	8.32	29.4	17.19
BEDROOM 1	150	12	6	19.6	11.46
BEDROOM 2	133	10.64	5.32	19.6	11.46

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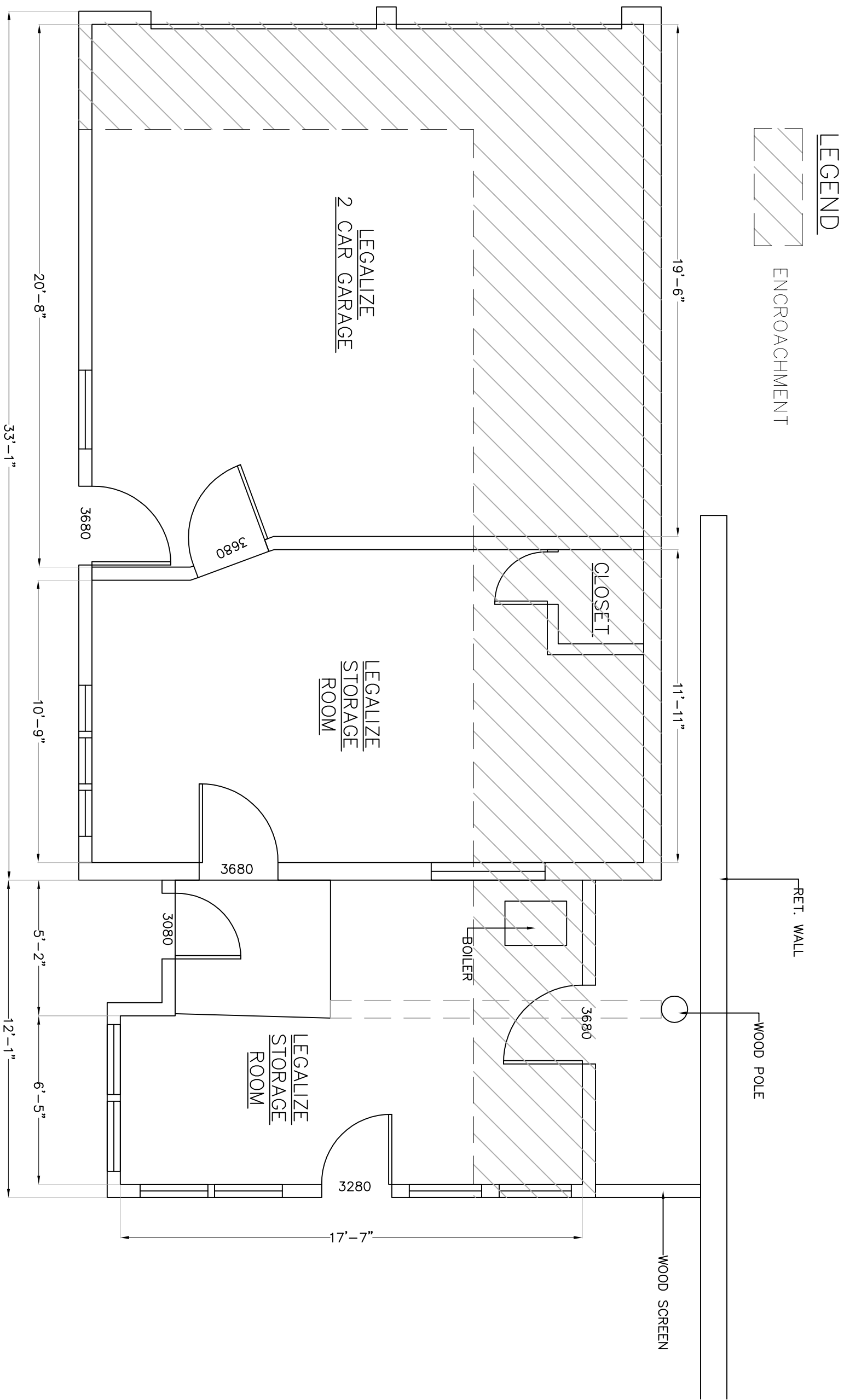
No.	DATE	DESCRIPTION
1	10.11.19	SUBMISSION
2	10.21.19	ZBA SUBMISSION

DRAWING TITLE:	
2nd FLOOR PLAN	
DATE:	07.16.19
PROJECT No:	2019-71
DRAWING BY:	
CHK BY:	JAG
DWG No.:	
A3	
APP. No.:	

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GARAGE PLAN

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

DRAWING TITLE:

GARAGE PLAN

DATE:	07/16/19
PROJECT No:	2019-71
DRAWING BY:	
CHK BY:	JAG
DWG No.:	
APPL. No.:	AS

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ISSUE DATES:

No.	DATE	DESCRIPTION
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2 10.21.19 ZBA SUBMISSION

[illegible]

1402

(Referred to as Hubner Co.)



SURVEY OF
W'LY. 1/2 OF LOT 13
AND
N'LY. 1/2 of W'LY. 1/2 of LOT 12
AS SHOWN ON "MAP" OF
PROPERTY BELONGING TO
J. A. CONSTANT
HASTINGS - ON HUDSON

I, Harold M. Becker, the surveyor who made this map, do hereby certify that the survey of the property shown hereon was completed on Aug. 27, 1954.

Harold R. Beck



Service

REGISTERED
SALE OF USED
AUTOMOBILES
REPAIRS
OFFICIAL
CHASSIS
INSPECTION STATION

914 478-9741

OUTBACK









STOP

60